

# Chapter 10. Capital Facilities

## 10.1. Plan Context

The purpose of the Capital Facilities Element is to provide policy direction to decision makers regarding development regulations and expenditures for capital facilities associated with fire protection and emergency medical services, law enforcement, parks, schools, water, sewer, stormwater and solid waste collection and disposal. The policies of the Capital Facilities Element call for adequate facilities and services that meet the needs of the City and corridor plans such as the Sidney/Pottery Study Plan.

One of the principal goals of the GMA is for cities to provide for compact urban development that accommodates the majority of growth in a community so that the necessary urban facilities and services are provided and delivered efficiently and cost effectively. Urban level facilities and services are permitted only within UGAs.

Certain public facilities and services must be provided at a specific level of service (LOS), concurrently with development. This requirement is intended to ensure that development will not occur without the necessary infrastructure. Developers and property owners are typically required to construct the necessary infrastructure or provide a fee to compensate for their fair share of facilities and services. This is necessary to maintain an established LOS as defined by Port Orchard.

The Capital Facilities Element is an element in the Port Orchard's Comprehensive Plan that uses sound fiscal policies to provide facilities consistent with the Land Use Element and concurrent with, or prior to the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible. Capital facilities generally have very long useful lives, significant costs, and are not mobile. This plan incorporates and adopts by reference the 2006 Port Orchard Capital Facilities Plan Update (Ordinance 026-06), the joint Port Orchard/South Kitsap Sub-Area Plan data and analysis, and the 2006 Kitsap County Comprehensive Plan 10-Year Update, Capital Facilities Plan (Appendix D) and associated Environmental Impact Statement.

One of the principal criteria for identifying needed capital improvements is standards for levels of service (LOS). The referenced Capital Facilities Plans contains LOS standards for each public facility, and requires that new development be served by adequate facilities (i.e., the "concurrency" requirement of the Growth Management Act). The Capital Facilities element within this plan also contains goals and policies that guide and implement the provision of adequate public facilities.

## 10.2. Capital Facilities Vision

Our vision for Port Orchard is a community which continually strives to become a regional leader in organized, well planned growth to improve the quality and cost effectiveness of municipal services and which results in a larger more efficient City.

## 10.3. Background

The Growth Management Act requires that the Capital Facilities Plan consist of: an inventory of existing capital facilities owned by public entities showing their locations and capacities; a forecast of the future needs for such capital facilities; the proposed locations and capacities of expanded or projected capital facilities; at least a six-year plan that will finance such capital facilities; and 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, within the Capital Facilities Plan Element are coordinated and consistent.

The City of Port Orchard staff has developed individual parks, sewer, water, fire, and capital facilities plans which are available at City Hall. These plans have been adopted individually and are adopted as part of this Comprehensive Plan by reference. As they are updated the revisions and amendments will be incorporated into this document. New stormwater ordinance based on Kitsap County's model will be added to this document in subsequent updates as soon as it is adopted.

The Growth Management Act also requires coordination and consistency with the plans of other service providers such as schools and libraries. Adequate public facilities must be provided for these services as well. Six-year plans are provided as required. Summaries of the Fire, Sewer, and Water Plans are provided in this element. The Parks Plan can be found in the Parks and Open Space Element. The Capital Facilities Plan analyzes and forecasts needs to the year 2015 and shows the location and capacities of existing City facilities. Levels of service have been established for each type of facility based upon the level of service provided in 1994. The level of service is identified based upon the basic unit of the facility or activity per 1,000 population so that facilities providing different types of services can be compared.

## 10.4. Introduction

The Growth Management Act is intended to limit urban sprawl and reduce the adverse impacts of rapid development. One of the most common adverse impacts of development is the inability of infrastructure and government resources to expand as rapidly as do the surrounding developments. With rampant development, the community discovers that the municipal base and infrastructure is not available to properly serve larger neighborhoods. As a result of this failing, various level of services unavoidably fall and the quality of life drops. The Growth Management Act calls for concurrent planning and actions to keep pace with future development.

