



**CAPITAL FACILITIES ELEMENT
TABLE OF CONTENTS**

BACKGROUND AND CONTEXT	CF-2
LEVELS OF SERVICE (LOS)	CF-3
Financing	CF-3
City Facilities and Services	CF-5
City Hall	CF-5
Public Works Maintenance Facility & EOC	CF-6
Transportation Facilities	CF-6
Parks & Recreation Facilities	CF-6
Stormwater Management Facilities	CF-8
Non-City Managed Facilities and Services	CF-12
Schools	CF-13
Human Services	CF-13
Library Facilities	CF-16
Cultural Resources	CF-16
Police Services	CF-17
Fire and Emergency Medical Services	CF-19
Solid Waste Service	CF-19
GOALS & POLICIES	CF-22
 LIST OF MAPS	
Figure 7.1 City Facilities and Property	CF-5
Figure 7.3 Non-City Capital Facilities	CF-12
Figure 7.5 Solid Waste Franchise Areas	CF-20



CAPITAL FACILITIES

Support Analysis

BACKGROUND AND CONTEXT

Maple Valley capital facilities addressed in this section fall into two categories:

1. City managed facilities.
2. Non-City managed facilities.

City managed facilities include those that are owned and operated, or managed by the City. Non-City managed facilities as those public capital facilities that are not owned and operated by the City, are facilities and services for which the City has an interlocal or franchise agreement, or services and facilities that are provided to City residents through independent special purpose districts.

This element provides an inventory of both City managed facilities and services, including surface water, transportation, park, recreation, cultural resources and human services, police and the emergency operations center, and non-City managed facilities including fire, public schools, water, wastewater, and solid waste. Transportation, park, recreation, cultural resources, and human services are addressed in their respective elements of this Comprehensive Plan. Other utility facilities such as electrical, natural gas, solid waste, and telecommunication services are discussed in the Utilities Element Support Analysis section of the Plan.

The Growth Management Act (GMA) requires that the Capital Facilities Element provide an inventory of public facilities, including their locations and capacities. The GMA also requires a forecast of future needs for capital facilities, and identification of the proposed location and capacities of new or expanded capital facilities.

For facilities funded by the City, the GMA requires the preparation of a six-year plan for financing new or expanded capital facilities. The six-year plan must consider financing within project funding capacities, clearly identify the sources of public moneys for these improvements, and ensure that these improvements are consistent with the Land Use Element. Finally, the GMA requires the City to reassess the Land Use Element or revise the adopted level of service if funding falls short of meeting future capital facility needs. The King County Countywide Planning Policies further state that capital facility investment decisions place a high priority on public health and safety.

Many public facilities will need to be replaced, and new facilities constructed, in order to meet the needs of existing and new residents. However, it should be noted that these capital facility projects will be competing for limited funding resources. For projects that the City controls, citizens will need to prioritize which projects proceed and how to fund them.



CAPITAL FACILITIES

Support Analysis

LEVELS OF SERVICE (LOS)

Levels of service (LOS) are generally quantifiable measures of the amount of public facilities that are provided to the community. Levels of service also may measure the quality of some public facilities. Typically, measures of LOS are expressed as ratios of facility capacity to demand.

The GMA prohibits jurisdictions from approving a development that would cause the level of service to fall below the minimum standards adopted for a specific capital facility, unless improvements or strategies to accommodate the impacts are made concurrent with development. The Act further defines “*concurrent with development*” to mean that the required improvements or strategies are in place at the time of development, or a financial commitment is in place to complete the improvements or strategy within six years.

This Comprehensive Plan identifies the LOS standards for the growth-demand related facilities as required by the GMA. The element also includes general recommendations as to levels of service or other measures for other capital facilities. In most cases, this element identifies future functional plans to be developed to guide development of specific public facilities and services. The City anticipates that those functional plans will be adopted by reference in this Comprehensive Plan when they are completed and may provide for revised level of service standards and projected future needs for these facilities and services, as applicable.

Financing

The “concurrency” requirement of the GMA is a critical component of the legislation. Simply put, the term means that the City must demonstrate in its Comprehensive Plan that it (or other applicable service providers) has the financial capability to construct adequate facilities at the time they are required to support growth anticipated by the Land Use element. Achieving this “concurrency” at the Comprehensive Plan stage does not mean that the cost and timing of each and every capital project need be identified in advance, but rather, that general comparisons of anticipated capital improvements be made against reasonably expected revenue sources to ensure there is a balance. New financing mechanisms that may be required to finance future capital improvements should be identified in the Comprehensive Plan although they might be instituted only when and if the financial need arises.

This Capital Facilities Element is not a budget nor does it serve to replace the City’s annual budget documentation and adoption process. Rather it serves to provide an overview of the needs and financing means to implement or construct large scale and long-term capital improvement projects over the course of the planning horizon. The actual selection, cost and financing decisions regarding individual capital improvement projects are made by the City Council during the annual budget adoption process.

However, the GMA requires the City to monitor whether this “*plan-level concurrency*” is being maintained by continuously reassessing its long range needs and expected revenues. This is achieved through the annual budgeting process, where the City’s six-year Capital Improvement Program (CIP)

**CAPITAL FACILITIES**

Support Analysis

is annually reviewed, updated, and another year's forecast of projects and revenues is added to the CIP. Should expected revenues and capital improvement needs fall out of balance, the GMA requires that the City either acquire additional revenues for the needed capital improvements, lower the level of service standards for the needed facilities, or reassess the Future Land Use Map to either permanently or temporarily reduce the amount of growth and subsequent demand for the facilities in question. The City's six-year CIPs and potential revenue sources are presented in the Appendices. This element also identifies the other public and quasi-public agencies and organizations that provide capital facilities and public services to residents of the City. The City is required to ensure that the future land use and population growth targets adopted in this Comprehensive Plan are consistent with the planned capacities and capabilities of these public facility and service providers over the course of the planning period. References to the level of service standards, existing facilities and revenue sources, and capital facilities plans for these organizations are provided, where applicable. However, the City has no direct authority over these entities and cannot provide a detailed financing plan for their future capital facilities. Nevertheless, for consistency purposes, these facilities and services are addressed in this element, or in the case of water and sewer facilities, in the Utilities Element.



CAPITAL FACILITIES

Support Analysis

needs will be completed first. It is envisioned that the new city hall be constructed on the City's 50-acre Legacy property.

Financing

The funding sources for a City Hall have not been identified in the City's capital and operating budgets. However, funding for preliminary planning is included in the six-year Capital Improvement Program. The funding sources for the eventual construction of buildings will be determined in the future.

