

CAPITAL FACILITY ELEMENT

I. INTRODUCTION

1. Growth Management Act Requirements

The Washington Growth Management Act requires jurisdictions to prepare a capital facilities element that contains the following features:

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

2. Purpose of the Capital Facilities Element

The Capital Facilities Element represents the community's policy plan for the financing of public facilities over the next 6 years. It outlines the City's needs and sets policy direction for determining capital improvement needs and for evaluating proposed capital facility projects. It establishes funding priorities and a strategy for utilizing various funding alternatives.

For the purposes of this Element, a capital facility is defined as a structure or equipment which generally costs at least \$10,000 and has a useful life of 10 years or more. Capital investments may include rehabilitation or maintenance of capital assets, the construction of new buildings, streets, acquisition of land, or the purchase of equipment.

The Capital Facilities Element addresses all public facilities except for the transportation facilities, utilities, and parks and recreation which are addressed in the separate Transportation, Utilities, and Parks and Recreation Elements of the Comprehensive Plan. However, the Capital Facilities Element includes a six-year Capital Facilities Plan which includes City financing of all capital improvements from 2000 to 2005. This financing plan is updated annually and identifies capital project expenditures and the availability of funds.

The following text describes the major goals and areas of concern that are addressed in the Capital Facilities Element:

1. The Capital Facilities Element is the mechanism the City uses to coordinate its physical and fiscal planning. It coordinates the provision of future capital facilities with the land development that is envisioned by the Land Use Element of the Comprehensive Plan.
2. Level of service standards are established for each capital facility as a measurable standard, in order to maintain a quality of life for existing and future development, in accordance with the community's vision.
3. The Capital Facility Element can insure the timely provision of adequate services and facilities to serve future development without negatively impacting existing facilities or placing a financial burden on residents. One of the goals of the Growth Management Act is to have capital facilities in place concurrent with development.
4. The Capital Facility Element promotes efficiency and fiscal responsibility. The six-year Capital Facility Plan requires local governments to document capital improvement projects and to identify the sources of revenue that will be used to fund the facilities. The identification of adequate funding sources results in the prioritization of needs and allows the evaluation of trade-offs between capital projects. Long range financial planning presents the opportunity to schedule projects with regard to relative urgency, economic desirability, and community benefit.
5. The Capital Facility Element provides a reality check on the vision set forth in the Comprehensive Plan. The Element specifically evaluates the City's fiscal capability to provide the public facilities necessary to achieve the community's goals and to support the other comprehensive plan elements.

II. CAPITAL FACILITIES INVENTORIES

The Capital Facilities Element addresses the following public facilities and services:

1. Fire Protection
2. Police Protection
3. Schools
4. Libraries
5. Building Facilities

The locations of capital facilities within the City of Brier are mapped on Figure 1.

Capital facilities that provide infrastructure necessary to support basic life needs such as water and sanitary sewer are addressed in the Utilities Element of this Plan. Streets and other transportation needs are addressed in the Transportation Element of the Plan. Parks, recreation, and open space needs are addressed in the Parks and Recreation Element of the Plan. Funding for capital improvements to all systems, including those addressed in this and other elements, will be evaluated in the Capital Facilities Plan of this element.

1. Fire Protection

The City of Brier contracts with the City of Mountlake Terrace (which borders Brier to the west) for the provision of fire protection and emergency medical response services. The Mountlake Terrace Fire Department covers a total service area of approximately 6.5 square miles. Mountlake Terrace operates two fire stations: the headquarters located at 232nd Street S.W. and 58th Avenue W. and a station which is located adjacent to the City limits of Brier on 228th Street S.W. This station is the primary service provider for Brier. Additional backup coverage is available on an emergency call basis from the Snohomish County Fire District No. 1, located on Damson Road and 204th Street S.W. There are no plans for the expansion of facilities.

The Mountlake Terrace Fire Department has a total staff of 21, with 3 administrative officers and 18 fire suppression/emergency medical service staff. The average staffing level is 4-6 staff on-duty between the 2 fire stations. In addition, there are 25 volunteers who are members of the Volunteer Fire Association. Every month there are approximately 10 nights when one volunteer sleeps at a fire station. The other volunteers are available on call.

From July, 1997 to June, 1998, there were 221 fire calls and 91 emergency medical service calls from the City of Brier. The average response time is approximately 3.3 minutes for emergency structure fires and 4.4 minutes for both emergency and non-emergency combined.

The City of Mountlake Terrace Fire Department has a fire service protection rating of 4, as assigned by the Washington Survey and Rating Bureau which rates fire districts from 1 to 10, with one representing the highest score. The fire protection rating is a measure of the available water supply, fire department staff and equipment, fire alarm system, fire protection program, building department enforcement of building laws, and structural conditions of buildings.

The Mountlake Terrace Fire Department is funded through several sources: the City's general fund; contract services (with City of Brier); and the City's ambulance utility fee. The contractual amount with the city of Brier is determined as a ratio of the Departmental operating budget, based on the number of service calls, population, and assessed property values. The current fire protection contract with Mountlake Terrace expires December 31, 2000. The City of Brier also has an emergency medical services tax levy (.35/\$1,000) which is contributed to Medic 7, an interlocal emergency paramedic service. This tax levy covers the cost of Medic 7 services and offsets dispatch and basic aid costs provided by others. This tax levy was approved by the voters for the period of 1998 through 2003.

There are no existing plans for expansion of Fire Department facilities, however, the Fire Chief stated that there will be a need to renovate or remodel the station on 228th Street within the next 10 years.

2. Police Protection

The City of Brier operates its own police force that serves the area within city limits. The Police Department Building is 2,856 square feet and was constructed in 1991. It is

located adjacent to the City Hall/Administrative Building. The building is open from 8 a.m. to 5 p.m. Brier police schedule shifts so that one commissioned officer is on duty at all times, thus providing 24-hour coverage. The police force consists of the police chief and 6 commissioned, full time officers, one of whom is a lieutenant. There are also 8 volunteer reserve officers, committed to working at least 15 hours per month. In 1998, the Police Department received 6,689 calls, which is an increase of 7 percent over the 1997 calls which totaled 6,250. The Department's calls involve property crimes, traffic management, and miscellaneous calls. In addition to the calls, the Department also was involved in arrests, processing activities (e.g., record checks, licenses, and incident and/or case reports) and preparing cases for prosecution. The City uses the Lynnwood and Snohomish County jail facilities, and the Snohomish County South District Court located in Lynnwood.

The Police Department is entirely funded through the City's general fund. No major capital improvements or expansion of the Department is anticipated in the near future.

3. Schools

Brier residents are served by two school districts: the Northshore School District #417 and the Edmonds School District. School district boundaries in Brier are identified on Figure 1, Public Facilities. The Northshore School District covers approximately 60 square miles in King and Snohomish Counties, and has a total enrollment of 20,180. The Edmonds School District covers approximately 36 square miles in southwest Snohomish County and has a total enrollment of 21,500 students in 1998-99. Because both of the School Districts serve such large areas and student populations, a breakdown of the number of students and school facilities specific to Brier is unavailable. The Edmonds School District has two school facilities located within the City limits of Brier: Brier Elementary School and Brier Terrace Middle School. Other schools attended by Brier residents are located in adjacent areas.

The following table (Table 1) summarizes the school facilities that serve Brier.

TABLE 1
School Facilities Inventory

SCHOOL FACILITY	LOCATION	ENROLLMENT	ENROLLMENT CAPACITY
<u>Edmonds School District</u>			
Brier Elementary	3625 232 nd St. SW	471	575
Brier Terrace Middle School	22200 Brier Road	721	800
Mountlake Terrace High School	21801 44 th Ave. W., Mountlake Terrace	1,827	1,600
<u>Northshore School District #417</u>			
Lockwood Elementary	24118 Lockwood Rd. , Bothell	581	481
Kenmore Jr. High	20323 66 th Ave. NE, Bothell	866	679
Inglemoor High School	15400 Simonds Rd. NE Bothell	1,635	1,111

Source: Edmonds and North Shore School Districts

The School Districts develop school attendance to serve neighborhood populations. However, due to increasing enrollments and the existence of District-wide programs/schools of choice, students may not always attend the school nearest to their home. Brier students may attend other schools in the Edmonds School District such as: Cedar Valley Elementary School, Madrona Non-graded, Terrace Park, or Maplewood Parent Co-op.

The Edmonds School District has plans to improve Brier Elementary, Brier Terrace Middle School and Mountlake Terrace High School by 2001. The improvement projects are primarily electrical and mechanical and others to upgrade the conditions of the schools. Site work, including parking and drainage improvements will be completed at the schools as well. These improvements will not affect school capacity.

