

# Capital Facilities Element

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The purpose of the Capital Facilities Element of the Comprehensive Plan is to provide adequate public facilities which:

1. Address past deficiencies and anticipate growth needs;
2. Achieve acceptable levels of service;
3. Use fiscal resources efficiently; and
4. Meet realistic timelines.

### **Overview**

One of the more challenging aspects in managing growth is ensuring that needed public facilities are available when growth occurs. The implementation of a well-defined capital facilities plan will help realize Bonney Lake’s vision of a well-planned city. The ultimate full development of the Land Use Plan is contingent on the development of needed infrastructure in a timely and orderly fashion. This chapter replaces the previous Chapter 8 of the Comprehensive Plan entitled “Other Capital Facilities”.

The purpose of this element is to demonstrate that all capital facilities serving Bonney Lake have been addressed and that capital facility planning has been, and continues to be, conducted for all capital facilities. This element contains the following information, whether addressed herein or in other capital related plans that are adopted by reference:

- An inventory of existing public capital facilities;
- A forecast of future needs;
- The potential location of new capital facilities;
- A financing plan and sources of funding; and,

- A process by which to achieve balance among needed facilities, appropriate levels of service, and financial capability.

This capital facilities element incorporates and serves as a reference to all of the various capital facility plans, comprehensive plans, capital improvement and investment programs, capital budgets, inventories, and studies that together represent the planning and financing mechanisms required to serve the capital facility needs of Bonney Lake.

Bonney Lake owns and manages a number of capital facilities including its roads, stormwater facilities, sidewalks/trails, parks, water and sewer lines, administrative and maintenance, as well as a variety of other maintenance facilities. In addition to facilities owned and managed by Bonney Lake, there are a number of publicly-owned capital facilities managed by other entities which provide for some of Bonney Lake's public capital facility needs. These include, but are not limited to: schools, libraries, fire stations, wastewater treatment (offsite); water supply and distribution, public transit and park-and-ride facilities.

Planning decisions made regarding these facilities are made by the responsible governing bodies. These decisions include the construction of new facilities, improvements to existing facilities, the levels of service provided by those facilities, and the sources of revenues and financing of needed facilities. Such decisions also recognize the evolving and adaptive role of technology in the provision of capital facilities.

Despite the fact that Bonney Lake doesn't manage all capital facilities in the city, the city does have a significant influence on capital facilities planning and development by its authority to regulate land uses and the requirement to adopt a comprehensive plan. In addition, the state, through the Growth Management Act (GMA), requires Bonney Lake to demonstrate that the capital facilities serving Bonney Lake have been considered and that planning is done in a coordinated and comprehensive fashion.

This element is divided into seven sections: Capital Facilities Inventory, Capital Facilities Needs, Level of Service, Financing Mechanisms and Revenue Sources, Reassessment of Land Use Element, and Essential Public Facilities (EPF).

EPF policies are a state requirement and placed in the Capital Facilities Element for convenience only. They are not intended to be subject to any of the general capital facilities policies or discussions. EPF policies contained here are expressly responding to a separate GMA mandate to identify and site essential public facilities.

Transportation facilities are referred to in this element as part of the inventory of capital facilities. However, greater detail including an inventory of streets, non-motorized transportation facilities (sidewalks, trails, and bike lanes), and public transit facilities, is contained in the Transportation Element of the Comprehensive Plan, and in the adopted Non-motorized Transportation Plan.

Capital facilities belonging to privately owned utilities serving Bonney Lake (electrical,

natural gas, liquid or other gas pipelines and telecommunication) are addressed in the Utilities Element of the Plan.

## Capital Facilities Inventory

The following is a summary inventory of principal capital facilities providing services within the City of Bonney Lake.

<i>Facilities</i>	<i>Inventory Description</i>	<i>Related Plan</i>
<b>Water</b>	<p>The City of Bonney Lake owns and operates a public water system within its corporate boundaries, within portions of unincorporated Pierce County, and within portions of the corporate boundaries of the City of Auburn. The WA Department of Health classifies the system as a Type Group A - Community - Public Water System. The City provides to approximately 12,500 customer connections, or 13,500 equivalent residential units (ERU), within the City’s water service area (WSA), which extends beyond the city limits. The city limits comprise an area of approximately 6.7 square miles and the water service area is approximately 25 square miles. The City serves a population of nearly 17,000 within the City Limits and a population of more than 33,000 system-wide.</p> <p>The City’s water supply consists of two well fields and two spring sources. The City also operates a water treatment system to treat the water from the Ball Park Well. System storage capacity is provided by five water tanks that have a total capacity of 25.7 million gallons (MG). In addition, the Bonney Lake water system has four major pressure zones with 26 pressure reducing stations, 5 booster pump stations, and more than 199 miles of water main. The City also has a long term water supply contract with the Tacoma Public Utility (TPU) for up to 2 million gallons per day to supplement the City’s existing water supply sources. There is also an agreement with the Cascade Water Alliance (CWA) purchasing 2 MGD more capacity of TPU water. The CWA agreement will provide additional in water rights to the city from the White River. The City has acquired 20 acres in the White River Basin in which to drill wells to make use of these water rights. In 2010, the City is constructing a water line and 4 MGD Booster Pump Station to use TPU water. The city has a number of emergency water interties with the cities of Tacoma and Auburn. These water supplies are expected to meet the demands of water customer through at least 2040.</p>	Comprehensive Water System Plan, adopted December 2009

<b><i>Facilities</i></b>	<b><i>Inventory Description</i></b>	<b><i>Related Plan</i></b>
<b><i>Sewer</i></b>	The City owns and operates a municipal wastewater collection system, with approximately 5,300 connections. However, sewage treatment is provided by the City of Sumner through an Interlocal agreement. The wastewater collection system consists of 22 sewer lift stations, 87 grinder pumps, and 75 miles of wastewater pipe.	Comprehensive Sewer System Plan, adopted December 2009
<b><i>Stormwater</i></b>	The City of Bonney Lake Stormwater Utility manages the drainage system to prevent property damage, maintain a hydrologic balance, and protect water quality for the safety and enjoyment of citizens and the preservation and enhancement of wildlife habitat. The City does not have a traditional underground storm sewer system. The City's storm water system consists of 48 detention, retention, or infiltration ponds totaling 95 acres, and a series of ditches which serve most of the older areas of the City. There are 58 dry wells (galleries), 1,583 catch basins, 43 curb inlets, 299 manholes, and 32 miles of pipe. In 2008 the City installed a regional stormwater pond to serve the Downtown and surrounding areas. Stormwater pond sites for future buildout in Midtown and Eastown have been purchased and are being built.	Utilities Element of the Comprehensive Plan, adopted 2006
<b><i>Solid Waste</i></b>	There are no solid waste capital facilities in the City. The nearest capital facility is the Pierce County Prairie Ridge Transfer Station located at the corner of Prairie Ridge Road and So. Prairie Road. Solid waste collection services in Bonney Lake, including curb side yard waste collection and one-source curbside recycling, are provided by DM Disposal through a contract with the City.	Utilities Element of the Comprehensive Plan, adopted 2006
<b><i>Transportation</i></b>	Transportation capital facilities serving Bonney Lake consist of 73 miles of streets (centerline), various bus stops, and a park-and-ride lot near the corner of Main Street and SR410. Streets include such facilities as roads, an estimated 662 street lights, 4 traffic signals, 1,478 traffic control signs, 821 street identification signs, guardrails, sidewalks, and pedestrian and bike trails. A detailed inventory of capital transportation facilities, levels of service, facility needs, and financing plans is found in the Transportation Element and Non-Motorized Transportation Element of the Comprehensive Plan.	Transportation and Non-Motorized Transportation Plans, adopted 2006 Eastown Subarea Plan
<b><i>Parks</i></b>	The City of Bonney Lake operates a park system consisting of approximately 43 acres. The primary City park is Allan Yorke Park which features 4 ball fields, 2 tennis courts, picnic shelter, a skateboard park, a beach, and a boat launch	Parks Element adopted 2004 and, currently being updated

<i>Facilities</i>	<i>Inventory Description</i>	<i>Related Plan</i>
	<p>onto Lake Tapps. The Moriarty extension, when developed, will add another 12 acres to Allan Yorke Park. Other parks consist of Cedarview Park (picnic shelter, playground, basketball court), Madrona Park (playground equipment, basketball court), Viking Park (dog park, trail, picnic), Lake Bonney (Simmons) Park (playground equipment, small picnic shelter), Ascent Park (gateway sign). The City is also developing the Fennel Creek Trail, which will include a number of trailheads, including the current site and building near Angeline Road and OSBH (former Cimmer property).</p>	
<i>Community Services</i>	<p>As part of the Community Services Department, the City operates a Senior Center located at 19304 Bonney Lake Blvd., adjacent to City Hall. The <b>Senior Center</b> was completed in 1991. It was remodeled and expanded in 2006. The Center is 3,744 square feet on the main floor, and 1,160 sf on the second floor. The 1<sup>st</sup> floor features a main meeting area, restrooms, full-service kitchen, storage room with walk-in freezer and laundry facilities. The City also owns two (2) older buildings in the Downtown which are leased to non-profit organizations. One is the Bonney Lake Food Bank building located at 18409 Old Sumner Buckley Highway, and the other is the Lions 4 Kids house located at 18429 89th St. E.</p>	NA
<i>Police</i>	<p>The City operates one police station located in the <b>Public Safety Building</b> at 18421 Old Sumner Buckley Highway. The public safety building was constructed in 1994. It features a concrete foundation with perimeter footings and is of wood frame and siding. It has a pitched roof with asphalt shingles. It is in fair condition. It consists of 25,275sf of finished useable space on the first and second floors. The basement consists of 4,450 sf of finished useable space, and 2,112 sf of unfinished storage space. The fire engine bays consist of 4,774sf of finished space. The police department occupies approximately 10,200sf of the useable space, while the balance is leased to East Pierce Fire and Recue.</p>	NA
<i>Fire</i>	<p>Fire capital facilities include leased space in the City's Public Safety building for Pierce County Fire Protection District No. 22, commonly known as East Pierce Fire and Rescue, and a number of other area capital facilities. The Fire District serves most of the plateau area, as well as Sumner and Edgewood. All fire protection and emergency medical services throughout the City of Bonney Lake are provided by the Fire District. East Pierce Fire and Rescue (District 22)</p>	NA