Public Works Maintenance Facility & EOC

The Public Works Maintenance Facility is located at 23713 SE 264th Street. This facility comprises 2.8 acres and includes a 5,000 square foot pre-fabricated steel building and miscellaneous out buildings. Also located at the maintenance facility is a 1,400 square foot modular building that houses the City's Emergency Operation Center (EOC).

Needs and Plans

This facility was purchased in 2011 and renovated in 2012. There are no plans to expand or upgrade this facility. Maintaining the functionality and response capability of the Emergency Operations Center is required.

Financing

Upgrades to the EOC are annually budgeted by the City. Sources of funding include the City's general fund and federal and state grants, including Emergency Management Program Grants.

Transportation Facilities

The Transportation Element of this Plan provides a detailed discussion of the transportation facilities in Maple Valley. In addition, non-motorized facilities are discussed in the City of Maple Valley Non-motorized Plan, adopted in March 2013.

As required by State statute, RCW 35.77.010, the City annually prepares and adopts a six-year Transportation Improvement Plan (TIP). The TIP lists street and non-motorized projects, and can include both funded and unfunded projects. It is prepared for transportation project scheduling, prioritization, and grant eligibility purposes. The City's 2016 – 2021 TIP is provided in Appendix A.

Parks & Recreation Facilities

In February 2014, the City adopted the Parks, Recreation, Cultural, and Human Services Plan. Discussed in greater detail in the Parks Element, this plan provides is a six-year guide and strategic plan for managing and enhancing parks, recreation, and cultural services in Maple Valley. It establishes a path forward for providing high quality, community-driven parks, trails, greenspaces and recreational opportunities. The Plan provides a vision for the City's parks and recreation system, proposes updates to City service standards for parks and facility classifications and addresses departmental goals, objectives, and other management considerations toward the continuation of high-quality recreation opportunities to benefit residents of Maple Valley.



CAPITAL FACILITIES

Support Analysis

Needs and Plans

The City of Maple Valley is forecasted to grow to approximately 26,700 residents over the next ten years. Serving existing and future residents will require improvements to existing parks and expansion of the park, trail, and recreation system. The six-year Capital Facilities Plan proposes approximately \$15.6 million of investment in acquisition, development, and renovation of the parks system over the next six years and identifies additional investment priorities for the future.

Park Type	Acquisition	Development	Renovation	Sum
Park	\$ 3,540,000	\$ 10,975,000	\$ 970,000	15,485,000
Greenway			\$ 29,000	29,000
Trail		\$ 60,000		60,000
Special Facility		\$ 60,000		60,000
TOTAL	\$ 3,540,000	\$ 11,095,000	\$ 999,000	15,634,000

Figure 7.2 - Capital Facilities Plan Summary by Classification & Type

To ensure existing parks provide desired recreational amenities and opportunities, the Plan includes investments in the development and improvement of neighborhood and community parks. For example, development of Summit Park will greatly expand park access and resources for the community as a whole. At Lake Wilderness Park, major improvements, such as, swim beach enhancements, and beach house re-modeling, will prepare this popular park for enjoyment for decades to come. The Plan also proposes smaller improvements throughout the park system to enhance accessibility, safety, and usability of park features. The Plan includes a significant land acquisition program to ensure sufficient land for outdoor recreation as City population grows. It identifies target acquisition areas to secure community parkland and fill gaps in neighborhood park access. The detailed Six-Year Capital Facilities Plan (2014 – 2019) is provided in Appendix A.

Financing

A number of strategies exist to improve parks and recreation service delivery in Maple Valley; however, clear decisions must be made in an environment of competing interests and limited resources. The implementation measures identified below look primarily to non-General Fund options. Additionally, a review of likely funding options is attached as Appendix A and includes local financing, federal and state grant and conservation programs, acquisition methods, and others:

- Park Impact Fees (PIF) are imposed on new development to meet the increased demand for parks resulting from the new growth.
- Local funding options including:
 - Voted capital bonds.
 - Levy or levy lid lift.
- Grants, including competitive state and federal grant programs.



CAPITAL FACILITIES

Support Analysis

Stormwater Management Facilities

The City of Maple Valley has developed and implemented a Stormwater Management Program (SWMP) to improve the quality of life for Maple Valley residents, businesses, visitors, and neighboring communities. The following outlines individual components and brief summaries, which were developed to comply with National Pollutant Discharge Elimination System (NPDES) Phase II Municipal Storm Water Permit issued by the Washington State Department of Ecology under the Federal Clean Water Act. The current NPDES Phase II permit issued on August 1, 2013, was modified on January 16, 2015 and will expire on July 31, 2018.

Public Education and Outreach

The City has established an education and outreach program designed to reduce or eliminate behaviors and practices that cause or contribute to adverse stormwater impacts and encourage the public to participate in stewardship activities.

Public Involvement and Participation

The City provides ongoing opportunities for public involvement and participation through advisory councils, public hearings, or other similar activities.

Illicit Discharge Detection and Elimination

The City has established an ongoing program designed to prevent, detect, characterize, trace, and eliminate illicit connections and discharges into the City's stormwater system.

Controlling Runoff from New Development, Redevelopment, and Construction Sites

The City has established an ongoing program to reduce pollutants in stormwater runoff from new development, redevelopment, and construction site activities.

Municipal Operations and Maintenance

The City has established an ongoing operation and maintenance (O&M) program that includes a training component and has the ultimate goal of preventing or reducing pollutant runoff from municipal operations.

Stormwater Conveyance System

The stormwater system in Maple Valley comprises catch basins, manholes, pipes, ditches, infiltration tanks, detention/retention vaults, and detention/retention ponds. This system follows the gravitational flow of the natural drainage basins for the conveyance of stormwater. The western and southern portion of the City of Maple Valley is located in the Soos Creek Basin. It drains in a southwesterly direction into tributaries of Soos Creek, which originates in the northeast corner of the glacial molded upland known as the Covington Drift Plain, and then joins the Green River east of Auburn. The northern portion of Maple Valley (which is the area located between SR 169 and the Cedar River) drains into the Cedar River.

The City has adopted the 2009 King County Surface Water Design Manual as the design standard for stormwater facilities. Additional criteria are developed consistent with surface water and sensitive



CAPITAL FACILITIES

Support Analysis

areas considerations as part of the policy development of the Comprehensive Plan. The design criteria govern the following aspects of the stormwater system:

- Discharge rates of water for developed and undeveloped areas.
- Water quality.
- Conveyance of the 100-year storm event.
- Size of detention facilities.
- Duration of stormwater runoff.

City-owned stormwater facilities include the following:

- 118 Detention/Retention Ponds.
- 28 Detention/Retention Vaults.
- 16 Infiltration Tanks.
- Approximately 67 miles of closed conduit pipe.
- Approximately 12 miles of Open Channels (ditches and swales).
- Approximately 4,400 Catch Basins.