The Northshore District has plans to add a new gymnasium to Kenmore Junior High to modernize Lockwood Elementary. It is anticipated that these projects will begin in 2001. These improvements will not affect school capacity.

Both School Districts have developed Capital Facilities Plans for compliance with the Growth Management Act. The Capital Facilities Plans forecast future needs for school facilities based on enrollment projections and adopted level of service standards, and include a budget/financing plan for capital improvement projects and the construction of new schools. Funding sources for school facilities include existing and anticipated future bond issues, state financial assistance and development impact mitigation fees, as

authorized in the Growth Management Act. Future capital facilities development generally requires a vote by the citizens within the respective districts and are funded through district-wide school bond issues or other sources as noted above. Therefore, school capital projects will not be listed in Brier's CFP.

4. Libraries

The City of Brier is annexed into the Sno-Isle Regional Library system, which is a special taxing district that provides library services to unincorporated areas and cities in Snohomish and Island counties. Sno-Isle Regional Library system is headquartered in Marysville. The system contains approximately 1,195,400 catalogued items (bound books, videotapes, audiotapes, records and art prints). Other services offered by Sno-Isle include on bookmobile and three Outreach Vans to serve residents unable to get to library facilities.

The Brier Library is housed in a new 2,980 square foot building at 23303 Brier Road. The new library was opened in 1996. The City owns the building and pays for the maintenance and utilities. The library contains approximately 21,561 catalogued items which includes books and audio and visual cassettes. Computer terminals are also available at the library.

The libraries in Mountlake Terrace and Lynnwood are also served by the Sno-Isle Regional Library system and are used by residents of Brier. The Mountlake Terrace Library is located on 232nd Street S.W. and 58th Avenue W., near the City Hall. It contains approximately 56,096 catalogued items. The Lynnwood Library is located to the north of Brier, on 44th Avenue W. and 192nd. St. S.W., and contains approximately 126,875 catalogued items in a 25,920 square foot building. An addition of approximately 12,000 square feet was completed in 1999. The Sno-Isle Regional Library system does not presently own library building facilities but it has its own capital facility plan for the system.

The Sno-Isle Regional Library system is funded by library tax levies and contract services. City of Brier residents presently pay a library levy of .50/\$1,000 of assessed property value, which is paid directly to the Sno-Isle Regional Library system. Costs associated with the library building are funded through the City's general fund.

5. City-Owned Building Facilities

The City of Brier owns and operates the following building facilities:

- | | |
|--|-------------------|
| • City Hall / Administrative Building | 2,112 square feet |
| • Police Department Building | 2,856 square feet |
| • Public Works Administrative Office | 696 square feet |
| • Public Works Maintenance & Shop Building | 4,600 square feet |
| • Brier Park Rest Room | 250 square feet |
| • Brierwood Park Rest Room | 336 square feet |
| • Brier Library | 2,980 square feet |

Several of the City's building facilities (City Hall / Administrative Building, Police Department Building, Public Works Administrative Office) are located together just west of Brier City Park at 2401 228th Street S.W., just east of Brier Road. The City Hall / Administrative Building was extensively remodeled in 1993. It provides offices for the Mayor, City Clerk, Deputy Clerk, and Secretary. The building also includes a City Council Chamber, Conference Room, Media Room, lobby, and rest rooms. The Police Department building was constructed in 1991. The Public Works Maintenance and shop building is located at the east end of Brier Park, at 22750 Old Poplar Way. The Public Works Maintenance and Shop Building has recently undergone a limited interior remodel, for archives storage and a fuel island canopy. -The new library was completed in 1996.

A City Hall building addition that would provide a net increase of approximately 1,500-2,000 square feet is under consideration. Tentative plans include the removal of the portable building on the site, creating additional office space (net of 2 additional offices), increasing the City Council meeting space, and increasing storage. It is anticipated that this project could be constructed in the 2000-2005 time frame.

Figure 1 Public Facilities

III. LEVEL OF SERVICE STANDARDS (LOS) AND CAPITAL FACILITIES NEEDS PROJECTIONS

Levels of Service (LOS) standards are quantifiable measures of the amount or quality of public facilities and services that are provided to the community. The standards are established to ensure the availability and adequacy of capital facilities to serve a level of growth that is anticipated in the Land Use Element. Level of service standards are used to determine the future needs for capital facilities and services over the 20 year time frame of the Comprehensive Plan. Level of service standards are measures of the quality of life of the community and should be based on the community's vision and values. With the use of level of service standards, the future needs of capital facilities are based on quantifiable, objective measures of necessary capacity. The level of service standards reflect a desired provision of facilities and services, with a recognition of the financial capability of providing a capital facility at the defined standard. Adopted level of service standards offer policy direction to prioritize future capital improvement funding.

The following lists the capital facilities provided in Brier. For each type of capital facility, the existing level of service, the level of service standard adopted by the City, and projected needs and capital facility improvements are identified. The projected needs and improvements are calculated by applying the adopted level of service standards to the population projected for Brier over the 20 year time frame of the Comprehensive Plan.

1. Fire/EMS Level of Service

Fire and EMS services are contracted with the City of Mountlake Terrace.

Current Level of Service (1998):	1 Firefighter/1,481 population 4 Firefighters (6,295 pop./1,481 LOS=4 FF)
Level of Service Standard:	1 Firefighter/1,481 population and a Fire Rating of 4
Projected Needs (2012):	5 Firefighters (7,200 pop./1,481 LOS =5 FF)
Projected Surplus/Deficit:	1 Firefighter (5 FF-4 FF=1 FF) (Deficit)

Discussion: The number of firefighters serving Brier has been broken out to determine the Brier level of service. As noted previously, Mountlake Terrace has 18 firefighters that serve both Brier and Terrace. Future staffing levels will be determined by the City of Mountlake Terrace and covered in the contract between the two cities. For the purposes of the CFP, the current level of service will remain constant 1 firefighter per 1,481 persons. The level of service will also include maintenance of the current fire rating of "4."

2. Police Level of Service

The City of Brier has its own police force with one police chief and six police officers.

Current Level of Service (1998):	1 Officers/899 population 7 Officers (6,295 pop./899 LOS=7 Officers)
Level of Service Standard:	1 Officer/1,000 population
Projected Needs (2012)	7 Officers (7,200 pop./1,000 LOS=7 Officers)
Projected Surplus/Deficit:	None

Discussion: To maintain the current number of police officers, the level of service will increase to 1 officer per 1,000 persons. By 2012, the net effect is that the City of Brier will continue to need seven officers for police protection services.

3. Schools Level of Service

The City of Brier is served by the Edmonds and North Shore School Districts. The schools LOS is determined by the respective Districts. School capital improvements generally are funded district-wide through bonds or levies by a super majority of the electorate. Therefore, the proposed capital projects at schools serving Brier children are identified in this Element for information only, but are not included in the Six Year Capital Facilities Plan.

4. Library Level of Service

The City of Brier owns the library, but it is a part of and operated by the Sno-Isle Regional Library System. The new library is 2,980 square feet.

Current Level of Service (1998):	473 square feet/1,000 population (2,980 sq. ft./6,295 pop.=473 sq. ft.)
Level of Service Standard:	400 square feet/1,000 population
Projected Needs (2012)	None (7,200 pop./1,000 X 400 =2,880 sq. ft.)
Projected Surplus/Deficit:	None

Discussion: The Brier Library was opened in 1996 and is nearly 4 times as large as the previous library building that served the City for many years. When built, it was intended that this library would serve the City for at least 20 years, or more and was built to accommodate an increase in population. In discussions with administrators of the Sno-Isle Library System, the Brier library is considered a “small” library. In determining the appropriate size of the Brier library, it took into consideration the building site available along with the close proximity to the Mountlake Terrace and Lynnwood libraries, both of which are much larger. In addition, Lynnwood library is also a regional reference center. Therefore, it is unlikely that a larger library would be needed in Brier, and it is recommended that the LOS be reduced to 400 square feet or less per 1,000 population.

5. Building Facilities Level of Service

The City of Brier City Hall/Administrative Offices total 2,808 square feet, including the Public Works Administrative building. These offices do not include the Police Department.

Current Level of Service (1998):	446 sq. ft./1,000 population (2,808/6,295/1,000 = LOS 446 sq.ft.)
Level of Service Standard:	446 sq. ft./1,000 population
Projected Needs (2012)	3,211 sq.ft. (7,200 pop./1,000 X 446 =3,211 sq. ft.)
Projected Surplus/Deficit:	403 square feet – (Deficit) (3,211 sq. ft. – 2,808 sq. ft.=403 s.f.)