<i>Facilities</i>	<i>Inventory Description</i>	<i>Related Plan</i>
	contracts with FireComm in Lakewood for fire and EMS dispatch services. District stations that would likely respond to Bonney Lake incidents are located at: Station 4-1 (District Headquarters and Bonney Lake main station) located at 18421 Old Buckley Hwy., Bonney Lake, WA; Station 4-2 located at 12006 214th Ave. E., Bonney Lake; Station 4-3 located at 4824 Aqua Dr. E., Bonney Lake, WA; Station 4-4 located at 3206 West Tapps Dr. E., Sumner, and Station 4-5 located at 1605 210th Ave. E., Sumner. East Pierce Fire and Rescue is currently undertaking a long range capital facilities plan, which is expected to be adopted some time in 2011.	
<b>General City Government</b>	The City of Bonney Lake owns and operates a number of other capital facilities and buildings in order to perform the necessary administrative and governmental functions of the city. These include: Bonney Lake <b>City Hall</b> , located at 19306 Bonney Lake Blvd. City Hall is a wood frame building with a flat asphalt roof. It houses the administrative services and finance departments of the City. City Hall was constructed in the mid-1970s. It is overcrowded and in poor physical condition. The new Interim Justice Center relieved some of the overcrowding. The roofing and HVAC systems require frequent repairs. The <b>City Hall Annex</b> , located at 8720 Main Street, houses Community Development and Public Works Administration and Engineering. The Annex is 3,568sf and consists of a two modular buildings, one leased (1,440sf) and the other permanent (2,128sf). The new <b>Interim Justice Center</b> , a 21,000sf office building located at 9002 Main Street, houses the Municipal Court, council chambers, and executive and community services department offices.	NA
<b>PW Maintenance</b>	The <b>Public Works Maintenance Shops</b> are located behind City Hall. The shops house public works operations (water, sewer, stormwater, fleet, and streets). The approximately 26,000sf maintenance yard contains aging wood frame administrative and storage areas, an aging metal siding fleet and water building; an aging metal sewer building, and some covered parking. These facilities are some of the most rundown commercial facilities in the entire community. In 2009 a new 1,800sf modular building was brought on site that is used for offices, training, conference, and lunch room.	
<b>Libraries</b>	The City of Bonney Lake is part of the Pierce County Library System. The Bonney Lake branch is located at 18501 90 <sup>th</sup> St. East. The building is co-owned by both the City (which	Pierce County Library 2030 Facilities

<i>Facilities</i>	<i>Inventory Description</i>	<i>Related Plan</i>
	built the original building) and the Library (which built the addition). The library also leases the land upon which the building footprint is located. The City owns the parking lot. The Bonney Lake Branch provides a broad range of print, electronic, and audiovisual material offered by Pierce County Library System and reflects the great diversity of interests and opinions in our communities. The Library District has been preparing an updated long range facilities master plan entitled “Pierce County Library 2030” which is anticipated to be adopted in late 2010. Included in that plan would be a new or expanded library building for the City.	Master Plan
<i>Schools</i>	Most of Bonney Lake’s residents are served by the Sumner School District, though a small number are served by the White River and Derringer School Districts. The specific District facilities within the Bonney Lake City limits include Bonney Lake High School, Mountain View Middle School, Bonney Lake Elementary, and Emerald Hills Elementary. Specific information on school district facilities including, but not limited to, enrollment, classroom size, service standards, and financing, is contained in each school district’s capital facilities plans.	Derringer, Sumner, and White River School Districts’ respective Capital Facility Plans

### **Level of Service**

The provision of capital facilities contributes to our quality of life. Parks, utilities, public safety, and other community and regional facilities are a physical reflection of community values and quality of life. Bonney Lake is a suburban community with some vacant land. However, there is a full array of urban services to accommodate projected growth in households and jobs over the long term. Therefore, needed capital facilities should focus on both maintaining and improving levels of service as well as meeting the demands of new growth.

Level of Service (LOS) is the adopted standard used to measure the adequacy of services being provided. They have been adopted specifically in the Transportation Plan as measures for designating the adequacy of street systems to carry traffic. They have been used in the Park Plan to establish standards for various park facilities.

The adequacy of capital facilities level of service (FLOS), is related to the types of services rendered at each facility. The evaluation of services and facilities needs can range from precise measurements, such as the amount of time it takes for a fire truck to reach the scene of a fire from the location of a given fire station, to imprecise measures such as a community’s perception of how much, and what type, of city office and meeting space is needed.

The general government capital facilities needs, or FLOS, as used in this capital facilities element, relate to the standards used to estimate the amount of general government capital facility space needed by the City currently and into the future. For capital facilities planning the FLOS measure for each facility type provides a planning level estimate as to what, how much, and when new capital facilities are, or may be, needed.

Once a FLOS standard has been established, the adequacy of a capital facility can be measured against the standard. A capital facility operating at or above the established FLOS indicates no need for improvements or new facilities. A facility operating below the established LOS is an indication that there may be a need for improvements, or new facilities, or re-evaluation of the FLOS. However, if funding is not available to bring the service back to the desired level, then the FLOS may need to be reexamined to determine if it is adequate.

As communities grow, they generally must add staff and acquire equipment to handle the additional workload. As a result, they will probably need additional space to house new staff and equipment. Many city administration offices are crowded compared to their private sector counterparts. For instance, Urban Land Institute data shows a national-wide average of 347 square feet per employee. A Building Owner and Managers survey on office space reports that employees in a production office enjoyed an average of 305 sq ft. while those in a headquarters office on the average occupied 374 sq ft. Note that these averages include the accessory space such as restrooms, hallways, mail rooms, and conference rooms, etc. (Macheski, 1991). A committee conducting an analysis of Bainbridge Island's administrative office concluded that office space equaling 1,149 sq ft per 1000 population and 365 sq. ft. per employee should be provided. These recommendations covered space for city hall and anticipate the following departments housed there: finance, administrative services, planning and building, engineering and public works administration, municipal court, and police. Because city halls often serve as community centers in addition to housing office functions, the need for public meeting facilities may increase the amount of space needed per employee.

Another common method of establishing FLOS for general government buildings is the per capita method. In 2004 the City undertook a comprehensive facility planning study through ARC Architects and Beckwith Facility Planning. From that study, it was determined that the police department needed .93 square feet of space per capita, the municipal court .25sf per capita (including court room space), and general government (administration, finance, public works administration and engineering, planning and building, and community services admin.) needed 1.21 sf per capita (including council and general meeting rooms). These per capita square footages also included the common/support areas in the calculation, such as hallways, restrooms, lobby, copy/mail room, etc. It was also determined that public works operations and maintenance (water, sewer, stormwater, street, fleet and related) operations needed 2.5sf per capita for their facilities.

In applying the Bainbridge square footage per employee model to the Bonney Lake police department, for example, the per employee model would result in a police facility requirement (excluding impound yards) of 13,870 square feet, while the Bainbridge per capita model would

result in a police facility requirement of 19,153 square feet. In applying the Bonney Lake per capita model prepared by Beckwith, 2010 police facility space needs come in at 15,521sf (.93sf per capita X 16,690 population). This is somewhere in the middle of the two Bainbridge models. Of course, facility needs will vary among communities based on what services are provided by that community, and how they are provided (by contract or force account). Given that the Beckworth study was very thorough and specific to Bonney Lake and its service provision, the City will use the per capita model as a general basis for its FLOS determinations.

The City hereby adopts a Facility Level of Service standard for general government facilities as follows:

<u>Facility Type</u>	<u>Standard</u>
Police Station	.93 square feet per capita
Municipal Court	.25 square feet per capita
City Hall (w/o Court)	1.21 square feet per capita
PW Operations	2.51 square feet per capita

Obviously, if either the police station or the municipal court were part of the city hall, the space requirements for those facilities would be added to the City Hall requirement, such that the new city hall space requirement, including police and courts, would be 2.37sf per capita.

### **Capital Facilities Needs and Strategy**

In applying these FLOS standards to the City's current general government facilities, we find the following:

#### **Without Interim Justice Center**

<b>Facility</b>	<b>2010 Pop.</b>	<b>Standard</b>	<b>SF Space Needed 2010</b>	<b>2010 Available Space</b>	<b>SF Surplus/ Deficit</b>
Police Station	16,690	.93sf	15,521	10,200 Useable	-5,321
Municipal Court	16,690	.25sf	4,173	2,210 (including shared areas such as lobby and court/ council chambers).	-1,963
City Hall (w/o court)	16,690	1.21sf	20,195	9,818 (6,250 City Hall + 3,568 City Hall Annex)	-10,377
Public Works Operations and Maintenance	16,690	2.51sf	41,892	26,000	-15,892

**With Interim Justice Center**

Facility	2010 Pop.	Standard	SF Space Needed 2010	Current Space	Current Surplus/ Deficit
Police Station	16,690	.93sf	15,521	10,200 Useable	-5,321sf
Municipal Court	16,690	.23sf	3,839	5,056 (Including shared areas such as lobby and court/council chambers)	+1,217sf
City Hall (w/o court)	16,690	1.21sf	20,195	14,042 (6,250 City Hall + 3,568 Annex + 4,224 *IJC)	-6,153sf
Public Works Operations and Maintenance	16,690	2.51sf	41,892	26,000	-15,892sf

\* Assumes balance of the IJC space that is not used for court, council, executive, legal, and community services will be leased out to commercial tenants.

**Long Range Space Needs**

While the service area, the mix of municipal services, and the way services are provided may change over time, for preliminary planning purposes the following table lists the general capital facility space needs by the year 2022 population estimate of 27,284 listed in the land use element (see page 3-7 of the land use element) of the comprehensive plan. This table assumes that the public safety building will continue to house a fire response station but no fire district administrative offices, and that the IJC will have been sold and is no longer part of the City's capital facilities space inventory.