Privately-owned stormwater facilities include the following:

- 20 Detention/Retention Ponds.
- 10 Detention/Retention Vault.
- 15 Infiltration Tanks.
- 10 miles of Open Channels (ditches and swales).
- Approximately 800 Catch Basins.

Needs and Plans

The City continues to resolve chronic stormwater problems including areas where there is ongoing recurrent flooding. The City has an ongoing program to inventory of the City's stormwater facilities, conditions, and ratings. In addition, the City will continue to maintain a comprehensive SWMP that addresses facility maintenance, water quality enhancements, and capital improvement projects. The ultimate goal of the SWMP is to reduce erosion and improve water quality.

The City of Maple Valley like any other local municipalities in the state of Washington is required by its current NPDES Phase II permit to integrate Low Impact Development (LID) into existing codes, rules, and standards. Due to the fact that the full implementation of LID requires both stormwater and land use code approval, it is important to ensure that existing codes such as landscaping, parking, or building codes, do not preclude or create a barrier to the use of LID. To ensure that the City meets these requirements, a systematic review and modification of policies, regulation, and implementation is required by no later than December 31, 2016.



Element 7
CAPITAL FACILITIES
Support Analysis

The primary objectives for the implementation and use of LID are as follows:

- Provide water quality benefit. The implementation of LID techniques and best management practices (BMPs) can remove some of the pollutants commonly found in urban runoff.
- Preserve wildlife habitat and prevent erosion that can result in detrimental effects to aquatic systems.
- Match pre-development forested hydrologic conditions over a range of rainfall intensities and durations by infiltrating and dispersing stormwater runoff.

LID site design objectives are grouped into four basic elements as follows:

1. Conservation Measures
 - Maximize retention of native forest cover and restore disturbed vegetation to intercept, evaporate, and transpire precipitation.
 - Preserve permeable, native soil and enhance disturbed soils to store and infiltrate storm flows.
 - Retain and incorporate topographic site features that slow, store, and infiltrate stormwater. Retain and incorporate natural drainage features and patterns.
2. Site Planning and Minimization Techniques
 - Utilize a multidisciplinary approach that includes engineers, planners, landscape architects, and architects at the initial phases of a project.
 - Locate buildings away from critical areas and soils that provide effective infiltration.
 - Minimize total impervious surface area and eliminate effective impervious areas.
3. Distributed and Integrated Management Practices
 - Manage stormwater as close as possible to its origins by using small scale, distributed hydrologic controls.
 - Increase reliability of the stormwater system by providing multiple or redundant LID flow control practices.
 - Integrate stormwater controls into the development design and utilize the controls as amenities.
 - Reduce the reliance on traditional conveyance and pond technologies.
4. Maintenance and Education
 - Establish a long-term maintenance program with clear and enforceable guidelines.
 - Educate homeowners and landscaping management personnel on the LID maintenance.

Reduced Environmental Impacts and Potential Cost Savings

By managing stormwater in small-scale, distributed facilities, flooding to downstream properties from storm events is minimized. Other benefits include:

- Potential Cost Savings. The LID approach often results in infrastructure cost savings when compared with traditional catch basin, pipe, and pond strategies.



CAPITAL FACILITIES

Support Analysis

- Bio-retention, one of the primary LID BMPs, is an enhanced stormwater treatment method which provides dissolved metals treatment. Bio-retention facilities also provide flow control, additional landscaping, and habitat.
- The use of the LID approach helps meet the Federal Emergency Management Agency Biological Opinion (FEMA's BOp) requirements and objectives.

Financing

The major funding sources for the SWMP and stormwater improvement projects come from grants from the Washington Department of Ecology and the surface water management (SWM) fee. SWM fees are collected from property owners by the County and remanded to the City. Overall, SWM fees are used to pay for facility inspections, inventory of facilities, maintenance, and design and construction costs of stormwater improvement projects. SWM fees are typically used to:

- Replace, upgrade, and maintain existing stormwater system pipes, catch basins, ponds, vaults, tanks, open channels, culverts, and other SWM-related facilities.
- Restore stream banks and fish habitat damaged by uncontrolled runoff.
- Protect lakes, streams, and wetlands and try to prevent future problems.
- Send out field investigators to respond to citizen complaints about stormwater and water pollution and to provide technical assistance when needed.
- Implement the SWMP to ensure that the City complies with the current NPDES Phase II permit.

The City six-year Stormwater Facility Capital Plan is provided in Appendix A.



Element 7
CAPITAL FACILITIES
Support Analysis

Non-City Managed Facilities and Services

There are additional public capital facilities and services available to Maple Valley residents. These include facilities and services that are provided through contracts between the City and private or public utility districts and entities, or between individual residents and utilities or district service providers. The location of City's facilities and properties are identified on Figure 7.2 and include fire, public schools, community center, library, cultural resources, and solid waste facilities and services. Facilities and services such as wastewater, water, electrical, natural gas, and telecommunications, which are specifically characterized as "utilities" by the Growth Management Act, are addressed in the Utilities Element.