Discussion: Additional space and remodeling are needed for the administrative offices which includes the City Council chambers. A combination of population growth, technological changes, and storage requirements have been factored into the need for more space and different room configurations. A larger addition of approximately 1,500 to 2,000 square feet is likely to be needed to adequately address the space issues for the future.

6. Parks and Recreation

The parks, recreation, and open space inventory and analysis are contained in the Parks and Recreation Element of the Comprehensive Plan. The City currently has 23.5 acres of Active parkland, 42.4 acres of Passive Open Space, and 1.24 miles of developed Trails.

Existing Level of Service (1998):	Active Parks: 3.73 acres/1,000 Passive Open Space: 6.74 acres/1,000 Trails: .20 miles/1,000 pop.
Level of Service Standard:	Active Parks: 5.5 acres/1,000 pop. Passive Open Space: 7 acres/1,000 pop. Trails: .5 miles/1,000 pop.
Projected Needs (2012)	Active Parks: 39.6 acres Passive Open Space: 50.4 acres Trails: 3.6 miles
Projected Surplus/Deficit:	Active Parks: 16.1 acres (39.6 ac.(2012) – 23.5 ac.(1998)= 16.1 ac.) Passive Open Space: 13 acres (50.4 ac. (2012) – 42.4 ac. (1998) = 8 ac.) Trails: 2.4 miles (developed trails) (3.6 miles (2012) – 1.24 miles (1998)= 2.36 miles (Deficits)

Discussion: The total parks level of service of 12.5 acres/1,000 population is comparable to nearby cities and to the region as a whole for small cities. The Trails LOS is the same as the Snohomish County and the NRPA standards of .5 miles per 1,000 population. As development occurs and the amount of vacant or open spaces diminishes, land acquisition for future park, open space, and trails development will be important.

7. Utilities - Sewer

A separate sewer study (“Comprehensive Sanitary Sewer Plan”) was prepared for Brier by Hammond, Collier & Wade-Livingstone Associates. This sewer plan was used for background information.

Existing Level of Service (1998): 248 gallons/connection/day (av. res. gpd)
Peak Middle School Wastewater Flow: 13,600 gpd
Peak Elementary Wastewater Flow: 6,150 gpd
Peak Commercial Wastewater Flow: 5,000 gpd
Peak Library Wastewater Flow: 250 gpd

Level of Service Standard: WSDOE Criteria for Sewer Works Design

Projected Needs (2012) 248 gallons/connection/day (average res. gpd)
Peak Middle School Wastewater Flow: 13,600 gpd
Peak Elementary Wastewater Flow: 6,150 gpd
Peak Commercial Wastewater Flow: 5,000 gpd
Peak Library Wastewater Flow: 250 gpd

Projected Surplus/Deficit: Proposed projects to address needs are listed in the list of Capital Facilities projects.

Discussion: The primary sanitary sewer needs in the City are to construct sewer extensions to serve currently unsewered areas of Brier. These will be paid for through ULID’s or developer extensions. Equipment needs include a standby generator for the Golden View Pump Station and a Rodder/Flush truck. A collection system I/I remediation study for the Brier Road Basin has commenced.

8. Utilities – Stormwater

A separate stormwater study (“Stormwater Management Plan”) was prepared for Brier by Hammond, Collier & Wade-Livingstone Associates. This stormwater plan was used for background information.

Existing Level of Service: Conveyance: 25 Year Storm
Detention: Up to 100 Year Storm

Level of Service Standard: WSDOE Manual

Projected Needs (2012) Same Standard

Projected Surplus/Deficit: Proposed projects to address needs are listed in the list of Capital Facilities projects.

Discussion: The primary stormwater need is a regional detention facility in the northeast part of Brier. The City adopted 1999 a stormwater management ordinance with specific requirements for different types of projects.

IV. CAPITAL FACILITIES FINANCING

The GMA requires adoption of a six-year capital facilities plan that identifies the capital projects for the six years following adoption of the Comprehensive Plan. The capital projects are based on needs or improvements identified in the Comprehensive Plan Elements and includes potential funding sources. The capital facilities plan is updated annually to incorporate capital improvements into the annual budget.

The following discussion reviews existing and potential revenue sources available to the City for funding capital improvements. This review discusses how Brier has funded capital improvements in the past, and indicates options and projections for future revenue scenarios. Following the discussion of potential revenue sources, Brier's revenues and expenditures for the years 1993-1998 will be discussed. Revenue projection alternatives which are based on past trends are presented as a guide for estimating potential future revenues. Finally, the draft six year capital facilities plan, which includes both project cost estimates and potential revenue sources to pay for the projects is presented.

1. Potential Revenue Sources

The following section will present additional, potential revenue sources or funding mechanisms that may be available to the City. The discussion will first present options for tax and fee revenue sources that are presently utilized by the City. It will specifically compare the City's existing use of these revenue sources with statutory limitations or the City's legal capacity to collect additional revenues. The discussion will identify whether the revenue sources are available to fund all types of capital facilities or if they are restricted to specific types of capital facilities. This section will also discuss the use of general obligation bonds as a revenue source. Following this discussion, a listing of grant and loan programs that are available for funding capital facilities will be presented.

a. Tax and Fee Revenue Sources

1) Real Estate Excise Tax

The real estate excise tax (REET) has been the principal revenue source for the Capital Improvement Fund #111 and Fund #300. REET is a tax levy that is collected on the purchase price of real estate excise tax levy of .25 percent and then the Growth Management Act authorized jurisdictions to collect another .25 percent, for a total of .50 percent.

The City of Brier enacted REET 1, the first .25 percent real estate excise tax, in 1982 (funds # 105 and # 111). The average annual revenues in the past six year period (1993-1998) was \$60,606. In 1998, the City enacted REET 2, the second .25 percent real estate excise tax (fund # 300). In 1998, the REET 2 revenue was \$62,227. In the 1999 final budget, the REET 1 revenue, including interest, is estimated at \$55,353 and the REET 2 revenue is estimated at \$63,631.

REET 1

The first quarter percent of REET may be spent by jurisdictions that are planning under GMA solely for the capital projects that are listed in the Capital Facilities Plan. "Capital project" are defined in RCW 82.46.010(6) as:

Those public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of streets, roads, highways, street and road lighting systems' traffic signals, bridges, domestic water systems, storm and sanitary sewer systems, parks, recreational facilities, law enforcement facilities, fire protection facilities, trails, libraries, administrative and judicial facilities, river and / or waterway control projects...

REET 2

For spending the second quarter percent of the real estate excise tax, "capital projects" are defined in RCW 82.46.035(5) as:

Public works projects of a local government for planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement, of streets, road, highways, sidewalks, street and road lighting systems, traffic signals, bridges domestic water systems, storm and sanitary sewer systems, and planning, construction, reconstruction, repair, rehabilitation, or improvement or parks.

Because these revenue sources have a dedicated purpose, it must be accounted for separately in a capital projects fund. Jurisdictions levying both REET 1 and REET 2 need to keep track of each of these revenues separately because the uses to which they may be put are different.

2) Property Tax Levy

Property tax levies go into general and street fund revenues, and are most often used by the City for operating and maintenance costs rather than capital improvements. However, there are no statutory limitations on the use of property tax revenues for capital facility improvements. Because this is a principle source of revenue that is available to pay for future increases in operating and maintenance costs, it may not be prudent to project this revenue as a future source of capital improvements. However, a strategy that the City may wish to consider is to raise the tax levy rate for a limited period and earmark the funds for a specific capital project that benefits the community.

The property tax rate in the City of Brier was \$1.982 per \$1,000 assessed valuation (AV) in 1999. In addition, Brier has an Emergency Medical Service (EMS) levy of \$0.350 per \$1,000 AV and a Library levy of \$0.083 per \$1,000. These levies total \$0.433 per \$1,000, and when added to the property tax rate of \$1.982 per \$1,000 total tax of \$2.415 per \$1,000 AV. The maximum rate allowed by state law is \$5.90 per \$1,000 AV. Therefore, the City is currently levying less than half the tax rate permitted by state law.

Under state law, local governments are prohibited from raising the property tax levy more than six percent of the highest amount levied in the last three years (before adjustments for new construction and annexation). This is known as the "106 percent lid." However, the state authorizes temporary or permanent increases above the 106 percent lid, up to the statutory limit, upon local voter approval. A proposal for a

temporary lid life must specify the proposed levy rate, the time period the levy would be in effect, and the purpose of the levy increase. A proposal for a permanent lid life need not identify a time period or purpose.