Facility	2010 Pop.	Standard	SF Space Needed Year 2022	2022 Est. Available Space	Additional Future Space Needed
Police Station	16,690	.93sf	25,374	19,200 Useable	6,174
General Government Bldg.(City Hall with court)	16,690	1.21sf	33,014	12,028 (8,460 City Hall including court + 3,568 City Hall Annex )	20,986
Public Works Operations and Maintenance	16,690	2.51sf	68,483	26,000	42,483

In addition to other adopted elements of the Bonney Lake Comprehensive Plan containing capital facilities plans (e.g. utilities, transportation, and parks), the following plans and documents all contain capital facility related projects and have been adopted by reference as if fully incorporated herein. They may be consulted for more specific information on capital facility inventories, needs, planning, and programming:

- City of Bonney Lake Six Year Capital Improvement Budget 2009-2015, as amended
- City of Bonney Lake Comprehensive Water System Plan 2009
- City of Bonney Lake Comprehensive Sewer System Plan 2009
- City of Bonney Lake Transportation Plan 2006
- City of Bonney Lake Non-motorized Transportation Plan 2006
- City of Bonney Lake Transportation Improvement Plan (TIP), adopted annually each June
- City of Bonney Lake Comprehensive Stormwater Plan 2000
- Easttown Subarea Plan 2005
- Pierce County Solid Waste Management Plan
- Sumner School District Capital Facilities Plan 2009
- White River School District Capital Facilities Plan 2009
- Derringer School District Capital Facilities Plan
- Pierce County Library District Capital Facilities Plan 2030

Any transportation improvements identified in this capital facilities element, including the above referenced documents and plans, constitute the system improvements required to be adopted pursuant to RCW 82.02.070 and RCW 82.02.080 for impact fee purposes.

The focus of this capital facilities element is not to recite the capital program needs and projects outlined in the adopted plans reference above, but to address the other capital needs not identified in these other functional plans of the City. This primarily includes the general purpose city facilities and buildings, such as:

1. City Hall/Municipal Court
2. Public Works Maintenance
3. Parks Maintenance
4. Police station and Impound Yard
5. Senior Center
6. Other/Miscellaneous

### **City Hall/ Municipal Court**

The City currently needs 24,034 square feet of space for current general government operations (including court). With the completion of the Interim Justice Center (IJC), general government services will be split among three (3) buildings (city hall, annex, IJC). It would be preferable for all of those general government services to be housed together in a single civic center (city hall). While the IJC could accommodate most of the city hall and annex staff, it would be at or slightly

over capacity, and there would be no room to accommodate future City growth. The City water and sewer service areas extend well outside the City limits, and the City does and may continue to provide services to other municipalities via contract. Also, many capital facilities are designed for long term use (more than 40 years) so a longer planning horizon is often required for facility planning. Given these factors, plus the size of the adjacent urban growth area which may be annexed into the City at some time in the future, it is anticipated that the future Civic Center (City Hall) should be built to accommodate a city service population somewhere in the 20,000 to 35,000 range, without annexation of the CUGA area.

**Strategy:** 14,750sf of the 21,000sf available gross space (including common areas) in the new Justice Center will be initially used for court, council, executive, legal, and community service functions, leaving approximately 6,250sf of IJC dedicated space remaining. It is the initial intent of the City to lease this remaining IJC space out to commercial tenants in order to generate some revenue to help pay the \$659,000 annual debt service on the building. However, if after a year of marketing, the City has not been able to lease out the IJC commercial space, the City should consider moving the Annex staff into the IJC and then cancelling the lease on the Annex modular building, and leasing out the permanent building, or tearing it down for needed parking (economy permitting).

The City will continue to assemble the balance of the land required to construct the civic center. The City should acquire the Renwood property (Investco), or enter into a partnership to develop the City's adjacent 5 acres into a townhome/multi-family project as envisioned by the Downtown plan. The revenue the City obtains from this project would be pooled with the proceeds of the sale of the IJC to generate the majority of the funding required to construct the new civic center. The balance would come from a councilmanic bond or other financing. If the economy does not rebound sufficiently to make the downtown multi-family project feasible, then the City will seek other forms of financing for the new civic center.

Should the City grow significantly in the next few years, either by infill or annexation of a significant portion of the CUGA, the timeline for constructing the new civic center will need to be expedited. The normal growth plus CUGA annexation timeline below is based on the assumption that the City annexes CUGA Subareas 1, 2, and 3 with an effective date of 1/1/12. The general strategic plan for development of the new civic center in the downtown is as follows:

*General Civic Center Development Timeline*

Normal Growth			Normal Growth + CUGA Annexation	
Project Element	Year		Project Element	Year
Complete Min. Land Assembly Required For Civic Center	2012		Complete Min. Land Assembly Required For Civic Center	2012
Facility Plan Updated	2014		Facility Plan Updated	2013
Site Planning Completed	2016		Site Planning Completed	2014
Site Work Completed	2018		Site Work Completed	2015

Civic Center Completed	2020		Civic Center Construction Completed	2017
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If the new civic center project can be timed with a capital bond levy put forward by the Pierce County Library District, the City will consider partnering with the Library District to build a joint library/civic center.

It would need to be determined at the time the facility plan is completed whether a new senior center will be constructed as a wing of the new civic center in order to share open meeting space, or whether the existing Senior Center will remain where presently located.

### **Public Works Maintenance Center**

The City currently needs approximately 41,892 square feet of space for public works maintenance and operations. It currently has 26,000sf of space, for a current need of an additional 15,892 square feet. This does not include parking area.

The City has completed site and facility planning for a new maintenance center to be located on the site of the City peaking storage water tank on 96<sup>th</sup> Street, just East of the Home Depot. The estimated cost of the project is around \$12M. Other less desirable options include rebuilding on the current City Hall site, attempting to get County permits to build on the former Reed property site (a 20 acre City owned site currently outside the city limits that is zoned Res5 by the County and has no sewer service), or acquiring land elsewhere in the area.

**Strategy:** In early 2011 the City Council will issue utility bonds to finance the construction of the new public works maintenance center at the 96<sup>th</sup> Street property. Part of the PW Shops area, when vacated, will be used as the Police Impound Yard and storage facility. An alternative would be to convert part of the Reed property into an impound facility.

### **Parks and Facilities Maintenance**

Community Services maintenance activities include parks maintenance and facilities maintenance. Maintenance operations are currently spread among three (3) locations: at the Public Works Shops, Allan Yorke Park, and the Allan York Park Extension (Moriarty property). The PW Shops house the facilities maintenance shop. There is a small parks maintenance building at Allan Yorke Park next to the Snack Shack. The Moriarty Property barn is also used to house parks equipment.

It was originally intended that parks maintenance would be located in the new public works maintenance center on 96<sup>th</sup> Street. However, given that Allan Yorke Park with the Moriarty extension will likely remain the City's premier park, it would be more prudent to keep parks maintenance and operations at Allan Yorke Park rather than transport equipment and materials from 96<sup>th</sup> Street to Allan Yorke.

**Strategy:** A parks maintenance facility will be incorporated into the new design of the Allan Yorke Park extension (Moriarty). It is anticipated that financing would be part of a parks bond issued to develop the park extension. Note: This bond would likely be part of a larger bond to include the WSU Forest Park development, YMCA, and Fennel Creek.

### **Police Station and Impound Yard**

At current standards, police space is 5,321sf short of what is needed. However, when East Pierce Fire and Rescue vacates its administrative space in the public safety building for a new headquarters facility on or before the end of 2014, the police department will be able to recapture approximately 5,900 sf of administrative office space, as well as approximately 2,000 square feet of finished storage space. When this occurs, the police space needs should be adequately met for the time being. This assumes that EPFR will continue to operate a fire/EMS response station from the public safety building. If the response station were to vacate as well, another estimated 8,000-10,000sf of useable space would be recaptured, plus some additional storage space.

It is not anticipated that the City will need a police substation in any part of the City during the next 10 years. If the City were to ever annex a fully developed Cascadia, it would be prudent to evaluate the need for a police substation in Cascadia at that time.

A secure police impound and storage yard is a current issue and need. The police department needs space to store impounded vehicles, large pieces of evidence, etc. Storage and impound needs have been met by using storage space in the PSB, using space behind the PSB, and using space in other City buildings. While some of the space can be in an open yard, there also needs to be secure covered space.

**Strategy:** When East Pierce Fire and Rescue vacates its administrative space in the public safety building for a new headquarters facility on or before the end of 2014, the police department will recapture the administrative space used by EPFR and convert it to police space. A new lease agreement will be developed with EPFR regarding the remaining space authorized for a fire/EMS response station, if EPFR does not relocate the response station.

Part of the current PW Shops area, when vacated, may be used as the Police Impound Yard and storage facility when the new PW maintenance center is developed. An alternative would be to convert part of the Reed property into an impound facility.

If a new police station were incorporated into the new civic center, then the existing public safety building would be sold to private interests and remodeled or torn down for commercial redevelopment.

### **Senior Center**

The Senior Center was completed in 1991 and remodeled and expanded in 2006. The Center has 3,744 square feet on the main floor, and 1,160 sf on the second floor. The 1<sup>st</sup> floor features a

main meeting area, restrooms, full-service kitchen, storage room with walk-in freezer and laundry facilities. A considerable number of senior center participants come from outside the existing city limits. Should the lunch or other programs of the Center grow beyond the capacity of the Senior Center to accommodate them, the first response will be to limit participation to current City residents. There are no plans to further enlarge the Senior Center or construct a new center unless it is part of a new multi-purpose civic center in the Downtown.

However, it would need to be determined at the time the new civic center facility plan is completed whether a new senior center will be constructed as a wing of the new civic center in order to be able to share open meeting space, etc. or whether the existing Senior Center will remain where presently located. If the senior center were to be a part of a new civic center, the existing center could be leased to nonprofit groups such as the Food Bank or Lions 4 Kids, or put to other uses.

**Strategy:** Maintain the Senior Center as is. If a decision is made to incorporate a new senior center into the civic center, the existing Senior Center could be sold or leased to human service groups (e.g. Food Bank or Lions 4 Kids) or to another party as the City Council deemed appropriate at the time.

### **Other/Miscellaneous Facilities**

Community Recreation Center or YMCA. The YMCA/Triangle 2 Study plus public meetings and surveys have documented the interest and need for a community recreation center or YMCA. It is the intent of the City to develop a YCMA or similar community recreation center on the land that has been dedicated to the City for that purpose in the former WSU demonstration forest. Timing of development will depend in part on the fund raising capabilities of the YMCA and the willingness of the community to approve a ballot measure to issue general obligation bonds to finance the facility, in whole or in part.