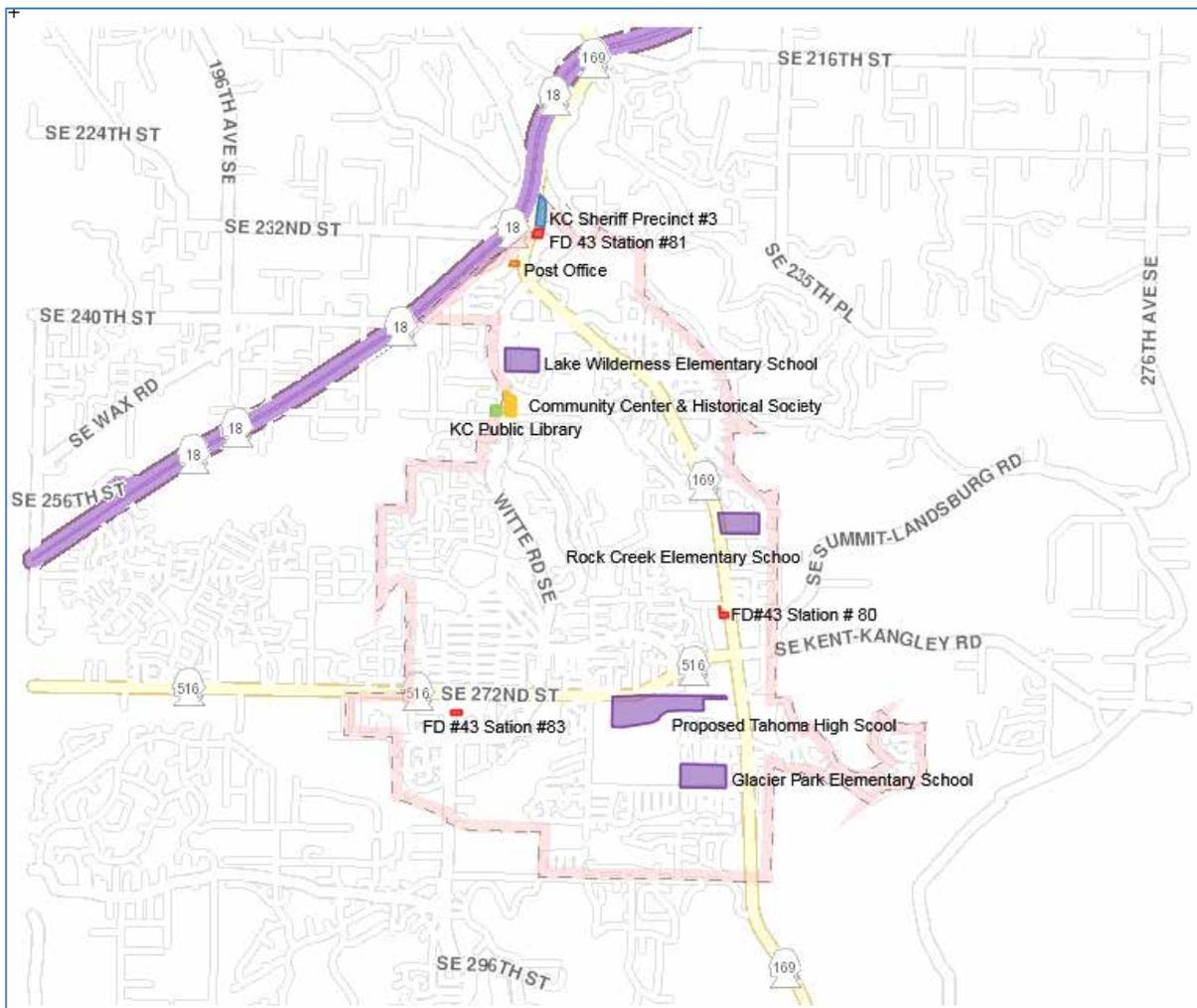


Figure 7.3 - Non-City Capital Facilities



CAPITAL FACILITIES

Support Analysis

Schools

Tahoma School District No. 409 provides school facilities and services for the entire City of Maple Valley. The District's Six-Year Capital Facilities Plan, is provided in Appendix B. In 2011 the City Council adopted Ordinance No. O-11-559 establishing a new chapter 16.15 to the Maple Valley Municipal Code, allowing for annual updates to the Capital Facilities Plan including impact fees by reference. The District's 2014–2019 Capital Facilities Plan was adopted by the District on July 29, 2014 and subsequently adopted by the City on September 8, 2014 (Ordinance No. O-14-561).

Human Services

Planning for human service needs is a requirement of the King County Countywide Planning Policies (CPPs), which state that all jurisdictions shall identify essential community and human services and include them in Land Use, Capital Improvement, and Transportation Elements. Human and community services are those services usually provided directly to individuals or families having difficulty meeting their basic needs. Human services are often segregated into four basic categories:

- Subsistence services (food, shelter, clothing, and medical assistance).
- Access services (information and referral, job training, transportation, and translation services).
- Preventative services (counseling and safety from abuse).
- Services for special populations (homeless persons, mentally ill, substance abusers, and persons with development disabilities).

Human services are also closely connected with residential programs and affordable housing. Maple Valley will work with various human service organizations and developers to ensure that affordable housing is provided within the City (see the Housing Element).

Human services are made available to people who choose to use them. The City of Maple Valley does not provide these services directly, but funds some programs on a limited basis and serves as a catalyst to service providers.

Descriptions of Services and Facilities

The main provider of human services in Maple Valley is the Greater Maple Valley Community Center (GMVCC), located at 22010 SE 248th Street (see Figure CF 7.2). This is a forested site at the entrance to Lake Wilderness Park, shared with the Maple Valley Historical Society Museum based on a land use agreement with the City of Maple Valley. It is directly across the street from the Maple Valley Library.

The GMVCC serves the residents of Maple Valley as well as those living in the surrounding communities of Hobart, Ravensdale, and the unincorporated areas near Covington and Renton. While the Center's programs are building-centered they are not building bound. The GMVCC is designated as a 501(c)(3) organization by the Internal Revenue Service.

**CAPITAL FACILITIES**

Support Analysis

Existing Level of Service

The Greater Maple Valley Community Center is staffed by five full time staff (Executive Director, Finance Director, two Program Directors, and a Facility Manager) and seven part-time staff. More than 275 community members contribute nearly 10,000 hours of volunteer service every year providing much needed assistance in the areas of board and task force members, administrative aides, program assistants, facility maintenance, resource development, and marketing.

All GMVCC programs and activities revolve around the “Four Pillars of Service.” These pillars are Prevention, Health & Wellness, Community, and the Emergency Warming Center. Many GMVCC programs and activities overlap into two or more areas:

- Prevention
Providing programs, activities and/or guidance that seek to reduce or deter specific or predictable problems. Protect the current state of well-being, or promote desired outcomes or behaviors. Program examples include the Senior Nutrition Program, DateWise (domestic violence prevention for teens), All Stars (substance abuse prevention for youth), AARP Safe Driving, Senior Foot Care, the Youth Council, and Aging Well Yoga.
- Health & Wellness
This involves helping people to be active participants in managing their health and lifestyle. Focusing on the mental, physical, emotional and social components of everyday life to promote independent living and aging in place. Program examples include Line Dancing, Yoga, Hiking Club, Volunteer Drivers, the Community Shuttle, and the Medical Equipment Lending Closet.
- Community
Serving as the hub, or gathering place, for the varied and diverse elements of our local society. Providing support for groups to develop kinship, positive growth, and a cooperative spirit to better our neighborhoods. GMVCC is building centered but not building bound. Program examples include multi-generational special events, pet food distribution, Toddler Time, Family Movie Night, community forums, and a preschool resource fair.
- Warming Center
GMVCC is the gathering place in the event of a local, community-wide emergency, especially a cold weather emergency. They will offer shelter, warmth, and sustenance to those who need assistance the most in the event of a disaster.