3) Impact Fees

The Washington State Growth Management Act (GMA) authorizes local governments to charge impact fees to collect for a development's fair share of off-site capital facility improvements that are related to the development. Impact fees may be collected only for capital facilities that are owned and operated by government entities and only for those facilities that have addressed in the Capital Facilities Element. Growth impact fees must be used for capital facilities needed by growth, and not for current deficiencies in levels-of-service or operating expenses. Impact fees must show a rational nexus in benefit between the payer of the fee and the expenditure of the fee.

Impact fees, as authorized by RCW 82.02.050, do not include any other form of developer contributions, or exactions, such as mitigation or voluntary payments authorized by the Washington State Environmental Policy Act (SEPA), local improvement districts or other special assessment districts, linkage fees or land donations or fees in lieu of land.

4) State Environmental Policy Act (SEPA) Mitigation Fees

The 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 mitigations may cover a variety of physical improvements that are affected by the property's proposed land use including sidewalks, road, parking areas, utilities and other supporting infrastructure systems. SEPA mitigations must be proportionately related to the property's impact on infrastructure.

b. Long-Term Bonded Debt

Local government jurisdictions commonly finance large capital projects through long-term bonded debt or other grants or loan programs. Long-term bonds include general obligation bonds, revenue bonds, and special assessment bonds.

1) General Obligation Bonds

General Obligation Bonds are backed by the value of the property within the jurisdiction (its full faith and credit). There are two types of General Obligation Bonds: voter-approved and councilmanic.

Councilmanic bonds may be approved by the City Council without the need for voter approval. Principal and interest payments for councilmanic bonds must come from general government revenues, without a corresponding increase in taxes. This method does not use a dedicated funding source for repaying the bondholders. As a result, the general fund moneys required for payback will not be available for other government operations.

Voter-approved bonds will increase the property tax rate, with the increased revenues dedicated to paying principal and interest on the bonds. Local governments are authorized “excess levies” to repay voter approved bonds. Excess levies are increased in the regular property tax levy above the statutory limit (\$5.90 per \$1,000). Approval requires a 60 percent majority vote in favor and a turnout of at least 40 percent of voters from the preceding general election.

The amount of local government debt allowable for GO bonds is restricted by law to 7.5 percent of the taxable value of property within the City limits. This may be divided as follows: 2.5 percent for general purpose bonds, 2.5 percent for utility bonds, and 2.5 percent for open space and park facilities. Of the 2.5 percent for general purpose bonds, the City may issue up to .75 percent in the form of councilmanic bonds. State law allows cities an additional separate debt capacity of .75 percent of taxable value of property for non-voted lease obligations.

Brier has one general obligation bond debt of \$45,153 for the debt service for the recently constructed library. The 1999 City-wide assessed property valuation is \$343,399,678. Therefore, the City has a total approximate borrowing capacity of \$2,530,345 (7.5 percent of the city-wide property valuation minus the general obligation bond).

2) Revenue Bonds

Revenue bonds are backed by the revenue received from the project that the bonds helped to fund. Such bonds are commonly used to fund utility improvements. A portion of the utility charge is set aside to pay off the bonds.

Currently, the City of Brier has no revenue bond debts.

3) Special Assessment Bonds –(Local Improvement Districts, Road Improvement Districts, and Utility Local Improvement Districts)

Special assessment bonds, repaid by assessments against the property benefited by the improvements, are used to finance projects within a specific geographic area, as opposed to those that will serve the entire jurisdiction.

Currently, the City of Brier has one Utility Local Improvement District (ULID 89-01) with assessment bonds for sewage system improvements.

c. Grant and Loan Programs

The following discussion will present grant and loan programs that are most relevant to Brier. First, multi-use revenue sources which may be used for funding various types of capital facilities are discussed. Then, single-use revenue sources, which may be used only for particular types of capital facilities are described. These revenue sources are presented as potential revenue opportunities only as it is not feasible to forecast the availability of grant or loan program revenues.

1) Multi-Use Grant and Loan Programs

Public Works Trust Fund – The State Department of Community Development (DCD) provides low interest loans available for capital facilities planning, emergency planning,

and construction of bridges, roads, domestic water, sanitary sewer, and storm sewer. Applications must have a capital facilities plan in place and must be levying the original .25 percent real estate excise tax. Construction and emergency planning projects must be for construction or reconstruction of existing capital facilities only. Capital improvement planning projects are limited to planning for streets and utilities.

Loans for construction projects require a local match generated only from local revenues or state share entitlement (gas tax) revenues. The required local match is 10 percent for a 3 percent loan, 20 percent for a 2 percent loan, and 30 percent for a 1 percent loan.

Emergency planning loans are at a 5 percent interest rate. If state or federal disaster funds are received, they must be applied to the loan for life of the project (20 years). Capital improvement planning loans are a 0 percent interest, but require a 25 percent local match.

Community Development Block Grant – Approximately \$8.5 million in Community Development Block Grant (CDBG) funding is available annually statewide through the federal Department of Housing and Urban Development for public facilities, economic development, and housing projects which benefit low and moderate income households. Funds may not be used for maintenance and operations.

Community Economic Revitalization Board Grant (CERB) – The State Department of Trade and Economic Development provides low interest loans and occasionally grants to finance sewer, water, access roads, bridges and other facilities for a specific private sector development. Funding is available only for projects which support specific private developments or expansions which promote the trading of goods and services outside the state. The average requirement is to create one job per \$3,000 of CERB financing.

2) Single-Use Grant and Loan Programs

Sanitary Sewer/Stormwater Facilities

Centennial Clean Water Fund – State grants and loan administered by the Department of Ecology for the design, acquisition, construction, and improvement of Water Pollution Control Facilities and related activities to protect water quality and to meet state and federal requirements. State grants and loans are available based on a 50% - 25% local matching share range.

State Revolving Loan Fund – State low interest loans and loan guarantees administered by the Department of Ecology for water pollution control projects. Applicants must show a water quality need, have a facilities plan for treatment works, and show the ability to pay back the loan through a dedicated source of funding. Funds must be used for construction of water pollution control facilities (wastewater treatment plants, stormwater treatment facilities, etc.)

3) Transportation Facilities

Surface Transportation Program (STP) Grants – The Puget Sound Regional Council (PSRC) provides grants for road construction, transit capital projects, bridge projects, transportation planning, and research and development. Projects must be on the Regional TIP list, and must be for roads with higher functional classifications than local or rural minor collectors.

Funds are available on a Federal / local match, based on the highest ranking projects from the Regional TIP list.

Urban Arterial Trust Account Grants (UATA) – The Washington State Transportation Improvement Board (TIB) provides funding for projects to alleviate and prevent traffic congestion. \$35 million is available for the 1991-1993 biennium. In order to be eligible, roads should be structurally deficient, congested by traffic, and have geometric deficiencies or a high incidence of accidents. Funds are awarded on an 80% Federal / 20% local matching basis.

Transportation Improvement Account Grants (TIA) – The State TIB provides funding for projects to alleviate and prevent traffic congestion caused by economic development or growth. \$40 million was available statewide in 1992. Eligible projects should be multi-agency, multi-modal, congestion and economic development-related, and partially funded locally. Funds are awarded on an 80% Federal / 20% local matching basis.

4) Parks and Recreation Facilities

State Parks and Recreation Commission Grants – State grants for parks capital facilities acquisition and construction. These grants require a 50% local match.

Outdoor Recreation Grant-in-Aid Funding – the Interagency Committee for Outdoor Recreation (IAC) provides grant-in-aid funding for the acquisition, development, and renovation of outdoor recreation facilities. Park and boating program grants require 50% local match.

2. Current Revenue Sources

a. General Fund

Brier does not typically allocate revenues in the General Fund for large capital projects. General Fund revenues are used mostly for operating and maintenance costs. General Fund revenues and expenditures for the years 1993 to 1998 are summarized in Table 2 below.

Brier's revenues have increased from \$1,405,268 in 1993 to \$1,742,635 in 1998, a 24% increase. The average annual increase for this period is 4.8% per year. On the expenditure side for the general fund, there was a 25% increase, or 4.9% average annual increase. The slightly larger expenditure category is due to carryover amounts in the general fund.

b. Revenue Funds

Capital facility projects are most commonly funded through intergovernmental shared revenues, taxes, grants, and revenues from enterprise funds. These revenues or funding sources go into various funds that are allocated for capital improvements, as well as the operation and maintenance of facilities. Table 3 identifies the City revenue funds and compares revenues received between 1993 and 1998. The average annual increase for the revenue fund accounts, which are used primarily for capital expenditures, is 7.5%. (Note: this figure was adjusted due to the large DOT grant as shown in Table 3.) The total revenues increased from \$2,520,127 in 1993 to \$3,655,355 in 1998.