Municipal Swimming Pool. There is currently no swimming pool in Bonney Lake. An indoor swimming pool has been identified as a high need for any new community center or YMCA. It is anticipated that the new community center or YMCA will include an indoor swimming pool, although it remains to be determined if pool facilities will include a warm water recreational pool, competitive swimming pool, or both, and whether there will be a therapy component to the pool. The City has no capital plans to develop a standalone indoor or outdoor swimming pool.

Performing Arts Center. There is currently no performing arts center in Bonney Lake. The Bonney Lake High School uses their Commons (lunch area) for performing arts, as it has a stage built into the commons. The School District has a few acres of land adjacent to BLHS that has been set aside for a future performing arts center. The role of the City will be to coordinate and facilitate the private or public efforts of other agencies to develop a performing arts center, but would not likely be able to financially participate in the development of a performing arts center.

Library. The City is part of the Pierce County Library District. The City will continue to make the existing Library building available to the District. The City supports the District's Library 2030 Facilities Master Plan. If the new civic center project can be timed with a capital bond levy put forward by the Pierce County Library District, the City will consider partnering with the Library District to build a joint library/civic center on an equitable cost-sharing basis. If the library were not made a part of the civic center, the City would also support the development of a new library building in the Downtown as one of the other major buildings anticipated for the corners of Main Street and 89<sup>th</sup>.

Museum. The Greater Bonney Lake Historical Society has been looking for a suitable building in which to house a museum. The role of the City in the development of a Bonney Lake museum will be to coordinate and facilitate the private and nonprofit efforts of others to develop a local museum, but not financially participate in the development of a City museum. The City currently has no city-owned building suitable for a historic museum. If the City were to eventually acquire the Kelly Farm house, first rights to leasing the building as a museum should be granted to the greater Bonney Lake Historical Society.

Veterans Memorial. The Greater Bonney Lake Veterans Memorial Committee is a 501(c)(3) Federal tax exempt non-profit corporation formed to develop a memorial to honor the local veterans of this great nation. The corporation grew out of the interest of some Bonney Lake Park Board members' interest in having a Veterans memorial. The role of the City in the development of a Veteran's Memorial will be to coordinate and facilitate the private and nonprofit efforts of others to develop a memorial, but not financially participate in the development, except through the possible provision of existing surplus land. There may be some portion of the downtown which may be suitable for a Veteran's Memorial.

Human Services Facilities. The City currently owns two (2) older buildings in the Downtown which are leased to non-profit organizations. One is the Bonney Lake Food Bank building located at 18409 Old Sumner Buckley Highway, and the other is the Lions 4 Kids house located at 18429 89th St. E.

The City's mission is to provide traditional services to the community such as water, sewer, streets, parks, etc. The City's tax base is currently not sufficient to be able to adequately fund the City's infrastructure and traditional service needs, let alone take on additional human services funding. However, it is the intent of the City to continue its senior services programs as presently constituted. Government's role in general human service needs has traditionally been assigned to federal, state, and county government. It is the intent of the City to maintain this traditional delineation of responsibilities. The City will continue to maintain its senior center and services, and lease the downtown properties to the Lions Club and Bonney Lake Community Resources. However, when the existing food bank and/or Lions 4 Kids House are torn down for the new civic center, these organizations will need to relocate to other facilities. When it comes time to relocate, the City should consider continuing a leasing arrangement with these agencies at favorable terms if the City has other suitable and available properties to which the existing leases can be transferred.

## **Reassessment of Land Use Element**

The Growth Management Act requires that provisions be made to reassess the Land Use Element of the Comprehensive Plan periodically because a capital facilities plan is an evolving document. The purpose of this requirement is to ensure that adequate facilities will be made available at the time certain portions of the Land Use Element are implemented and needed facilities are called for. If the anticipated funding for needed capital facilities falls short, the GMA requires a reassessment of the Land Use Element to determine what changes, if any, need to be made.

Bonney Lake updates its comprehensive plans and development regulations on a regular basis. Additionally, the City monitors the status of development in the city in relation to the Plan. Facility planning and programming has not kept pace with development as required by the GMA. The intent of the capital facilities element is to correct that glaring deficiency.

Consistent with the GMA, Bonney Lake will evaluate land use plans and the CIP as well as other jurisdictions' facilities plans to ensure that public facilities are available when needed. Tools that are used to monitor and reassess include:

- The annual process to amend the Comprehensive Plan
- Periodic GMA-level plan monitoring at five years (Buildable Lands), seven years (Update) and ten years (Growth Targets);
- The biennial CIP budget process;
- Budget monitoring reports with quarterly updates.

## **Essential Public Facilities**

### **Process for Identifying and Siting Essential Public Facilities (EPF)**

The Growth Management Act (GMA) requires the Comprehensive Plan to include a process for identifying and siting Essential Public Facilities (EPF). According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities.

The GMA defines essential public facilities as those “that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.”

Establishing an EPF siting process is a mandate of the Growth Management Act. Including a process for siting EPF in the Comprehensive Plan has benefits, including minimizing difficulties in the siting process and addressing local impacts equitably.

Page 3-20 of the Land Use Element addresses essential public facilities. In future comprehensive plan updates, it is anticipated that the essential public facilities portion of the comprehensive plan will be moved to the capital facilities element.

## **Capital Facility Goals and Policies**

The following goals and policies are adopted to guide the City in the planning, financing, development and maintenance of the City’s capital facilities. These are consistent with, and supplemental to, stated capital facility related goals or policies in other elements of the comprehensive plan.

### **General Capital Facilities Goals**

**GCFG-1** It is the goal of the City to enhance the quality of life in Bonney Lake through the planned provision of public capital facilities either directly by the City or via coordination with other public and private entities.

**GCFG-2** It is the goal of the City to plan and provide for adequate capital facilities to serve existing and future development in an economic, efficient, effective, and equitable manner.

**GCFG-3** It is the goal of the City to ensure that public facilities necessary to support new development are adequate to serve the development at the time the development is available for occupancy and use based on locally adopted level of service standards.

**GCFG-4** It is the goal of the City to ensure that capital facilities are located, designed, expanded, and created to accommodate the changing needs and growth of the area, and in such a way that they enhance, or at least minimize adverse impacts on, surrounding land uses.

**GCFG-5** It is the goal of the City to adequately maintain its capital facilities to ensure their proper and intended functions and assure their long term viability.

**GCFG-6** It is the goal of the City to protect the interests of the City and its residents in the siting of essential facilities.

### **Capital Facilities Policies**

#### **General**

**GCFP-1** It is the policy of the City to enhance the quality of life in Bonney Lake through planned provision of public capital facilities either directly by the City or via coordination with other public and private entities.

**GCFP-2** It is the policy of the City to periodically review the Capital Facilities Element in order to assess its applicability and ensure timely updates improvement plans and maintain Level of Service standards for the existing and future population.

**GCFP-3** It is the policy of the City to ensure that new growth and development pay for a proportionate fair share of the cost of new facilities needed to serve such growth and development.

**GCFP-4** It is the policy of the City to ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions in the region.

**GCFP-5** It is the policy of the City to support and encourage the joint development, funding and use of capital facilities with other governmental or community organizations in areas of mutual interest and benefit, and otherwise promote inter-local cooperation and coordination in facility planning and use. However, it is not the policy of the City to subsidize the facility needs of community based groups and nonprofit corporations, except to the extent that shared development and use of such facilities are an equitable and cost-effective means for the City to provide its needed facilities as described herein.

**GCFP-6** It is the policy of the City to promote energy efficiency and alternative energy sources in public facility remodeling and construction, in order to reduce maintenance and operation costs.

**GCFP-7** It is the policy of the City to encourage conservation of energy, water, natural resources, and the use of alternative technologies in the location and design of capital facilities.

**GCFP-8** It is the policy of the City to ensure that adequate funding is available to support continued operations and maintenance costs of existing capital facilities prior to construction of new capital facilities.

**GCFP-9** It is the policy of the City to encourage shared development and use of public facilities including parks, libraries, schools, and other public buildings and community meeting facilities.

**GCFP-10** It is the policy of the City to coordinate the transfer of capital facility programs and projects from the county to the city prior to the annexation of new areas into the city, and to promote interlocal agreements on service transition.

**GCFP-11** It is the policy of the City to implement the City's Hazard Mitigation Plan to the extent grant or other funds are available to prevent or minimize hazards and enhance the City's post-disaster response and recovery efforts.

**GCFP-12** For the purposes of RCW 36.70A.150, the lands that are identified in this capital facilities plan, including those ancillary plans adopted by reference, and any related special district comprehensive plans, shall be considered lands that are useful for public purposes.

### **Park, Recreation and Community Service Facility Policies**

See pages 6-22 through 6-24 of the Park Element.

### **Utility Facility Policies**

See page 7-2 of the Utilities Element

### **Transportation Capital Facilities Policies**

See pages 4 through 8 of the Transportation Element.

### **General Government Capital Facility Policies**

**GGCFP-1** It is the policy of the City that general government services and operations should be centralized at a single, compact municipal campus in the downtown civic center, to the extent practically feasible.

### **Public Safety Capital Facility Policies**

**PSCFP-1** It is the policy of the City to continue to provide access to the public safety building as a Fire District fire/EMS response station, as needed. However, when the existing lease with the Fire District expires in 2014, the administrative space in the PSB currently used by EPFR will be converted to police space to meet the space needs identified the Level of Service section of this capital facilities plan.

**PSCFP-2** It is the policy of the City to coordinate with East Pierce Fire and Rescue (EPFR) to assure adequate fire flow needs by facilitating the mutual efforts of the fire district and the municipal water system.

**PSCFP-3** It is the policy of the City to coordinate and facilitate, as needed, the Fire District's long range planning efforts to develop a new headquarters and training center for the District.

**PSCFP-47** It is the policy of the City to assure that public safety capital investments in rolling stock and facilities meet the identified public safety needs of the City as demonstrated by a cost-benefit or similar analysis of the equipment or facility showing its direct benefit and value to the City prior to the expenditure of funds.