The Greater Maple Valley Community Center partners with a variety of community based organizations that provide services to our community. The GMVCC provides space and overhead costs to these groups at no or reduced cost. These organizations include:

- AARP
- Aging & Disability Services
- Alcoholics Anonymous
- Autism Support Group
- Boy & Girls Scout troops
- Covington Quilters



CAPITAL FACILITIES

Support Analysis

- Friends N' Fun (developmentally disabled adults)
- International Social Club
- King County Juvenile Probation
- Maple Valley Family Circle
- Maple Valley Foster Support
- Maple Valley Home School Support
- Maple Valley Rotary Club
- Meals on Wheels
- Seattle – King County Humane Society
- Seattle - King County Public Health
- Valley Cities Counseling

The Center's hall is also available for rent by public for such activities as weddings, receptions, team parties, memorial services, etc.

Needs and Plans

The Center continuously evolves its programming based on the needs of the community. The GMVCC focuses on human service programming with limited recreational offerings available in order to meet the socialization needs of our populations.

The main GMVCC facility is nearly 40 years old and has undergone several renovations and upgrades. Despite these modifications, the facility is undersized and not able to meet many of the needs of today's requirements (i.e., not wired for multiple computer stations, barely meets current ADA standards, is below par in CPTED expectations, the majority of the parking is unpaved and often deeply rutted, etc.). A general lack of program space results in a lower than optimum level of service for all target populations.

The interim "Den" is undersized and does not include many of the amenities normally associated with a teen center. The most glaring need is a gymnasium or other indoor, active recreational facility that can be used during the cold and rainy seasons. Public transportation available to teens to access the Den is virtually non-existent.

Access to the facility is hindered by a lack of reliable mass transit. Non-driving seniors, low-income residents, students, the disabled, and others without access to cars are often not able to get to and from the GMVCC in a reasonable time frame. This challenge is compounded by program participants who live in the more rural parts of the GMVCC service area.

Financing

The Maple Valley Community Center operates on a yearly budget of approximately \$650,000 which comes from both public and private sources. Approximately thirty percent (30%) of GMVCC funding is allocated by the City of Maple Valley. These funds are leveraged to bring in over \$400,000 in county, corporate and foundation, United Way, and private philanthropic dollars to the Community Center.



CAPITAL FACILITIES

Support Analysis

Library Facilities

The Maple Valley Library is part of the King County Library System. It offers a wide range of educational and recreational programs.

Level of Service Standards

King County Library levels of service are discussed in terms of size on a scale from small to large. The size refers to a combination of factors: the number of volumes, the square footage of the facility, and the variety of programs offered by the library service.

Maple Valley's library is currently considered a "large-sized" library. It has the benefit of access to King County's Library System of 3.2 million volumes of reading materials, and thousands of, videos, compact disks, computer disks, magazines, and periodicals. When the City of Maple Valley was incorporated, the community chose to be considered an "annex" of the County library system rather than start its own programs.

The Maple Valley Library building has a total of approximately 10,000 square feet. Programs are nearly always at their maximum capacity. Program capacities range from 65 to 250 people and include programs open to all ages such as summer reading programs and daytime pre-school education. On site, the library has computers that provide access to the World Wide Web.

Needs and Plans

King County library is on a site directly across from the Maple Valley Community Center at the intersection of Witte Road and SE 248th. This facility is approximately 10,000 square feet. be considered a "large-sized" library under the County standards.

Financing

Library financing is provided through special assessments levied by King County on local property owners. Special purpose bond issues are also utilized from time to time for major countywide library modernization and expansion plans.

Cultural Resources

Cultural resources enhance quality of life and economic vitality. They are a measure of a community's identity and social well-being as expressed through their gatherings, art, music, and many other forms. The infrastructure for cultural activities can range from local to regional in scale even when located within a small city such as Maple Valley. They include multi-purpose public and private facilities such as schools, the community center, park and recreation facilities, and arts and heritage centers. They also include single-purpose facilities such as concert halls, theaters, museums, galleries, studios, and archives. Cultural providers can range from theater or dance companies, ethnic associations, heritage societies, and park and recreation programs to individual artists, heritage specialists, and practitioners of traditional customs.

Cultural organizations and historic sites are recognized by both the Growth Management Act and Countywide Planning Policies (CPPs) as major contributions to a region's economic vitality and overall quality of life. The CPPs require that *"all jurisdictions encourage land use patterns and implement*



CAPITAL FACILITIES

Support Analysis

regulations that protect and enhance historic resources, and sustain historic community character,” and they suggest that “all jurisdictions work individually and cooperatively to identify, evaluate, and protect historic resources including continued and consistent protection for historic resources and public art works.”

Existing Resources

The Maple Valley Historical Society is a non-profit volunteer organization and the primary cultural resources organization in Maple Valley. This group is currently maintaining two museums in the City: the Fire Engine Museum (housing a restored 1926 Howard Cooper Fire Engine); and the Gibbon/Mezzavilla General Store Museum. Even though the Lake Wilderness Lodge has been designated by King County as a County Historical Landmark, it is owned and operated by the City without any direct support from the Historical Society.

The Maple Valley Historical Society also operates the Maple Valley Museum on the top floor of the Old Maple Valley Grade School (a King County Historical Landmark located at 23015 SE 216th Way). Founded in 1972, this museum has preserved memories of the area’s past through displays of pioneer life and a collection of community photographs.

Needs and Plans

The Historical Society is looking for funds to build a new museum next to the Fire Engine Museum and the Gibbon/Mezzavilla General Store Museum. This new museum will allow the Historical Society to consolidate all operations onto one site that will also be ADA accessible.

The master plan for the Community Center site will have to incorporate these plans as well. The Community Center location has emerged as a growing civic gathering place since it is within walking distance of Lake Wilderness Park, the Arboretum, and the Maple Valley library as well as adjacent to residential neighborhoods.

Financing

The Historical Society relies on funding from the City, grant funds from King County, and independent fund-raising activities. The Historical Society will be doing a fund raising drive to allow for the building of their third museum in the near future.

Police Services

The City contracts with the King County Sheriff’s Office to provide police services to the City of Maple Valley. The Maple Valley Police Department (MVPD) is a full service model. The MVPD is located in City Hall at 22017 SE Wax Road, Maple Valley, WA 98038.

Level of Service Standards

The MVPD currently provides all basic police services to the City of Maple Valley, to include patrol, a Property Crimes Detective, two Special Enforcement/Problem Solving Detectives, and a Traffic Enforcement Officer. The MVPD provides numerous community safety and prevention programs and works with the Tahoma School District to provide them with MVPD School Resource Officers. MVPD has Washington State’s largest Police Explorer Post, and currently has a cadre of three MVPD Reserve



CAPITAL FACILITIES Support Analysis

Police Officers serving their Maple Valley Community. Major Crime investigations (such as robbery and homicide) and specialized police services (such as SWAT, K-9, Bomb Squad, and Helicopter Services), as well as our 911 Communications Services will continue to be provided by the King County Sheriff’s Office. The MVPD staff consists of a Police Chief, a Police Sergeant (Operations Supervisor), ten patrol officers, a traffic officer, three detectives as described above, and a civilian police administrative assistant. When there is need for additional assistance due to call loads or a serious incident, King County Sheriff’s Office will provide additional supervisors, detectives, deputies, and expertise to assist.