Expenditures for the revenue funds for the years 1993 to 1998 are summarized on Table 4. Between 1993 and 1998, the expenditures from the revenue funds grew from \$2,288,037 in 1993 to \$3,514,433 in 1998. That growth represented an average annual increase of 10.7%. Although the expenditures are greater than the revenues in some years, the larger expenditures are covered by fund balances that work like a savings account for more expensive projects.

TABLE 2
General Fund #001 Revenues and Expenditures
1993-1998

	1993		1994		1995	
REVENUES						
Taxes	\$ 539,967	38.4%	\$ 588,059	41.2%	\$ 605,877	41.1%
Licenses & Permits	60,345	4.3%	59,483	4.2%	68,573	4.7%
Intergovernmental	618,298	43.9%	631,901	44.2%	657,877	44.6%
Charges for Services	28,973	2.1%	30,547	2.1%	34,452	2.3%
Fines & Forfeits	108,742	7.7%	81,513	5.7%	64,188	4.4%
Misc. Revenue	48,944	3.5%	37,521	2.6%	43,060	2.9%
Total Current Revenue	\$1,405,268		\$1,429,023		\$1,474,027	
EXPENDITURES						
General Gov't Services	\$ 69,736	5.1%	\$ 48,484	3.5%	\$ 50,699	3.5%
Financial/Administrative	158,422	11.6%	163,321	11.7%	178,136	12.5%
Legal	74,316	5.5%	126,917	9.1%	123,028	8.6%
Other Gov'tal Services	45,067	3.3%	23,206	1.7%	28,603	2.0%
Security	789,424	58.0%	817,997	58.6%	851,826	59.6%
Physical Environment	34,240	2.5%	21,396	1.5%	23,030	1.6%
Minority & Aging	1,644	0.1%	1,664	0.1%	1,725	0.1%
Planning, Housing, & Community Devel.	93,953	6.9%	86,473	6.2%	85,274	5.9%
Mental/Physical Dev.	48,207	3.5%	49,362	3.5%	50,929	3.6%
Culture & Recreation	44,933	3.3%	57,893	4.1%	35,361	2.5%
Total Current Expend.	\$1,359,941		\$1,396,713		\$1,428,609	
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES						
Excess (Deficit)	\$45,327		\$32,310		\$45,418	

	1996		1997		1998	
REVENUES						
Taxes	\$ 769,768	49.2%	\$ 848,138	50.7%	\$ 895,413	51.4%
Licenses & Permits	87,801	5.6%	95,923	5.7%	72,643	4.2%
Intergovernmental	564,373	36.0%	569,216	34.0%	598,684	34.4%
Charges for Services	46,357	3.0%	42,236	2.5%	52,624	3.0%
Fines & Forfeits	62,131	4.0%	65,791	3.9%	68,013	3.9%
Misc. Revenue	35,163	2.2%	52,038	3.1%	55,259	3.2%
Total Current Revenue	\$1,565,593		\$1,673,343		\$1,742,635	
EXPENDITURES						
General Gov't Services	\$ 43,390	3.2%	\$ 42,782	2.8%	\$ 41,064	2.4%
Financial/Administrative	140,066	10.4%	228,175	15.0%	175,887	10.3%
Legal	132,939	9.9%	119,345	7.9%	106,839	6.3%
Other Gov'tal Services	22,750	1.7%	32,935	2.2%	36,465	2.1%
Security	870,706	64.7%	944,516	62.1%	1,118,875	65.8%
Physical Environment	9,055	0.7%	8,078	0.5%	6,380	0.4%
Minority & Aging	1,825	0.1%	1,875	0.1%	2,030	0.1%
Planning, Housing, & Community Devel.	89,189	6.6%	98,236	6.5%	140,436	8.3%
Mental/Physical Dev.	1,032	<0.1%	1,021	0.1%	1,477	0.1%
Culture & Recreation	34,695	2.6%	43,986	2.9%	70,142	4.1%
Total Current Expend.	\$1,345,648		\$1,520,948		\$1,699,595	
EXCESS (DEFICIT) OF REVENUES OVER EXPENDITURES						
Excess (Deficit)	\$219,945		\$152,395		\$43,040	

Source: City of Brier Annual Reports

**TABLE 3
Revenues - Revenue Fund Accounts, 1993-1998**

FUND	1993	1994	1995	1996	1997	1998	Ave. Annual Change 93-98
#001-General	\$1,405,267	\$1,429,023	\$1,474,027	\$1,565,593	\$1,673,343	\$1,742,635	4.8%
#101-Street	437,413	459,102	503,557	430,292	472,875	650,228	9.7%
#102-Arterial	53,035	58,442	68,321	68,798	74,701	254,187*	5.07%**
#105-Parks	0	0	0	0	0	33,369	(New Fund)
#111 Capital Improvement	39,849	45,775	42,365	64,664	94,611	76,371	18.3%
#113-Street Light	16,643	23,672	21,572	23,704	24,140	23,411	8.1%
#114-236th St. SW	7,110	7,916	10,376	9,994	10,664	9,087	5.6%
#115-NW Quadrant	2,290	3,554	6,514	28,052	23,052	54	(.02%)
#300-Capital Facilities	0	0	0	0	0	62,227	(New Fund)
#400-Sewers	558,520	637,144	722,230	766,849	791,750	803,786	8.6%
TOTAL	\$2,520,127	\$2,664,628	\$2,848,962	\$2,957,946	\$3,165,136	\$3,655,355	7.5%

Source: City of Brier Annual Reports

*The City received a DOT grant of \$187,706 for a major street project.

**The average annual increase has been adjusted to account for the unusually large DOT grant. The percentage used the figure of \$66,481 for the 1998 budget amount without including the grant amount.

**TABLE 4
Expenditures - Revenue Fund Accounts, 1993-1998**

FUND	1993	1994	1995	1996	1997	1998	Ave. Annual Change 93-98
#001-General	\$1,359,941	\$1,396,713	\$1,428,609	\$1,345,648	\$1,520,948	\$1,699,595	4.9%
#101-Street	431,312	306,235	154,705	347,236	569,134	836,276	18.8%
#102-Arterial	0	0	0	0	200,610	180,599	0%
#105-Parks	0	0	0	0	0	0	(New Fund)
#111 Capital Improvement	71,287	0	0	0	0	0	0%
#113-Street Light	19,428	19,579	19,661	20,444	20,084	20,802	0.8%
#114-236th St. SW	18,964	963	151	0	25,639	31,964	13.7%
#115-NW Quadrant	0	0	0	0	129,200	6,368	0%
#300-Capital Facilities	0	0	0	0	0	0	(New Fund)
#400-Sewers	487,105	593,037	664,646	651,723	763,391	738,829	10.3
TOTAL	\$2,288,037	\$2,316,527	\$2,267,772	\$2,365,051	\$2,465,615	\$3,514,433	10.7%

Source: City of Brier Annual Reports

3. Capital Facilities Revenue Projections

Many of the revenue sources contributed to the various City fund accounts come from a wide variety of state-shared revenues, state entitlements, and tax sources. Each revenue source has a different formula or methodology for determining the amount that is distributed to the City. Rather than attempt to project the potential future revenues accorded to the City from each individual source, the existing trend revenue projection indicates the potential revenues to the fund accounts that are presently established in the City. Initiative 695, passed in 1999, reduced projected revenues for the general fund and the street fund substantially.

Given the anticipated sharp decrease in future revenues from the State, revenues are projected to increase by only 3 % per year. At that growth rate, the revenues will grow from \$3,359,780 in 2000 to \$3,628,923 in 2005, for a total of \$20.5 million in future revenues. The projected future revenues are shown in Table 5. Note that the 2000 revenues are from the adopted City of Brier 2000 Final Budget.