### **Public School Capital Facility Policies**

**PSCFP-1** It is the policy of the City to encourage the school districts in the community to maintain sufficiently detailed capital facilities plans that will provide valuable advance planning information in regards to long-range school district facility extension needs, and which would establish an acceptable basis for the imposition and collection of equitable school impact fees.

**PSCFP-2** It is the policy of the City to partner with the various school districts in the City to provide transportation and non-motorized transportation systems that enhance the safety of children walking, riding bicycles, and vehicular means of traveling to the schools.

**PSCFP-3** It is the policy of the City to continue to cooperate with Sumner School District in the provision of the inter-local recreation program.

### **Solid Waste Capital Facility Policies**

**SWCFP-1** It is the policy of the City to encourage the provision of solid waste collection, disposal and recycling facilities and services that protect the public health, the natural environment, and land use quality.

**SWCFP-2** It is the policy of the City to promote waste reduction and recycling as a means to minimize the need for transfer stations and sanitary landfills.

### **Library Capital Facility Policies**

**LCFP-1** The City will cooperate with the Library District in the implementation of the Library 2030 Plan. The City will encourage the Library to construct a new library in the Downtown area in accordance with the plan, and will consider opportunities to co-locate in a new city hall if the timing of such facility development can be achieved to each party's satisfaction.

**LCFP-2** The City will maintain the current facility lease with the Library District until a new library is constructed.

**LCFP-35** The City will encourage the Library to construct satellite facilities as needed in Cascadia or other appropriate areas of the greater Bonney Lake plateau.

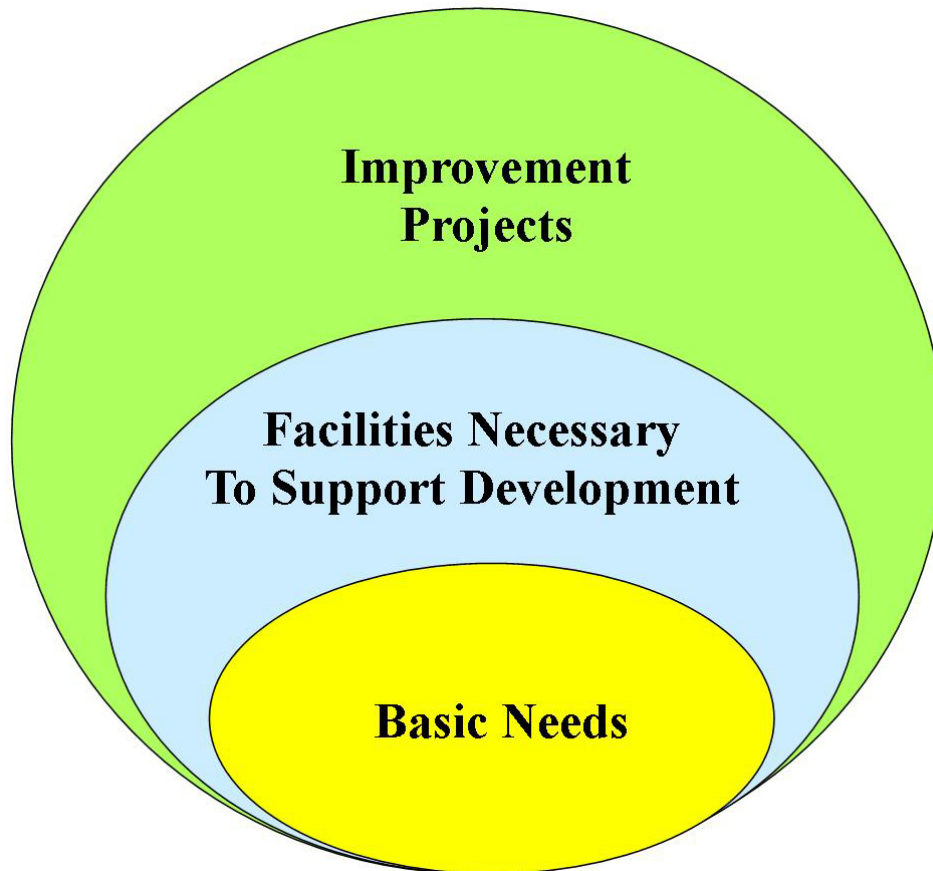
## **General Financing Mechanisms and Revenue Sources**

There is not nearly enough revenue capacity to fund all projects identified in the capital project lists contained in the various elements of the comprehensive plan. There are more than \$40 million in identified transportation projects alone. Further, not all of the facilities and improvements identified are necessary to support new development, although they may be desirable to cure deficiencies or for achieving the quality of services and life the community desires.

The City has sought and utilized a variety of revenue sources, including grants, loans, bonds, and impact fees, coupled with traditional recurring revenues, to develop and maintain its capital facilities to meet the needs of this growing community.

An approach to developing a financial strategy that matches revenues and financial measures to project needs might be illustrated by the concentric rings of need illustrated below. The total of the diagram represents the total unconstrained needs list. The figure on the next page shows three levels of need.

Figure 1



**Basic Needs:** The *first* level of need (usually the smallest subset of needs) are basic needs that must be met or significant hazards, inefficiencies, greater costs or problems will result. These include removing traffic hazards, severe points of congestion, replacing inadequate facilities in parks and public buildings, rehabilitating or restoring deteriorating streets or facilities, and providing appropriate office space. Some of the projects at this level might be considered deficiencies. This class of facilities should have priority over the available local resources (although some of these resources might be used to support other important priorities in one of the other categories).

**Facilities Necessary to Support Development:** The *second* type of need consists of needs necessary to support development. Without these projects the minimal levels of service needed to support new development would not be achieved or maintained. These projects include both system expansion needs and site-specific needs to serve development.

System projects are those needed in order to maintain the performance of the overall system as the community develops. More system-oriented financing, such as general revenues, grants and impact fees would finance a major portion of these projects. A major portion of these projects

would be financed by more system oriented financing such as general revenues, grants and impact fees. Some of these projects may not be needed until future development generates impacts or needs that would cause the level of service of facilities to begin to fall below acceptable levels (as defined in the comprehensive plan).

The site-specific projects are those that directly serve, or are adjacent to (or within) development projects. The financing of these supporting facilities can be incorporated directly into the development process and can be financed through site specific financing mechanisms such as local improvement districts, delay agreements, late comers agreements etc. For many such projects, a project would not be needed if the immediate area does not develop and in these cases, the projects can be indefinitely deferred until a development project needs the project.

**Improvement Projects:** The *Third* level of need are those projects that improve the overall community or enhance the general quality of life. These projects may include street improvements to provide additional transportation options, enhance the appeal of downtown, provide new parks or add new features to existing parks. These projects may be funded from revenues available after the other needs are addressed. If there are insufficient revenues to fund these projects additional funds may be sought from grants or proposals for voter approved bond or other sources of revenue that can not be predicted in advance.

The Capital Improvement Program (CIP) is the city's six-year capital financing and implementation plan, included as part of the biennial budget, in which planned capital improvements to the City's public facilities and infrastructure are identified, budgeted, and approved. Funding from a variety of sources, including local taxes, fees, bonds, and grants, is matched with the costs of these projects. After the City Council has reviewed and approved the program, these projects are implemented provided the funding has been secured.

The CIP is the actual working document which identifies what projects contained in the various capital related plans of the City will be actually funded and implemented in any given six year period. The overall purpose of the capital facilities element of the comprehensive plan is to identify capital facility needs and funding mechanisms to finance the construction, reconstruction, and acquisition of needed assets because of growth, aging, changing needs, and Bonney Lake's desire to improve the quality of life made possible by various capital investments.

This Capital Facilities Element, including the related capital plans that have been adopted by reference, describes and identifies numerous revenue sources to fund designated capital investment projects identified in the program. Revenues come from various sources including sales taxes, utility rates as well as state revenues, bond issues, state and federal grants, and impact fees and other specific revenues allowed by law to fund the city's capital investments and needed public facilities.

Appendix "A" to this Capital Facilities Element contains a listing and brief description of various revenue sources available to fund the capital plans of the City.

## Appendix “A” – Financing Options Capital Facilities Financing

### Local Non-Levy Financing Mechanisms

- 1. Public Development Authorities.** Public development authorities or PDAs can be established by cities or counties pursuant to state law to perform public functions. PDAs are instrumentalities of their creating jurisdiction. They are often created to manage the development and operation of a single project, which the city or county determines is best managed outside of its traditional bureaucracy and lines of authority. The particular project may be entrepreneurial in nature and intersect with the private sector in ways that would strain public resources and personnel. For example, the Pike Place Market is a Seattle PDA and essentially acts as the landlord to scores of retail establishments and nonprofit services provided in a series of historic buildings. The City has determined that day-to-day operations of such an enterprise is best managed by professionals independent of the City, given the untraditional nature of the enterprise and the importance of responding to the unique needs of the private retail marketplace. PDAs can issue tax-exempt bonds, but have no power of eminent domain or taxing authority. Many communities have established public development authorities for a variety of public purposes. In the opinion of many municipal attorneys, a public corporation created under RCW 35.21.730, et. Seq. is best used for unusual endeavors, which for a variety of reasons, the parent municipality would not want to undertake itself. A PDA may undertake any “public purpose” specified in its charter. Examples of projects include developing the Seattle Art Museum, assisting in the development of the Museum of Flight at Boeing Field in King County, developing City Hall on Mercer Island, restoring Officers’ Row in Vancouver, managing the Pike Place Market in Seattle, and developing the Convention Center in Bellevue. See Exhibit “B” for a listing of Washington Public Development Authorities and the purposes they serve.
- 2. Public Facilities Districts.** Public Facilities Districts or PFDs can be established by cities or counties pursuant to state law for the limited purpose of developing certain regional facilities, such as convention or special events centers. In addition, they can contract with other public agencies such as cities, counties and other PFDs to develop such facilities. PFDs are authorized to impose a local sales tax credited against the state sales tax and thus can contribute significant new special revenues to certain public projects. Their ability to impose this tax is subject to numerous legal constraints and their independence creates both opportunities and issues that need to be fully understood.
- 3. Nonprofit Corporations.** Nonprofit 501(C)3 corporations are entities that are independent of government, but can be initiated by city officials. The corporation, once formed, can enter into contracts with governments and under certain circumstances can issue tax-exempt bonds for projects that will eventually be owned by government. In addition to the potential of providing tax-exempt financing to a project, they offer the opportunity to shift the risks and

costs of construction away from the government. They can bring private resources and decision makers to the transaction that might otherwise be unavailable.