The MVPD is small but meets the City’s current needs. The officers and chief share office space and support staff with other departments of the City. The City leases 10 marked police vehicles from King County with the City of Maple Valley logo and six unmarked cars. The County is responsible for maintenance of the vehicles. MVPD officers are issued Mountain Bikes and are trained and certified to ride them, so they can provide bike patrol services when and where appropriate. The officers use their MV City Hall office as a base of operations, however, the office is not staffed 24 hours a day. The officers can be contacted by radios or cell phones. Emergency 911 calls are dispatched from the King County Communications Center in Renton. Three phone lines are open for community needs such as appointments with the chief or other officers, requests for presentations or educational materials, reporting of abandoned vehicles or traffic complaints, and any other police concerns in the community.

Level of service standards are usually measured in terms of the average number of minutes the police unit requires to respond to emergency calls or based on the number of officers per thousand population served. The current police level of service is shown in the following table for the year 2014.

Type of Call	Frequency (% of Total Calls)	Average Response Time (minutes)
Priority “X” (life-threatening)	0.35%	4.4
Priority 1 (property crime in progress/injury accidents)	11.50%	8.9
Priority 2 (property crime not in progress/domestic violence)	28.50%	12.1
Priority 3 (routine/vandalism)	56.20%	30.1
Priority 4 (nuisance)	0.40%	39

Source: Maple Valley Police Department

Figure 7.4 - Response Times and Call Frequencies Maple Valley Police (2014)

MVPD received more than 3,500 dispatch calls for service in 2014. The response time anticipated for requests for police service are based on the type or priority of the call. Police calls are categorized by five different priority levels. Emergency calls which are considered life-threatening (priority X) or involve a crime in progress such as robbery, rape, or an injury accident (priority 1) demand the



CAPITAL FACILITIES

Support Analysis

fastest response time. Calls for property crimes that have already occurred, such as burglary or domestic violence cases (priority 2) receive the next fastest response time. Priority 3 calls are relatively routine, such as reported theft and vandalism, and are the most common. Finally, nuisance calls (priority 4), such as noise, receive the lowest priority. Overall the City has a relatively low crime rate and crimes against people are rare.

Needs and Plans

Maple Valley Police are currently developing a number of public education programs, including group presentations and dissemination of materials on block watches and crime prevention. Population growth and increased traffic flows are creating increased demand for additional police services. Future demand could strain the MVPD's current capacity.

Financing

The City currently operates on a renewable annual contract with the King County Sheriff's Office for police services and recently adopted the 2015 police services contract. The City pays for these services from its general fund. However, for planning purposes, contracted costs are not considered as direct capital improvements costs.

Fire and Emergency Medical Services

Maple Valley's fire suppression, emergency medical services (EMS), and fire prevention services are provided by King County Fire Protection District 43, known as Maple Valley Fire & Life Safety (MVFLS). The District operates three career fire stations within the city limits of Maple Valley: Fire Station No. 80, located just north of Kent-Kangley Road on SR 169; Fire Station No. 81, located at SE 231st Street and SR 169; and Fire Station No. 83, located at SE 272nd Street and 216th Avenue SE (see Figure 7.2). Supporting the three career fire stations are three volunteer stations located outside the city limits but within the Fire Districts area.

On July 23, 2012, the City Council adopted Ordinance No. O-12-508, establishing a new chapter 16.60 in the Maple Valley Municipal Code for a growth-related impact fee program. MVFLS District adopted their Six-Year (2014 - 2019) Capital Facilities and Equipment Plan Update on July 10, 2014. The City of Maple Valley subsequently adopted the plan on September 8, 2014 (Ordinance No. O-14-558). The District's Six-Year Capital Facilities Plan, is provided in Appendix C.

Solid Waste Service

Solid waste service to Maple Valley is provided by Recology Cleanscapes and Republic Services. Figure 7.3 depicts the franchise service area for each provider.