**TABLE 5
Revenue Projections
2000-2005**

FUND	2000	2001	2002	2003	2004	2005	TOTAL
001 General	1,566,086	1,436,006	1,479,086	1,523,459	1,569,162	1,616,237	9,190,036
101 Street	392,732	357,000	367,710	378,714	390,104	401,807	2,288,067
102 Arterial*	122,162	125,827	129,602	133,490	137,494	141,619	790,194
105 Parks	29,850	30,746	31,668	32,618	33,596	34,604	193,082
111 Capital Imp.	68,000	70,040	72,141	74,305	76,535	78,831	439,852
113 Street Light	29,000	29,870	30,766	31,689	32,640	33,619	187,584
114 236th St. SW	6,300	6,489	6,684	6,884	7,091	7,303	40,751
115 NW Quadrant	43,200	44,496	45,831	47,206	48,622	50,081	279,436
300 Capital Fac.	69,000	71,070	73,202	75,398	77,660	79,990	446,320
400 Sewers	950,450	978,964	1,008,332	1,038,582	1,069,739	1,101,832	6,147,899
407 Stormwater	83,000	83,000	83,000	83,000	83,000	83,000	498,000
TOTAL	3,359,780	3,233,508	3,328,022	3,425,345	3,525,643	3,628,923	20,501,221

Source: City of Brier for 2000, and 3% projections

*Includes \$42,489 in one time grant only for 2000

4. Capital Facilities Plan Project List

a. CFP Project List

The Capital Facilities project summary list is identified below in Table 6. The projects in the Capital Facilities Plan reflect the goals, policies, and implementation strategies of the Capital Facilities Element and the Comprehensive Plan, including the desired level of service for public facilities. These projects are shown in a summary list format with the cost estimate and funding source(s) for each project. The total cost of the proposed projects is \$6,275,930. The schedule of capital improvements and financing is located in Table 7.

TABLE 6
2000-2005 Capital Facilities Project Summary List

PROJECT DESCRIPTION	TOTAL COST	FUNDING SOURCE
CITY FACILITIES		
City Hall Addition/Remodel of approximately 1,500 to 2,000 square feet	\$220,000	City
Fire Services <i>Annual Capital Amortization per Contract Services</i>	\$72,000	City
Snohomish Co. Emergency Radio System	\$267,000	City
CITY FACILITIES SUBTOTAL		
	\$559,000	
TRANSPORTATION		
214th Street SW: Poplar Way to 36th Ave W. <i>Realignment and overlay</i>	\$65,000	City
Vine Road: Poplar Way to Oak Way <i>Drainage improvements</i>	\$70,000	City, TEA-21 Grant
35th Ave West: 232nd to Alaska Rd <i>Storm system, curb, gutter & sidewalk</i>	\$280,000	City, TEA-21 Grant
Citywide Walkways <i>Provide safe walkways on at least one side of existing streets with sidewalks</i>	\$200,000	City, TEA-21, CDBG Grant, Developer Contribution
Old Poplar Way: 228 th SW to Northview Glen <i>Drainage Improvments; Construct path</i>	\$20,000	City, Developer Contribution
32 nd Pl. W: 214 th St. SW, south to end <i>Asphalt Overlay</i>	\$29,000	City
38 th Pl West: North of 214 th St. SW <i>Asphalt Overlay</i>	\$23,000	ULID
36th Ave West: 214th ST SW to Timbervale <i>Asphalt Overlay</i>	\$25,000	City and Mountlake Terrace
228 th SW, Brier Road east to City Limits(28 th) <i>Curb, Gutter, & Sidewalk</i>	\$23,000	City

TABLE 6, continued
2000-2005 Capital Facilities Project Summary List

PROJECT DESCRIPTION	TOTAL COST	FUNDING SOURCE
Foot Bridges	\$20,000	City
Hickory Way: 225 th Pl. W. to End <i>Reconstruct Gravel Rd.; Drainage Improvements</i>	\$20,000	City
Paving Program Citywide <i>Pavement Overlays- Approx. 5 miles</i>	\$418,000	City
Brier Road: 232nd St. SW to 238 th St. SW <i>Complete Phase 2 of the Overlay Project</i>	\$57,000	City
Perimeter Trail/Bike Route <i>Trail Development, including logo creation and signage for the entire trail</i>	\$30,000	City, TEA-21, Developer Contribution
Brier Road Curb, Gutter, Sidewalk and Ramps	\$150,000	TIB Grants
TRANSPORTATION SUBTOTAL	\$1,430,000	
UTILITIES		
Sewer		
Rodder/Flush Trailer	\$75,000	City
Collection System Remediation Brier Road Basin I/I Study <i>Study phase for future capital projects</i>	\$66,000	City and KCDNR I/I Study Fund
Golden View Pump Station <i>Permanent Standby Generator</i>	\$65,000	Developer Extension or ULID
Sanitary Sewers (Construction Only)		
PSS-1: 27 th Ave. W., between 228 th St. SW and 232 nd St. SW	\$196,280	Developer Extension or ULID
PSS-2: 25 th Ave. W., between 228 th St. SW and 232 nd St. SW	\$151,510	Developer Extension or ULID
PSS-3: 228 th St. SW, between 27 th Ave. W and 24 th Ave. W.	\$123,430	Developer Extension or ULID
PSS-4: Old Poplar Way (south end)	\$241,590	City, Developer Extension or ULID
PSS-5: Interior ext., from Old Poplar Way south of 221 st St. SW and north of 226 th St. SW	\$217,590	Developer Extension or ULID
PSS-6: Old Poplar Way (north end)	\$137,190	Developer Extension or ULID
PSS-7: Interior ext., from Old Poplar Way, near 215 th St. SW	\$66,180	Developer Extension or ULID
PSS-8: Vine Road, from 217 th Pl. SW, 1,200 feet south	\$168,890	Developer Extension or ULID
PSS-9: Vine Road, from Locust Way to west of Tonya Lane	\$366,270	Developer Extension or ULID
38 th Pl. W., north of 214 th St. SW <i>8" Sewer Extension for Balsam Park</i>	\$72,000	Developer Extension or ULID
Sewer Subtotal	\$1,946,930	

**TABLE 6, continued
2000-2005 Capital Facilities Project Summary List**

PROJECT DESCRIPTION	TOTAL COST	FUNDING SOURCE
Stormwater		
Regional Detention Pond <i>Northeast Quadrant of Brier</i>	\$500,000	Stormwater Utility funds, ULID, Developer Imp. Or ext. Grants, latecomers fees
Stormwater Subtotal	\$500,000	
UTILITIES SUBTOTAL	\$2,446,930	
PARKS AND RECREATION		
4.85 Acres of Open Space	\$97,000	City, IAC, County Grants, Developer Contribution
13.6 Acres of Active Parkland <i>Acquisition of Land for Active Parks</i>	\$1,496,000	City, IAC, County Grants, Developer Contribution
City Light Park Trails <i>Develop Trails</i>	\$10,000	City
Citywide Trails System Implementation <i>Acquisition and Development of Trails</i>	\$10,000	City, IAC, County Grants, Developer Contribution
Locust Creek Park (Cons. Futures Land) <i>Open Space, Parking, Trailhead, and Trails Design and Development</i>	\$25,000	City
Horse Arena Improvements	\$20,000	County Mitigation Fee Fund
Tennis Courts Resurfacing	\$20,000	City
Brier Park Amphitheater	\$12,000	Community Donations
Brier Park Restroom <i>ADA Ramp to Brier Park Restroom</i>	\$20,000	City, CDBG Grant
Tree Planting Program <i>Citywide</i>	\$10,000	Community Donations; grants; Developer Contribution
Brier Park Field Drainage and Enhancement	\$100,000	City, YAFA Grant
PARKS AND RECREATION SUBTOTAL	\$1,840,000	
CAPITAL FACILITIES PLAN TOTAL	\$6,275,930	

b. Other Related Projects

The following projects are needs that have been identified in the Comprehensive Plan, but do not meet the criteria of capital projects. They are listed below for information purposes only, but will not be included in the City's CFP.

PROJECT DESCRIPTION	TOTAL COST	FUNDING SOURCE
Parks, Open Space, and Trails Facilities Needs Plan <i>Action Plan with Sample Specifications, Trail Details, and Individual Parks and Open Space Needs Analysis</i>	\$5,000	City
Community Center Study <i>Feasibility Study for Community Center</i>	\$5,000	City
All-Event City Banners and New Poles City Gateway at 228 th St. SW and 35 th Ave. W	\$5,000	City
Picnic Tables and Misc. Park Amenities (ex: benches, exercise course) <i>Brierwood and Bobcat Parks</i>	\$5,000	City
OTHER PROJECTS TOTAL	\$20,000	

5. Capital Facilities Plan, 2000-2005

The Capital Facilities Plan contained within this element is a six-year financing plan for capital expenditures to be incurred each year between 2000-2005. It sets forth each capital project which the City of Brier plans to undertake and presents estimates of project costs and funding sources available for financing the projects. One of the GMA requirements is that you must balance the projected revenues with the proposed project costs. This CFP is a balanced budget which uses not only current revenue sources, but also uses grant sources such as IAC and TEA-21 for which Brier was not previously eligible.

The first year of the Capital Facilities Program will be converted to the annual capital budget, while the remaining five-year program will provide long-term planning. Only the expenditures and appropriations in the annual budget are binding financial commitments. The projections for the remaining five years are not binding, and the capital projects recommended for future development may be altered or not developed due to cost or changing circumstances. The Capital Facilities Program is a six-year rolling plan that will be revised and extended annually to reflect changing circumstances.