4. **Community Revitalization Financing (Tax Increment Financing).** RCW 39.89 is designated as “community revitalization financing” in the Washington statute, but is commonly known as “tax increment financing” (TIF) which generally refers to a financing mechanism that allows a local government to “trap” increased property tax revenue resulting from the growth of assessed value within an increment area. This tax revenue services debt issued to finance public improvements that spur private development within the increment area. Unlike other tax increment laws around the Country, Washington’s TIF laws do not authorize the issuance of special revenue bonds. Rather, such laws merely provide an additional source of revenue (*i.e.* a portion of the regular taxes levied by other taxing districts) to apply toward debt service on the issuer’s general indebtedness. Cities do not have free reign to create increment areas. Various factors must be present before an increment area can be created, and there are limitations: 1) The entity creating the increment area must expect that the proposed public improvements will encourage private development and increase the fair market value of real property within the increment area, 2) The anticipated private development must be consistent with countywide planning policies adopted under the Growth Management Act, 3) The anticipated private development must be consistent with the entity’s comprehensive plan and development regulations adopted under the Growth Management Act. The ordinance/resolution creating the increment area must contain findings in this regard; 4) Tax allocation revenues can be spent only “to finance public improvement costs associated with the public improvements (infrastructure development and related engineering, etc.) financed in whole or in part by community revitalization financing;” 5) The fire protection district is the area must agree to participate in the TIF project for the project to proceed. In addition, taxing districts that levy at least 75% of the regular property tax within the increment area must approve the TIF project by means of a written agreement. A TIF project cannot proceed without this agreement; 6) Certain property taxes are excluded from the TIF allocations, including regular property taxes levied by the State for the support of the common schools; regular property taxes levied by a port district or a public utility district, to the extent the port district or public utility district specifies (*e.g.* in the resolution submitting the levy request to the county assessor) that the tax receipts will be used to make required debt service payments on general indebtedness; voter-approved regular property tax levies to fund emergency medical services; regular property taxes levied by counties under RCW 84.34.230 to fund the acquisition of open space and conservation futures; voter-approved regular property tax levies by counties, cities and towns to fund affordable housing for low-income households; and certain voter-approved regular property taxes levied by metropolitan park districts. TIF areas are feasible under certain circumstances. Assessed value within an increment area must increase by approximately \$18million to support each \$1million of TIF bonds. Stated conversely, approximately \$55,000 of TIF bonds can be supported by each \$1 million increase of assessed value within the increment area. These estimates assume various factors, including (i) a 20-year bond amortization period; (ii) an interest rate of 5% per annum; (iii) the tax allocation revenues will be based on an aggregate regular property tax rate of \$5.90 per \$1,000 of assessed value; and (iv) the entity creating an

increment area is entitled to 75% of the increase regular property tax revenues resulting from the growth of assessed values within the increment area.

5. **Reserve Funds (RFund)** - revenue is accumulated in advance and earmarked for capital improvements. Sources of funds can be surplus revenues, funds in depreciation reserves, or funds resulting from sale of capital assets. At the present time, the city has established reserved funds for paving, streets, the library and natural wastewater utilities.
  
6. **GMA Growth Impact Fees (GMAFee)** - the Washington State Growth Management Act (GMA - Chapter 36.70A of the Revised Code of Washington) authorizes cities and counties to collect growth impact fees from developers to offset the impact caused by new developments within each jurisdiction's boundaries. The growth impact fees may be collected from developers in an amount less than 100 percent of the cost of sustaining the jurisdiction's schools, transportation, and park facility existing level-of-service (ELOS) as a result of the developer's project impact. The growth impact fees are usually collected at the issuance of building permits or certificates of occupancy. A developer may elect to pay the growth impact fee rather than provide on-site improvements when the land is determined to not be suitable for school, road, or park purposes and/or the development can not sustain a comparable school, road or park improvement and/or for other reasons jointly determined by the developer and the city. Impact fees are flat rates per person or dwelling units (by number of persons per type). Adjustments must be made to fee calculations to account for school, road or park costs that are paid by other sources of revenue such as grants and general obligation bonds. Additional credits may be given to developers who contribute land, improvements or other assets. Impact fees, as authorized by ESHB 2929, do not include any other form of developer contributions or exaction, such as mitigation or voluntary payments authorized by the Washington State Environmental Policy Act (SEPA – RCW 43.21C), local improvement districts or other special assessment districts, linkage fees or land donations or fees in lieu of land. Growth impact fees can only be used to acquire or develop new school, road, or park facilities, and not to maintain or operate facilities or programs. Impact fees must be used for capital facilities needed by growth, and not for current deficiencies in levels-of-service or operating expenses. The collected fees must be spent within 6 years of the date of collection for a facility improvement that benefits the service area within which the project was located. Impact fees must show a rational nexus of benefit between the payer of the fee and the expenditures of the fee. Growth impact fees could become a major source of project monies for all types of school, road or park acquisitions and developments - assuming the assessed fee amount is close to the real or 100 percent impact and assuming the fee is collected on an area-wide basis within the urban growth area by the city and county. In accordance with the Washington State Growth Management Act (GMA), a city must have an adopted comprehensive plan in place that satisfies GMA requirements before the jurisdiction can implement a growth impact fee.
  
7. **Fines, Forfeitures, and Charges (F&C)** - includes various administrative fees and user charges for services and facilities operated by the jurisdiction. Examples are franchise fees, sales of public documents, property appraisal fees, fines, forfeitures, licenses, permits,

income received as interest from various funds, sale of public property, rental income, and all private contributions to the jurisdiction. Revenue from these sources may be restricted in use.

8. **Water User Fees (UFee)**- under state law, cities may collect rate charges from each residential and commercial consumer, usually based on the volume of water used per account. Water utility user fees may be charged on a flat fee per account, usually at time of development, and thereafter on a measurable quantity of water consumed per account. The revenue may be used for capital facilities as well as operating and maintenance costs.
9. **Sewer User Fees (UFee)** - under state law, cities may collect rate charges from each generator of wastewater. User fees are based on the amount of potable water consumed, on the assumption there is a correlation between water consumption and wastewater generation. Sewer utility user fees may be charged on a flat fee per account and are usually collected at the time of development, and thereafter on a assessed charge per volume of waste generated per account. Fee revenues may be used for capital facilities as well as operating and maintenance fees.
10. **Stormwater User Fees (UFee)** - under state law, cities may collect rate charges from each generator of stormwater runoff. Impact or user fees are based on the amount of stormwater generated per developed property that is not held on-site, on the assumption there is a correlation between off-site discharge and Stormwater improvements elsewhere in the city. Stormwater utility user fees may be charged on a flat fee per account and are usually collected at the time of development, and thereafter on a assessed charge per volume of stormwater generated per account. Fee revenues may be used for capital facilities as well as operating and maintenance fees.
11. **Local Improvement District (LID)** - property owners may petition (or vote in response to a request from a local government) to adopt an annual tax assessment for the purpose of improving the public right-of-way abutting their property. A majority approval (the percentage to be decided by the local government) can establish an amortized payment schedule to finance sidewalk, landscaping, parking, streetscape, or other improvements to the public or private abutting properties. The assessments may be amortized over generous time periods at low interest charges based on each property's proportionate share of the improvement cost - usually assessed on a linear foot frontage formula.
12. **Latecomer's Agreements** - Sometimes in order to make a project feasible (or to create a benefit or mitigate an impact) a developer may need to build a facility that may benefit other property owners. For example, in order to serve the developer's project a new water line may need to be extended past or through other properties from an existing water main. However, the other property owner may not be prepared to participate in the financing of the facility at the present time. A latecomer's agreement, made between the developer and the local government, provides that if the developer builds the facility, the local government will collect for the developer a proportionate share of the costs of building the facility from the other benefited property when that property becomes developed in the future. The term of

such agreements is limited to 20 years. This financing tool is being considered for the Eastown sewer system.

13. **Flood Control Special Purpose Districts** - RCW 86.15.160 authorizes flood control special purpose districts with independent taxing authority (up to a 50 cents property tax levy limit without voter approval) to finance flood control capital facilities. In addition, the district can, with voter approval, use an excess levy to pay for general obligation debt. Bonney Lake does not have a flood control special district, although Pierce County has created a county-wide district.
14. **Special Assessment District (SAD)** - is created to service entities completely or partially outside of the jurisdiction. Special assessments are levied against those who directly benefit from the new service or facility. Special assessment districts include local improvement districts (LIDs), road improvement districts (RIDs), utility improvement districts (UIDs), and the collection of development fees. Funds must be used solely to finance the purpose for which the special assessment district was created. Note - the city requires property owners to covenant not to protest the formation of a LID for street and UID for utilities improvements as a condition of development permits where appropriate. This is one of the primary strategies for making improvements for growth.
15. **Special Purpose District (SPD)** - is created to provide a specified service often encompassing more than one jurisdiction. Included are districts for fire facilities, hospitals, libraries, metropolitan parks, airports, ferries, parks and recreation facilities, cultural arts/stadiums and convention centers, sewers, water flood controls, irrigation, and cemeteries. Voter approval is required for airport, parks and recreation, and cultural arts/stadium and convention districts. Special assessment districts have the authority to impose levies or charges. Special assessment district funds must be used solely to finance the purpose for which the special purpose district was created. **Park Districts:** State law authorizes metropolitan park districts and park and recreation districts, each with independent taxing authority. Bonney Lake presently is in a park and recreation district, whose boundaries are the same as the school district's boundaries. **Park and Recreation Service Area (PRSA):** RCW 36.68.400 authorizes park and recreation service areas as junior taxing districts for the purpose of financing the acquisition, construction, improvement, maintenance, or operation of any park, senior citizen activity center, zoo, aquarium, or recreational facility. The maximum levy limit is 0.15, or \$0.15 per \$1,000 AV. A PRSA can generate revenue from either the regular or excess property tax levies and through general obligation bonds, subject to voter approval. Revenue may be used for capital facilities maintenance and operations. Voters approve formation of a PRSA, and subsequently approve an excess levy for the purpose of constructing facilities.
16. **State Environmental Protection Act (SEPA)** - Washington State Environmental Policy Act (SEPA - RCW 43.21C) allows local governments to impose mitigated on-site improvements or fee assessments with which to finance off-site improvements that are caused by a property's development. SEPA mitigation may cover a variety of physical improvements that

are affected by the property's proposed land use including sidewalks, trails, roads and parking areas, utilities, and other supporting infrastructure systems. SEPA mitigation must be proportionately related to the property's impact on infrastructure requirements. If the City allow levies and impact fee, SEPA mitigation improvement are limited to any on-site improvements. In other words, the City can't charge a traffic impact fee and then impose a mitigation requirement for off-site improvements as well (double tax).