CAPITAL FACILITIES Support Analysis

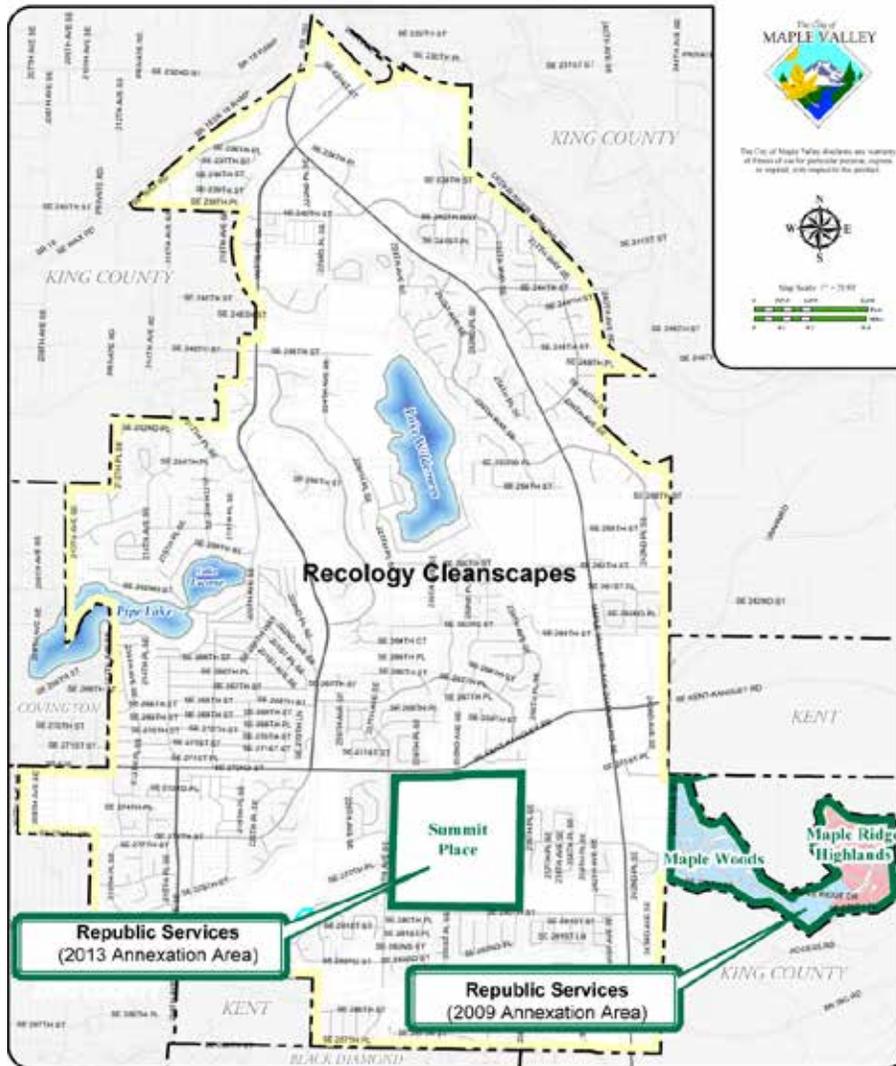


Figure 7.5 - Solid Waste Franchise Areas

Facility Description

Recology CleanScapes, Inc., an employee-owned company, provides contracted comprehensive solid waste, recyclable, and food and yard waste collection services to the City of Maple Valley except in the 2009 annexion area of Maple Ridge Highlands and Maple Woods and the 2013 annexion area of Summit Place, where services are provided by Republic Services. The franchise agreement with Recology CleanScapes, Inc. is for a term of seven years with two 2-year extension options through August 31, 2025. Republic Services' franchise agreement is for a ten-year term that expires on July 26, 2019.

All municipal solid waste in the City is directed to the King County Cedar Hills Regional Landfill pursuant to interlocal agreement between the City of Maple Valley and King County Solid Waste.



CAPITAL FACILITIES

Support Analysis

Garbage is currently collected weekly with recyclables and food and yard waste collection alternating every other week. Cedar Hills Regional Landfill is King County's only operating landfill. It is located on Cedar Grove Road north of Maple Valley city limits.

Level of Service Standards

Waste disposal companies operate by City issued contracts and/or ordinance in compliance with the King County Comprehensive Solid Waste Plan, the King County Code, the Seattle-King County Department of Public Health, the Solid Waste Section of the Environmental Health Services Division of Public Health, and the City of Maple Valley Municipal Code.

King County prohibits the disposal of construction, demolition, and land clearing debris into Cedar Hills Regional Landfill. These materials must be transported to the regional landfills owned by Rabanco and Waste Management.

Needs and Plans

King County Cedar Hills Regional Landfill is calculated to reach capacity in 2030, based on 2014 tonnage forecasts and projections of steady progress toward a 70% recycling rate. King County Solid Waste Division coordinates regional planning efforts with stakeholders to ensure reliable cost-effective and environmentally sound options for long-term disposal. Long-term options considered include, but are not limited to, waste export, waste reduction and recycling, product stewardship, and waste to energy. Stakeholders participate in the King County Comprehensive Solid Waste Plan and the Solid Waste Transfer and Waste Management Plan review and updates, among others. King County bases its plans for the generation of waste and materials to be recycled on a 20-year projection for the region.

Financing

Solid Waste disposal rates are set by King County Council and are adopted to support operation costs, administrative costs, and debt service for implementing the Solid Waste Transfer and Waste Management Plan. For more information please refer to the King County Comprehensive Solid Waste Plan.



CAPITAL FACILITIES

Goals & Policies

GOALS & POLICIES

The Washington State Growth Management Act (GMA) requires cities to prepare a Capital Facilities Element that contains the following:

- An inventory of current capital facilities owned by public entities showing the location and capacity of those public facilities.
- A forecast of the future needs for such capital facilities.
- The proposed locations and capacities of expanded or new capital facilities.
- At least a six-year plan that will finance capital facilities within the projected funding capacities and clearly identify sources of public money for such purposes.
- 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 element, and finance plan within the capital facilities plan element are coordinated.

This Capital Facilities Element is concerned with existing levels of service, needed improvements and future plans, and funding for public facilities and services that are of relatively large scale, are generally non-recurring high cost, and may require multi-year financing. For the purposes of this element, facilities investments include major rehabilitation or maintenance projects on capital assets; construction of new buildings, streets, and other facilities, and land for parks and other public purposes.

This section contains the goals and policies that address the capital facilities that are owned and operated by the City, and those facilities that are provided by other public entities. Other services, such as electricity, natural gas, cable, and telephone are discussed in the Utilities Element. The Capital Facilities Supporting Analysis section of this Plan contains the background data that provides the foundation for the following goals and policies. The Support Analysis section also includes the list of potential capital projects to implement the goals of the Comprehensive Plan.

GOALS

- CF-G1** Provide continuous, reliable, and cost-effective capital facilities and public services in the city and its Urban Growth Area in a phased, efficient manner, reflecting the sequence of development as described in the other elements of the Comprehensive Plan.
- CF-G2** Enhance the quality of life in Maple Valley through planned provision of public capital facilities either directly by the City or in coordination with other public and private entities.
- CF-G3** Maintain and enhance capital facilities that will create a positive economic climate.
- CF-G4** Ensure that public facilities necessary to support new development are adequate at the time the development is available for occupancy. This determination shall be based on locally adopted level of service standards and in accordance with Washington State Law.



CAPITAL FACILITIES

Goals & Policies

- CF-G5 Ensure efficient and equitable siting of essential regional capital facilities through cooperative and coordinated Planning with other jurisdictions in the region.
- CF-G6 Ensure that new growth and development pay a proportionate share of the cost of new facilities needed to serve such growth and development.

POLICIES

GENERAL

- CF-P1 The City's six-year Capital Improvement Program (CIP) shall serve as the short-term budgetary process for implementing the long-term Capital Facility Plan (CFP). Project priorities and funding allocations incorporated in the CIP shall be consistent with the long-term CFP.
- CF-P2 Maintain an inventory of existing capital facilities owned by public entities. This inventory shall include location and capacities of such facilities.
- CF-P3 Identify future needs regarding improvements and space requirements, based on adopted levels of service standards and forecasted growth, in accordance with this plan and its established land uses.
- CF-P4 Coordinate with other public entities that provide public services within City's planning area in the development of consistent level of service standards.

FINANCING & FUNDING PRIORITIES

- CF-P5 Capital Facility improvements that are needed to correct existing deficiencies or maintain existing levels of service should have funding priority over those that would significantly enhance service levels above those designated in the Comprehensive Plan.
- CF-P6 Improvements necessary to provide critical City services such as police, storm water management, parks and transportation at designated service levels concurrent with growth shall have funding priority.
- CF-P7 Consider all available funding and financing mechanisms, such as utility rates, bonds, impacts fees, grants, debt financing, special assessment, special purpose districts, and local improvement districts for funding capital facilities.
- CF-P8 The City will maintain the practice of designating its street and capital improvement revenue, including the dedication of up to 25 percent of its sales tax and equalization revenue, for the funding of its Capital Improvement Program.
- CF-P9 The City will review fees and user charges on a periodic basis to determine if they are covering, but not exceeding, the cost of providing these services.