The total of the 2000-2005 Capital Facilities Plan is \$6,275,930. The City's estimated share of the CFP is \$2,498,500 (40%), while the other, non-city funding totals \$3,777,430. The budgets are larger for the first few years, and decline each year. One of the reasons for this approach is that there are a number of revenue funds that have been accumulating funds in anticipation of a capital facilities plan. For example, in 1999, the estimated ending balance for Fund #111 Capital Improvement (REET 1) was \$295,353. These funds may be applied to a larger expenditure such as parkland acquisition.

There are four major funding areas in the 2000-2005 CFP: City Facilities; Transportation; Parks and Recreation; and Utilities (including sewer and stormwater). Some of the larger capital expenses are sewer extensions, regional stormwater detention, Citywide paving, Citywide sidewalks, and parkland acquisition and development.

Specific primary funding sources for this CFP include City revenue funds, federal, state, and county grants, developer contributions, and LID's (local improvement districts). Upon completion of the 2000 Plan Update, the City will become eligible for transportation and recreation grants. If Brier is successful in its grant applications, the cost of the desired capital improvements will be greatly reduced, since many of the grants require only a 50% match. The developer contributions will also defray the cost of new improvements that are necessary due to impacts of new development in Brier. These contributions can come in the form of impact fees, mandatory "setasides" (e.g., percentage of land being developed), or SEPA mitigation. Overall, at this time, it is anticipated that with the combination of the different funding sources, the City will be able to afford this capital facilities plan.

**TABLE 7
2000-2005 Capital Facilities Plan**

Project Description	2000	2001	2002	2003	2004	2005	TOTAL
CITY FACILITIES							
SOURCES OF FUNDS							
City General Fund	87,000	12,000	232,000	12,000	12,000	12,000	367,000
Capital Improvement #111	192,000						192,000
Total Sources	279,000	12,000	232,000	12,000	12,000	12,000	559,000
USES OF FUNDS							
1. City Hall Addition			220,000				220,000
2. Fire Services	12,000	12,000	12,000	12,000	12,000	12,000	72,000
3. Sno. Co. Emergency Radio System	267,000						267,000
Total Costs	279,000	12,000	232,000	12,000	12,000	12,000	559,000
BALANCE	0	0	0	0	0	0	0

Project Description	2000	2001	2002	2003	2004	2005	TOTAL
TRANSPORTATION							
SOURCES OF FUNDS							
Street Fund #101	201,500	87,000	217,500	125,500	35,500	50,000	717,000
Arterial Street Fund #102	57,000	47,500					104,500
TEA-21 or TIB Grants*	167,500	52,500	167,500	17,500	17,500		422,500
CDBG Grant*		5,000	5,000	5,000	5,000	5,000	25,000
Developer Contribution	25,000	33,000	25,000	25,000		20,000	128,000
ULID				23,000			23,000
City of Mountlake Terrace	10,000						10,000
Total Sources	461,000	225,000	415,000	196,000	58,000	75,000	1,430,000
*Assumes two grants to be disbursed during the planning period.							
USES OF FUNDS							
4. 214TH St. SW Realign.	65,000						65,000
5. Vine Rd. Drainage		70,000					70,000
6. 35th Ave. W. Storm Sys.			280,000				280,000
7. Citywide Sidewalks	35,000	35,000	35,000	35,000	35,000	25,000	200,000
8. Old Poplar Drainage/path		20,000					20,000
9. 32 nd Pl. W. Overlay	29,000						29,000
10. 38th Pl. W. Overlay				23,000			23,000
11. 36th Pl. W. Overlay	25,000						25,000
12. 228th St. Sidewalks					23,000		23,000
13. Foot Bridges				20,000			20,000
14. Hickory Wy.Improve.						20,000	20,000
15. Citywide Paving	100,000	100,000	100,000	118,000			418,000
16. Brier Rd. Overlay	57,000						57,000
17. Perimeter Trail Dev.						30,000	30,000
18. Brier Road Curb, Gutter, Sidewalk, Ramps	150,000						150,000
Total Costs	461,000	225,000	415,000	196,000	58,000	75,000	1,430,000
BALANCE	0	0	0	0	0	0	0

TABLE 7 Capital Facilities Plan, continued

Project Description	2000	2001	2002	2003	2004	2005	TOTAL
Utilities							
SOURCES OF FUNDS							
Sewer Fund #400		32,000	108,000				140,000
KCDNR I/I Study Fund			33,000				33,000
Developer Ext. or ULID;	196,280	843,100	341,020	203,370	240,890	366,270	2,190,930
Stormwater Utility Fund		83,000					83,000
Total Sources	196,280	958,100	482,020	203,370	240,890	366,270	2,446,930
USES OF FUNDS							
19. Rodder/Flush Trailer			75,000				75,000
20. I/I Remediation Study			66,000				66,000
21. Generator		65,000					65,000
22. PSS-1	196,280						196,280
23. PSS-2		151,510					151,510
24. PSS-3			123,430				123,430
25. PSS-4		241,590					241,590
26. PSS-5			217,590				217,590
27. PSS-6				137,190			137,190
28. PSS-7				66,180			66,180
29. PSS-8					168,890		168,890
30. PSS-9						366,270	366,270
31. Balsam Pk. Sew. Ex.					72,000		72,000
32. Regional Detention		500,000					500,000
Total Costs	196,280	958,100	482,020	203,370	240,890	366,270	2,446,930
BALANCE	0						

TABLE 7 Capital Facilities Plan, continued

Project Description	2000	2001	2002	2003	2004	2005	TOTAL
<i>Parks and Recreation</i>							
SOURCES OF FUNDS							
Park Acq. & Dev. #105	65,000	90,000	72,000	75,000	65,000	66,000	433,000
Capital Imp. #111 (REET 1)	60,000	65,000	65,000	90,000	93,000	60,000	433,000
Capital Fac. #300 (REET 2)	15,000			75,000	5,000	17,000	112,000
IAC Grant*	65,000	65,000	65,000	67,500	67,500	62,500	392,500
Snohomish Co. Grants**	20,000			12,500	14,000		46,500
YAFA Grant	0			50,000	0		50,000
Developer Contribution	55,000	55,000	58,000	80,000	62,500	62,500	373,000
TOTAL SOURCES	280,000	275,000	260,000	450,000	307,000	268,000	1,840,000
*Assumes one IAC grant to be disbursed over the planning period.							
**Assumes two County grants.							
USES OF FUNDS							
33. 4.85 ac. Open Space				50,000	47,000		97,000
34. 13.6 ac. Active	250,000	250,000	250,000	250,000	250,000	246,000	1,496,000
35. City Light Park Trails	10,000						10,000
36. Citywide Trails				10,000	10,000	10,000	30,000
37. Locust Cr. Pk. Dev.		25,000					25,000
38. Horse Arena Imp.	20,000						20,000
39. Tennis Ct. Resurf.				20,000			20,000
40. Brier Pk. Amphitheater						12,000	12,000
41. Brier Park Restroom				20,000			20,000
42. Tree Planting			10,000				10,000
43. Brier Pk. Field Imp.				100,000			100,000
Total Costs	280,000	275,000	260,000	450,000	307,000	268,000	1,840,000
BALANCE	0	0	0	0	0	0	
TOTAL CFP COSTS	1,216,280	1,470,100	1,389,020	861,370	617,890	721,270	6,275,930

GRAND TOTAL \$: 6,275,930

V. CAPITAL FACILITIES ELEMENT GOALS AND POLICIES

GOAL CF 1.0: To enhance the quality of life in Brier through the planned provision of public capital facilities, whether directly provided by the City or via coordination with other public entities.

Policy CF 1.1: The City shall strive to maintain or achieve the following adopted level of service standards. The level of service standards shall be used as guidelines to evaluate the adequacy of public facilities:

Fire/EMS: 1 Firefighter / 1,422 Population
Fire Rating of "4"

Police: 1 Police Officer / 1,000 Population

Schools: The Levels of Service are determined by the respective School Districts.