17. **Lease Agreements** (LAgrt) - allow the procurement of a capital facility through lease payments to the owner of a facility. Several lease package methods can be used. Under the lease-purchase method, the capital facility is built by the private sector and leased back to the local government. At the end of the lease, the facility may be turned over to the municipality without any future payment. At that point, the lease payments will have paid the construction cost plus interest.
18. **Privatization** (Prvt) - generally defined as the provision of a public service by the private sector. Many arrangements are possible under this method ranging from a totally private venture to systems of public/private arrangements, including industrial revenue bonds. At the present time, the city contracts solid waste collection and recycling to private contractors.

### **State Grants - WA Department of Commerce**

The Washington State Department of Commerce focuses on creating economic opportunities and strengthen the competitiveness of businesses. Funding programs include:

19. Downtown Revitalization-Washington Main Street (MainSt) – help communities revitalize the economy, appearance, and image of their traditional business districts.
20. Old Growth Diversification Funds (OGDF) - provided by the USDA Forest Service to increase competitiveness of value-added forest products industry and to diversify the economies of timber-dependent communities.

### **Infrastructure Financing**

Following is a brief analysis of the methods the city may and has used to finance capital improvements.

#### **Debt financing**

21. Short-term Borrowed Funds (BFund) - local governments may occasionally utilize short-term financing through local banks to finance capital improvement programs. Currently, City Council maintains a \$1,000,000 line of credit to be used for short-term borrowing for utilities and a \$500,000 line of credit for general government.

22. Revenue Bonds (RBond) - as authorized in the Revised Code of Washington (RCW), Council may issue nonvoter approved Revenue Bonds where principal and interest payments can be financed from a guaranteed source of revenue. Revenue bonds may be used to finance publicly owned facilities, such as parking garages or electric power plants. Interest rates tend to be higher for revenue bonds than for general obligation bonds. Revenue bonds may be approved without voter referendum. Revenue bonds have no effect on the city's tax revenues because they are repaid from revenues derived from the sale of services. The Farm Home Administration (FHA) does impose a limitation on the revenue to debt ratio in the terms of its loan agreement of 1.4.
23. Industrial Revenue Bonds (IRBond) - are issued by a local government, but actually assumed by companies or industries that use the revenue for construction of plants or facilities. Industrial revenue bonds incur comparatively low interest rates due to the tax-exempt status, and are the responsibility of the private sector industry. The city has not levied any industrial bonds in its history.
24. Unlimited General Obligation Bonds (GOBonds) - local governments may issue "excess levies" or general obligation bonds that increase the regular property tax levy above statutory limits if the proposal is approved by over 60 percent of the voters in a general election. Unlimited general obligation bonds must be approved by at least 60% of the resident voters during an election that has a turnout of at least 40% of those who voted in the last state general election. The bond must be repaid from a special ("outside") levy that is not governed by the 1% statutory limitation on the property tax growth rate. Total indebtedness that may be incurred by limited and unlimited general obligation bonds together, however, may not exceed 7.5% of the assessed valuation of the city. For the purpose of supplying municipally-owned electric, water or sewer service and with voter approval, a city may incur additional 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 that a city may incur cannot exceed 7.5% of the assessed property valuation. Monies authorized by limited (councilmanic) and unlimited general obligation bonds must be spent within 3 years of authorization to avoid arbitrage requirements unless invested at less than bond yield. In addition, bonds may be used to construct but not maintain or operate facilities. Facility maintenance and operation costs must be paid from the annual general fund levy - which is subject to the 1% statutory limitation on the property tax growth rate, or by voter authorization of special annual or biannual operating levy, or by user fees or charges where possible. General obligation bonds may be a useful source for capital facility acquisition and development monies, particularly for specific types of projects that have a broad appeal to the electorate. General Obligation Bonds offer the greatest variety of uses. There are two types of General Obligation (GO) bonds: voter-approved and Councilmanic (non-voted). Voter-approved bonds increase the property tax rate, with increased revenues dedicated to paying principal and interest on the bonds. The city is authorized to issue 1 percent of the city's assessed value for general-purpose debt with a vote of the public for debt and contracts payable. Approval requires a 60 percent majority

vote in favor and a turnout of at least 40 percent of the voters from the preceding general election. A jurisdiction's legislative body authorizes councilmanic bonds without the need for voter approval. The city is authorized to issue 1.5 percent of the city's assessed value for debt without a vote referred to councilmanic for debt and contracts payable. Revenue comes from general government revenues, without a corresponding increase in property taxes. Therefore, this method of bond approval does not utilize a dedicated funding source for repaying the bondholder. Lease-purchase arrangements are also authorized by vote of the legislative body and do not require voter approval. The city is authorized to issue up to 1.5 percent of the city's assessed value in bonded indebtedness without a vote. This is commonly referred to as councilmanic bonds. Our current assessed value is \$2.23 billion. 1.5% of that would be \$34,500,000. The City has used \$10M of its \$34.5M capacity for the civic center. The total limit is 2.5 percent of the general-purpose debt limitations for the city. The amount of the local government debt allowable for GO bonds is restricted by law to 7.5 percent of assessed value of the property within the City limits. This may be divided as follows:

- General Purpose Bonds 2.5 percent
- Utility Bonds 2.5 percent
- Open Space and Park Facilities 2.5 percent

### **Local Multi-Purposes Levies**

25. Ad Valorem Property Taxes (Ptax) - under the Washington State Constitution, cities may levy a property tax for general governmental purposes at a rate up to \$1.80 per \$1,000 on the assessed value of all taxable property within a city; and for an additional \$2.25 per \$1,000 for road construction and maintenance needs on the assessed value of taxable property. In 1975, Washington State law was amended by RCW 84.55.010 - a statutory provision limiting the growth of revenue realized from regular property taxes to 6% per year of the highest amount levied in the last 3 years before adjustments for new construction and annexation. If the assessed valuation of all property increases by more than 6% due to revaluation, the law requires the levy rate be decreased accordingly. A temporary or permanent excess levy may be assessed with voter approval. The statute was intended to control local governmental spending by controlling the annual property tax rate of growth. In practice, however, the statute can reduce the effective property tax yield to an annual level far below a jurisdiction's levy authorization, often resulting in a severe impact on a jurisdiction's ability to finance basic governmental needs, particularly if a county or city experiences major population growth. General funds may be used to develop every type of community facility including city halls, police stations and courts, park and recreational facilities, road and trail constructions, and most utility improvements. However, general funds should be considered as a last source of capital improvement revenues in light of other funding requirements and limitations that the general fund must finance. Property tax levies are most often used by local governments for operating and maintenance costs. They are not commonly used for capital improvements. The 2010 property tax rate levy in Bonney Lake is \$1.10 per \$1,000 of assessed value (AV). The maximum rate allowed by state laws is \$3.60 per \$1,000 AV, but cannot be raised without a vote because of Initiative 747. Initiative 747 allows cities to increase property tax by one percent or the Implicit Price Deflator (IPD), whichever is less,

plus add-ons for new construction and utilities. The added assessed value from growth will add to the fiscal capacity of the property tax since this value and its taxes are added to the tax rolls as this development occurs. This increases property tax revenue in real terms. Whether this adds to the fiscal capacity of the city to finance capital facilities depends on whether the additional growth will generate additional demand for on-going services that will consume this added revenue. If it does, the effect will be negative since the new taxes added by the new capacity will be limited by 1% per year while the costs for those services will be driven by inflation which is likely to be more than 1% per year. More likely, the increase in property tax yields from new construction will be needed just to offset the effects of 101% limit to maintain existing on-going services. Consequently, increases in the assessed values cannot be depended upon to increase the fiscal capacity of property taxes to meet the capital needs that will be needed by new development, unless significant new economic development occurs that would add a substantial amount of new taxes.

26. Business & Occupation Tax (B&OTax) - RCW 35.11 authorizes cities to collect this tax on the gross or net income of businesses, not to exceed a rate of 0.2 percent. Revenue may be used for capital facilities acquisition, construction, maintenance, and operations. Voter approval is required to initiate the tax or increase the tax rate. The City has not utilized this revenue source.
27. Local Option Sales Tax (LOST – may be levied up to 1% of all retail sales and uses. Local governments that levy the second 0.5% may participate in the state’s sales tax equalization fund. Assessment of the option tax requires voter approval. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities. At the present time, the city does not levy the sales tax nor is it being considered for the future.
28. Utility Tax (UTax) - on the gross receipts of electric, gas, telephone, cable television, water and sewer, and stormwater utilities. Cities have the discretion of levying a utility tax up to 6% of gross receipts. Voter approval is required for an increase above the 6% maximum. Revenue may be used for new capital facilities, or maintenance and operations at existing facilities. At the present time, the city levies the full 6% which contributes nearly 19% of the General Fund revenues.
29. Real Estate Excise Tax (REET) - is authorized local governments up to 0.25% of the annual sales for real estate for capital facilities. The Growth Management Act authorizes another 0.25% for capital facilities. Revenues must be used solely for financing new capital facilities, or maintenance and operations at existing facilities, as specified in the capital facilities plan. An additional option is available under RCW 82.46.070 for the acquisition and maintenance of conservation areas if approved by a majority of the voters of the county. At the present time, the city levies the 1/2% allowed. RCW 82.46 authorizes local governments to collect a real estate excise tax levy of 0.25 percent of the selling price of real estate within the city limits. The Growth Management Act authorizes collection of another 0.25 percent. Both the first and second 0.25 percents are required to be used for financing capital facilities specified in local governments’ capital facilities plan. The Real Estate Excise Tax (REET) is levied on

the full selling price of all real estate sales. The local rate and its uses differ by city size and whether the city is planning under the GMA. The City of Bonney Lake levies both the first and second ¼ percent REET. During 2010, the City will collect an estimated \$180,000 in REET. The downturn in the economy and the mortgage banking crisis have decimated real estate transactions, and thus funds for street and park improvements. For example, in 2007 the City collected \$1.2 million in REET funds. REET funds are allocated as follows: 50% for street projects, 35% for parks projects; and 15% for general government projects.