**CAPITAL FACILITIES**

Goals & Policies

- CF-P10** Provide opportunities for public participation in the development or improvement of capital facilities.
- CF-P11** Solicit and encourage citizen input in evaluating whether the City should seek to fund large communitywide capital facility improvements through voter-approved bonds.
- CF-P12** The City will establish and maintain transportation, park, fire and school impact fees in appropriate areas to help ensure that new growth pays for the impacts it generates.
- CF-P13** The City will update its Capital Improvement Program on an annual basis consistent with the adoption of the annual budget and the Comprehensive Plan Amendment process.

MITIGATION & EFFICIENCY

- CF-P14** Maximize on-site mitigation of development impacts to ensure that facilities are in place at the time of development.
- CF-P15** Encourage the shared use and co-location of public capital facilities including, but not limited to, community facilities such as parks, libraries, schools and community meeting facilities.
- CF-P16** Manage stormwater runoff through a variety of methods, including, but not limited to, source control, retention/detention, filtration, infiltration, and dispersion. Infiltration and dispersion of stormwater (or low impact development) shall be implemented where feasible, given the geological, engineering, and water quality constraints outlined in the City's adopted stormwater design and management manual.
- CF-P17** Manage stormwater runoff caused by development to prevent unmitigated significant adverse impacts to water resources and downstream properties caused by increased flow rates, flow volumes, or pollutants. Non-structural methods of stormwater runoff control should be encouraged wherever possible. The City's stormwater management regulations shall include provisions to:
- Preserve water quality.
 - Protect or enhance the hydraulic and habitat functions of the natural drainage system.
 - Control peak runoff rate and runoff volume from new development to approximate pre-development levels.
 - Maintain stable stream channels and adequate low flows and reduce future storm flows, erosion, and sedimentation. Stormwater runoff from development that is situated on or adjacent to steep hillsides or adjacent to ravines shall be routed so that it does not cause gully erosion, lead to mass wasting, or create erosion at the bottom of the slope.

**CAPITAL FACILITIES**

Goals & Policies

CF-P18 Recognize that new development may cause environmental impacts, including but not limited to, flooding, erosion and decreased water quality in downstream communities and natural drainage courses. The City shall continue to actively participate in developing and implementing regional water quality planning and flood hazard reduction efforts with King County Surface Water Management within all drainage basins that affect the City. The City should consider updating its stormwater and flood hazard regulations and programs consistent with these efforts.

CITY-MANAGED CAPITAL FACILITIES & SERVICES

CF-P19 Develop and implement a Stormwater Management Plan that prioritizes installation of needed facilities. Special consideration shall be given to concurrent installations to promote construction cost efficiency and minimize disruptions to the public.

CF-P20 Maintain stormwater treatment and flow control BMPs/facilities properly to ensure their functionality and reliability. The City shall implement procedures to ensure that public and private stormwater collection, retention/detention, filtration, infiltration, and dispersion facilities are properly maintained.

CF-P21 Provide the most economical public safety and police protection services available that meets the needs of the City.

CF-P22 The City will work cooperatively with Maple Valley Fire and Life Safety to plan for future fire and emergency medical services and facility needs. These efforts should focus on the District's need to provide facilities that are central to the District's service area.

CF-P23 Promote community awareness of human service needs and the resources available to meet them. For example, the City should regularly coordinate with the Maple Valley Library and Community Center to help inform residents about programs and services.

CF-P24 The City shall serve primarily as a funding grantor rather than a direct provider of human services.

CF-P25 The City shall cooperate with the Maple Valley Library, Community Center, Tahoma School District, and other jurisdictions and entities, to cooperatively plan for future human services program and facility needs. These efforts should focus on the development and use of schools as a focal point for the delivery of services to children and families.

CF-P26 Ensure that human service programs reflect and are sensitive to the cultural, economic and social character of the City.

CF-P27 Ensure that human service needs and impacts are considered in all land use, capital improvement and transportation project actions.

**CAPITAL FACILITIES**

Goals & Policies

ESSENTIAL PUBLIC FACILITIES

- CF-P28** Coordinate with King County and other jurisdictions to establish a process for siting public capital facilities of a Countywide or Statewide nature. These facilities are known for their difficulty to site, including airports, solid waste landfills, higher educational facilities, energy generating facilities, and prisons.

CONCURRENCY MANAGEMENT

- CF-P29** The following level of service guidelines should be used to evaluate whether existing public facilities are adequate to accommodate the demands of new development:

- Water
Require that new development have adequate water supply for consumption and fire flow. Maintain the current-year level of service acceptable Countywide in gallons per day per equivalent residential unit.
- Stormwater Management
Require that new development and redevelopment have adequate stormwater treatment and flow control BMPs/facilities to meet the Washington State Department of Ecology and National Pollutant Discharge Elimination System (NPDES) Phase II municipal stormwater permit requirements.
- Wastewater
Require that adequate wastewater treatment capacity, transmission and collection facilities are in place to accommodate new development at the current level of service to meet American Public Works Association and Washington State Department of Ecology requirements.
- Recreation
The level of service standards for neighborhood and community parks, trails, and open space shall be as adopted in the City's Parks, Recreation, Cultural, and Human Services Plan.
- Police Protection
The Maple Valley Police Department should provide a service response time of 4.4 minutes for life-threatening, crime in-progress calls; and 8.9 minutes for priority one property crimes in progress.
- Fire Protection
Fire District #43 should continue to provide a total alarm response time of 7 minutes for urban areas, 8 minutes for suburban areas and 13 minutes for rural areas, 90% of the time.



CAPITAL FACILITIES

Goals & Policies

- Transportation

The City will adopt a Level of Service (LOS) standard for City streets based upon an examination of County LOS standards and the standards of adjacent jurisdictions and will seek to provide consistency with regional transportation systems. See the Transportation Element of the Maple Valley Comprehensive Plan for the adopted LOS.

- CF-P30** A development shall not be approved if it causes the level of service on a capital facility to decline below the standards set forth in Policy CF-P29, unless capital improvements or a strategy to accommodate the impacts are made concurrent with the development. For the purposes of this policy, “concurrent with the development” shall mean that improvements or strategies are in place at the time of the development or that a financial commitment is in place to complete the improvements or strategies within six years of the date the development is approved.
- CF-P31** If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, developers must provide such facilities at their own expense.
- CF-P32** The City shall adopt a Transportation Concurrency Management Ordinance, in accordance with the GMA.
- CF-P33** Require that development proposals are reviewed by the various providers of services such as school districts, sewer, water, stormwater water management, police and fire departments to ensure available capacity to accommodate development and to identify needed system improvements.