Libraries: 400 Building square feet / 1,000 Population

Building
Facilities: 445 Administrative Office square feet / 1,000 Population

Parks and
Recreation: Active Parks – 5.5 acres / 1,000 Population
Natural Open Space 7.0 acres / 1,000 Population
Trails – 0.5 miles/1,000 Population

UTILITIES

Sewer: WSDOE "Criteria for Sewer Works Design"

Water Supply: 800 Gallons / Residential Equivalent / Day

Water
Distribution: Minimum Water Pressure – 30 PSI
Minimum Fire Flows – Residential – 500 Gallons / Min. for 30
minutes
Commercial – 750 Gallons / Minute for 30 minutes

Stormwater

Detention:

WSDOE Manual

Requirements for New Development:

1-4 lots – 25 Year, 24 Hour Storm (peak Discharge release rate)

>4 lots – 100 Year, 24 Hour Storm (peak discharge release rate)

Stormwater

Quality:

On-Site biofiltration requirements on new subdivision development

TRANSPORTATION

Streets

“B” for all Minor Traffic and Neighborhood Streets; and

“D” for all Major Traffic Streets;

Intersections

“B” for Neighborhood-Minor Traffic Streets/Neighborhood-Minor Traffic Streets;

“C” for Neighborhood-Minor Traffic Streets/Major Traffic Streets;

and;

“D” for Major Traffic Streets/Major Traffic Streets.

Policy CF 1.2: Ensure that the public capital facilities improvements are consistent with the adopted land use plan map and goals/policies of the other Elements of this Plan.

Policy CF 1.3: The City shall coordinate with other public entities which provide public services within the Brier planning area in the development of consistent level of service standards. These entities include Edmonds School District, Northshore School District, Alderwood Water District, and Snohomish County.

Policy CF 1.4: The City shall coordinate with other jurisdictions to ensure the efficient and equitable siting of essential regional capital facilities and that they are not precluded in the City of Brier.

Policy CF 1.5: Establish a process for the siting and construction of essential public facilities that is consistent with the process established in the Countywide Planning Policies.

GOAL CF 2.0: To assure the timely and adequate provision of public facilities to accommodate planned land uses.

Policy CF 2.1: Provide, or arrange for others to provide, the capital improvements listed in the Six Year Capital Facilities Plan.

Policy CF 2.2 Review and evaluate development proposals to ensure that there is sufficient capacity to meet the levels of service standards and the impacts of the proposed development concurrent with the proposed development. Developers shall provide information relating to impacts that the proposed development will have on public facilities and services.

For sewer, stormwater, water, and new streets, “concurrent with” is determined to mean at the time of completion and occupancy of the development which impacts the facility.

For all other public facilities, “concurrent with” is determined to mean within six years of completion and occupancy of the development which impacts the facility. The City will determine its preferred timeline for completion at the time of development review.

Policy CF 2.3 Allow development to meet the requirements for adequate public facilities concurrency by donation or construction of needed capacity (such as roads or park land) or accepted demand management strategies that reduce the impact on public facilities.

GOAL CF 3: The financing of needed capital facilities shall be economically feasible, fiscally sound, and equitable.

Policy CF 3.1 The costs of all projects scheduled in the City’s Capital Facilities Plan shall not exceed anticipated revenues.

Policy CF 3.2 Provide needed public facilities in a manner which protects investments in existing facilities, and maximizes the use of existing facilities.

Policy CF 3.3 Ensure that new growth and future development pay a proportionate fair share of the cost of capital facilities needed to serve such growth and development and to maintain adopted level of service standards. The developer will not be charged for existing deficiencies.

Policy CF 3.4: If adequate facilities are unavailable and public funds are not committed to provide such facilities, developers must provide the facilities at their own expense in order to develop.

Policy CF 3.5: Make financing decisions for capital improvements in accordance with sound fiscal policy.

Policy CF 3.6 Reassess the Comprehensive Plan’s Land Use Element if the City determines that adequate funding will not be available for public facility capital improvements.

Policy CF 3.7: Consider long term borrowing as an appropriate method of financing large facilities that benefit more than one generation of users.

Policy CF 3.8: Use special assessment, revenue and other self-supporting bonds instead of tax supported general obligation bonds, where possible.

APPENDIX A

ESSENTIAL PUBLIC FACILITIES SITING PROCESS

Background

The Washington State Growth Management Act (GMA) requires local governments to develop a process for identifying and siting “essential public facilities.” This process is required to be incorporated into the City’s comprehensive plan and must be consistent with GMA and the Snohomish County county-wide planning policies.

Essential public facilities include facilities of a state-wide or county-wide nature, such as airports, state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities and in-patient facilities including substance abuse facilities, mental health facilities, and group homes (excluding those facilities covered by the Washington Housing Policy Act). Snohomish County characterizes an essential public facility as follows: 1) “It is a necessary component of a system or network which provides a public service or good; and 2) It may be difficult to site because of potential significant opposition.”

The Growth Management Act states that “no local comprehensive plan or development regulations may preclude the siting of essential public facilities.” The GMA does, however, allow cities to have input into the siting process. The review process and essential public facility designation are discussed in more detail below.

Essential Public Facility Designation

A facility may be designated as an essential public facility under the following conditions:

1. The Snohomish County Steering Committee or the Brier City Council determines that the proposed facility meets the definition of an essential public facility;
2. The facility appears on the State Office of Financial Management (OFM), county, or Brier’s list of essential public facilities; and
3. Either the City of Brier or the sponsoring agency determines that the facility will be difficult to site.

At this time, the City of Brier has one essential public facility located within its city limits: the Seattle City Light electrical transmission lines.

Site Review Process

The City Council or an ad-hoc review committee established by the City Council will review the request to site an essential public facility in Brier. The following review process shall be followed:

1. Determination of Eligibility. The project applicant must receive a determination of eligibility from the City that the proposed facility is an essential public facility.
2. Local Land Use Review. The City will conduct its review of the proposed essential public facility using both the site evaluation criteria listed below and other local regulations.
3. Permit Application. Upon receipt of the required land use approvals by the City, the applicant may then apply for construction permits.

Site Evaluation Criteria

The following criteria will be used in the City of Brier's evaluation of the appropriate siting of an essential public facility. The applicant shall provide information needed for the City's evaluation in order for the City to make a recommendation or decision on a proposal.

1. Documentation of Need. The applicant(s) must demonstrate the need for the proposed essential public facility. The analysis of need shall include the projected service population, an inventory of existing and planned comparable facilities, and projected demand for this type of essential public facility.
2. Consistency with Applicant's Plans. The proposed project shall be consistent with the applicant's own long-range plans for facilities and operations.
3. Consistency with Other Plans. The proposal must be consistent with the City's Comprehensive Plan and other adopted plans, Snohomish County General Policy Plan, and the State Growth Management Act.
4. Relationship of Service Area to Population. The facility's service area population shall include a significant share of the City's population, and the proposed site should be able to reasonably serve its overall service area population. [Note: electrical transmission facilities are exempt from this criterion.]
5. Minimum Site Requirements. The applicant(s) must submit documentation showing the minimum siting requirements and future expansion needs for the proposed facility. Site requirements may be determined by the following factors: minimum size of the facility, access, support facilities (such as availability of necessary utilities and services), topography, geology, and mitigation needs.

6. Alternative Site Selection. The applicant(s) shall search for and investigate alternative sites before submitting a proposal for siting review. An analysis of alternative sites considered for the proposed facility, including a description of the methodology used for the site selection, must be submitted to the City.
7. Concentration of Essential Public Facilities. The City will examine the overall concentration of essential public facilities within Snohomish County to avoid placing an undue burden on any one community.
8. Public Notice and Participation. The applicant shall be required to give notice 90 days prior to the submittal of the permit application to the City through a letter sent through certified mail to the City Clerk, display ads in the Enterprise newspaper, and a sign on the property. These notices shall clearly state the name, general type, nature, and size of the proposed facility, and the name, address, and telephone number of the proposing entity. Local public participation is encouraged, especially for prospective neighbors, to inform them about the project and to engage in site planning and mitigation design prior to the initiation of formal hearings. The applicant's efforts in this regard will be evaluated.
9. Consistency with Local Land Use Regulations. The proposed facility must conform to City land use and zoning regulations, and other applicable City regulations.
10. Compatibility with Surrounding Land Uses. The applicant(s) must demonstrate that the proposed facility, as developed on a particular site, will be compatible with adjacent and nearby land uses.
11. Proposed Impact Mitigation. The proposal must include adequate and appropriate mitigation measures for the impacted areas and communities. Mitigation measures may include, but are not limited to, natural features that will be preserved or created to serve as buffers, other site design elements used in the development plan, and/or operational or other programmatic measures contained in the proposal. The proposed measures shall be adequate to substantially reduce and compensate for anticipated adverse impacts on the local environment and the City of Brier, overall. The applicant(s) shall be required to mitigate significant adverse impacts as the City may deem appropriate and reasonable.
12. Financial and Infrastructure Impacts. The City shall determine if the proposal results in any disproportionate financial burden falling on Brier resulting from a facility of state-wide or county-wide nature locating within Brier. In such a case, an interjurisdictional agreement shall be sought to mitigate or avoid this expense.