**Local Single Purpose Levies**

- 30. Hotel/Motel Tax (HMTax) – is a sales tax levy collected on certain hotel and motel business categories for the purpose of promoting tourism. Revenues may be used for planning, promotional programs, or capital facilities that directly enhance tourism and benefit the hotel and motel industry.
- 31. Emergency Medical Services Tax (EMST) – is a property tax levy of \$0.25 for emergency medical services. Revenues may be used for new capital facilities, or maintenance and operations at existing facilities. At the present time, the city levies the full \$0.25 which is passed through to the Fire District.
- 32. Transportation Improvement Board (TIB) - the Washington State Transportation Improvement Board (TIB) disburses revenues generated from motor vehicle taxes to cities, urban counties, and transportation benefit districts for the purpose of alleviating and preventing traffic congestion caused by economic development or growth. Projects must be multi-agency, multi-modal, congestion related, related to economic development activities, and partially funded locally.
- 33. Transportation Benefit District (TBD) – RCW 35.21.225 authorizes cities to create transportation districts with independent taxing authority for the purposes of acquiring, constructing, improving, providing, and funding any city street, county road, or state highway improvement within the district. The special district’s tax base is used to finance capital facilities. The district may generate revenues through property tax excess levies, general obligation bonds (including councilmanic bonds), local improvement districts, and development fees. Voter approval is required for bonds and excess property tax levies. Council approval is required for councilmanic bonds, special assessments, and development fees. Transportation improvements funded with district revenues must be consistent with state, regional, and local transportation plans; necessitated by existing or reasonable foreseeable congestion levels attributable to economic growth; and partially funded by local government or private developer contributions, or a combination of such contributions.

Potential Sources of Additional Bonney Lake Transportation Funding via TBD

Fund Source	Rate	Estimated Amount	Comments
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*Tab Fee	\$20	\$230,000/Yr	May be levied as part of Transportation Benefit District (TBD) without vote
*Tab Fee	\$100	\$1,150,000/Yr.	Must be approved by vote of people as part of TBD
*Optional Sales Tax	0.2%	\$480,000/Yr.	Must be approved by vote of people as part of TBD
*Available for transportation projects only. Otherwise, source could be used for any purpose authorized by Council or the vote of the people.			

### State Grants and Loans (Including Federal Pass-Through Funds)

34. Community Development Block Grants (CDBG) - the U.S. Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) program dispenses discretionary funds to local governments for the development of local public facilities or services assisting low income or disadvantaged neighborhoods. Most counties receive CDBG funds under an entitlement that is recertified every 3 years by the federal government. The county's entitlement funds may be spent by the county on an annual basis, subject to HUD project criteria, or by or on behalf of local cities and the developed but unincorporated areas of the county. CDBG funds are primarily intended for facility construction and may not be used to finance operation and maintenance costs. The program is authorized and funded by annual federal appropriations that have fluctuated widely in recent years due to other federal budgetary needs and philosophies. The city most recently used a CDBG to makes a park handicapped accessible.
35. Community Economic Revitalization Board (CERB) - are low interest loans (rate fluctuates with state bond rate) and occasional grants to finance infrastructure projects for a specific private sector development. CERB funding is available only for projects that will result in specific private developments or expansions in manufacturing and businesses that support the trading of goods and services outside of the state's borders. CERB projects must create or retain jobs. CERB funds are distributed by the Department of Trade and Economic Development primarily to applicants who indicate prior commitment to project. CERB revenue is restricted in the type of project and may not be used for maintenance and operations.
36. Historic Preservation Grants – are available on an annual basis from the Office of Archaeology and Historic Preservation (OAHP) to local historic preservation programs. Historic preservation grants may be used for: (1) historic preservation planning; (2) cultural resource survey and inventory; (3) nomination of properties to the National Register of Historic Places; and (4) public education and awareness efforts. To be eligible for grants, communities must be a Certified Local Government (CLG) as approved by OAHP. In addition, when funds are available, OAHP awards grants for the acquisition or rehabilitation of National Register listed for eligible properties. Grant awards are predicated on the availability of funds and require a match.

37. Public Works Trust Fund (PWTF) - are low interest loans for financing capital facility construction, public works emergency planning, and capital improvement planning. To apply for the loans, the city must have a capital facilities plan in place and must be levying the original 1/4% real estate excise tax. Public works trust funds are distributed by the Washington State Department of Community Development. Public works trust fund loans for construction projects require matching funds generated only from local revenues or state shared entitlement revenues. Public works emergency planning loans are at a 5% interest rate, and capital improvement planning loans are no interest loans with a 25% match. Public works trust fund revenue may be used to finance new capital facilities, or maintenance and operations at existing facilities. At the present time, the city has used trust fund loans extensively to bring portions of the water distribution system up to current standards and to construct the water storage tank for the middle zone water service area.
38. The Washington Recreation and Conservation office (RCO), formerly known as either the IAC, LWCF, or BOR grant program are funded primarily by federal pass-through monies. Projects require a 50% match and are very competitive. The City must have an up to date and approved Parks Element in order to apply. The RCO assigns each project application a priority on a competitive statewide basis according to each jurisdiction's need, population benefit, natural resource enhancements, and a number of other factors. In the past few years, project awards have become extremely competitive as the federal government has significantly reduced the amount of federal monies available. The state has increased contributions to the program over the last few years using a variety of special funds. The last time the City received this funding source was for the Allan Yorke Boat Dock.
39. Conservation Futures (CF) - under provisions provided in legislation, Pierce County has elected to levy up to \$0.065 per \$1,000 of assessed valuation of all county properties to acquire shoreline and other open space lands. The monies can be used to acquire, but not develop or maintain open space conservation lands that are acquired using Conservation Futures funds. Conservation Futures revenues could be a major source of project monies for the acquisition of wildlife habitat, resource conservancies, portions of resource activity lands, and possibly portions of linear trail corridors - particularly as the annual returns increase due to continued urban development and the associated increase in total county land value assessments. Given the program's relatively specialized qualifications, however, the grants can not be a capital source for development projects. In addition, project proposals necessarily have to compete for a share of Conservation Future revenues with other county open space land acquisitions for storm drainage, farmland preservation, floodplain protections or other qualifying programs. The City received a Conservation Futures grant in 2008 to acquire the Cimmer property along Fennel Creek for a trail head.
40. Urban Arterial Trust Account (UATA) - are revenues available for projects that alleviate and prevent traffic congestion. UATA entitlement funds are distributed by the State Transportation Improvement Board subject to guidelines and with a 20% local matching

requirement. UATA revenue may be used for capital facility projects that alleviate roads that are structurally deficient, congested with traffic, or have accident problems.

41. Transportation Improvement Account (TIA) - are revenues available for projects that alleviate and prevent traffic congestion caused by economic development or growth. TIA entitlement funds are distributed by the Washington State Transportation Improvement Board (TIB). TIA revenue may be used for capital facility projects that are multi-modal and involve more than one agency. Various funding programs are available depending on the population of the jurisdiction. Programs include:
- Urban Corridor Program – to improve the mobility of people and goods in Washington State by supporting economic development and environmentally responsive solutions to our statewide transportation needs.
  - Urban Arterial Program – to improve the urban arterial street system of the State by improving mobility and safety while supporting an environment essential to the quality of life for all citizens of the state.
  - Small City Arterial Program – to preserve and improve the roadway systems consistent with local needs of incorporated cities and towns with a population of less than five thousand.
  - Sidewalk Program – to enhance and promote pedestrian safety and mobility as a viable transportation choice by providing funding for pedestrian projects that improve safety, provide access and address system continuity and connectivity of pedestrian facilities.
42. Centennial Clean Water Fund (CCWF) – are grants and loans administered by the Department of Ecology under the Centennial Clean Water Program (Referendum 39), a water quality program that provides grants for up to 75% of the cost of water quality/fish enhancement studies. CCWF monies can be applied to public and park developments that propose to restore, construct or otherwise enhance fish producing streams, ponds or other water bodies. CCWF funds are limited to the planning, design and construction of water pollution control facilities, stormwater management, ground water protection, and related projects. At the present time, the city wastewater utility has secured a major portion of the funding for the sewer treatment plant upgrade from this fund. ☐☐ Water Pollution Control State Revolving Fund (WPCSRF) - are low interest loans and loan guarantees for water pollution control projects. WPCSRF loans are distributed by the Washington State Department of Ecology. The applicant must show water quality need, have a facility plan for treatment works, and show a dedicated source of funding for repayment.

### **Federal Grants and Loans (May be Administered at State Level)**

43. Federal Aid Urban System (FAUS) - are revenues available for the construction and reconstruction improvements to arterial and collector roads that are planned for by an MPO and the Federal Highway Administration. FAUS funds may also be used for non-highway public mass transit projects. FAUS funds are distributed by the Washington State Department of Transportation with a 16.87% local match requirement. Until the City reconciles the

differences between the population figures in the land use element with those in the Transportation Element and has it certified by the PSRC, Bonney Lake will remain ineligible for this program.

44. Federal Aid Safety Programs (FASP) – are revenues available for improvements at specific locations that constitute a danger to vehicles or pedestrians as shown by frequency of accidents. FASP funds are distributed by the Washington State Department of Transportation from a statewide priority formula with a 10% local match requirement.
45. Federal Aid Emergency Relief (FAER) - are revenues available for the restoration of roads and bridges on the federal aid system that are damaged by extraordinary natural disasters or catastrophic failures. The local agency must declare an emergency and notify the Washington State Department of Transportation. FAER entitlement funds are available with a 16.87% local matching requirement.
46. Department of Health Water Systems Support (DOHWSS) - are grants for upgrading existing water systems, ensuring effective management, and achieving maximum conservation of safe drinking water. DOHWSS grants are distributed by the Washington State Department of Health (DOH) through intergovernmental review and with a 60% local match requirement.