The purpose of the Capital Facilities Plan is to address the needs of the infrastructure as the population increases. Unlike large communities, this particular plan will not address transportation needs such as airports, marine services or rail. These transportation facilities are in the vicinity of the City. However, the plans of Kitsap County, Kitsap Transit and other agencies can best address these regional issues. Also excluded from this particular report will be the specific plans for water, wastewater, parks, roads and stormwater. Each of these four categories are regulated by different State agencies and each shall have individual comprehensive plans. These individual plans will be written to support the goals and objectives of the City of Port Orchard Comprehensive Land Use Plan. These documents will be required to meet the standards of each specific State agency.

The City is served by the Kitsap Regional Library District which maintains library services within its own buildings as well as buildings owned by the County and cities. The Library District has a professional staff and regularly plans for these specialized needs of the community. By contract, the City of Port Orchard is obligated to provide a building to the Library District. The clientele of the Port Orchard Library is comprised of any patron of the Library District, of which citizens of Port Orchard are but a few. The City will meet its growth management responsibilities by referring to the Library's plans and using those plans for guidance.

The South Kitsap School District provides service to children within the City of Port Orchard. The School District services its students in the following capital facilities by grade configuration:

Elementary:	Grades K-6
Junior High:	Grades 7, 8, and 9
High School:	Grades 10, 11, and 12

The City does not have a municipal Fire Department and contracts with the South Kitsap Fire District. Due to contracts for mutual aid and close coordination with Kitsap County CENCOM, the South Kitsap Fire District prepares and maintains its own capital facilities plan. Inclusion of the Library and Fire Department specialized needs in this Capital Facilities Plan would be redundant.

The Capital Facilities Plan will address the resources that are directly under the control of the City of Port Orchard. By properly managing municipal facility resources, the City will benefit in three ways: 1) better utilization of limited space; 2) timely preparation of applications for grants and loans to achieve the Plan's objectives; and 3) effective use of the real estate excise tax.

The City owns and operates certain buildings in order to deliver municipal services. Proper management requires that the City government be able to effectively manage these buildings. Management would include more than immediate maintenance. Use of finite floor space is a challenge as the work force grows to meet the growing needs of the Community. As this work force grows and the buildings age, City government needs

to be able to project expansion and replacement dates. One purpose of the Capital Facilities Plan is to project the use and replacement of municipal buildings.

The repair and replacement of municipal facilities is very expensive and requires careful planning. By projecting the needs of the City, the associated costs are better able to be identified and programmed. An example of financial programming is the recent construction of the new fire station. After considerable study and discussions, the City Council decided to proceed with the project using phased construction and careful management of Current Expense funds. As such, this \$1,000,000 project was able to be constructed without a bond issue. Future construction projects should anticipate using a combination of bonds, loans and grants.

The Growth Management Act provided local governments with a revenue tool. Cities, such as Port Orchard, already had the authority to implement a real estate excise tax based on a percentage of any real estate transaction within the corporate limits. The Growth Management Act allowed the cities to implement a additional percentage of real estate excise tax. The study period for this Capital Facilities Plan uses 2005 as the base year as provided in the 2006 Port Orchard Capital Facilities Plan update (Ordinance 026-06). The Plan uses year 2025 as the planning horizon.

## 10.5. Types of Capital Facilities

The City's accounting system is the State of Washington Budgeting, Accounting and Reporting System, or BARS. Pursuant to BARS, there are the following types of capital facilities which pertain to the City:

**Community and Recreation Centers:** A building or area dedicated to meeting and activity rooms for clubs and organizations or for recreational programs and activities.

**Shops, Garages, and Engine Houses:** Building and yards used to perform repairs, to store materials for maintenance, or to store and protect vehicles and heavy equipment.

**General Administration Buildings:** Structures used to house governmental operations and services.

Table I lists the City's facilities as per the BARS classification:

TYPES OF FACILITIES	CITY FACILITIES
COMMUNITY CENTERS	ACTIVE CLUB
SHOPS AND GARAGES	PUBLIC WORKS SHOP SOUTH SHOP KENDALL YARD RED BARN
GENERAL ADMINISTRATION	CITY HALL MUNICIPAL COURT PISTOL RANGE

Table 10-1 City Facilities

### 10.5.1. General Administration

#### **CITY HALL**

The primary municipal building in the City of Port Orchard is the City Hall. The current City Hall was constructed in 1947, when the population was about 2,200. Since that time, the City has grown and the number of City public employees has increased. The City recognized that the available space in City Hall no longer met municipal needs. In addition, visible cracks indicated that the building had structural problems. In 1990, the City Council had a seismic survey completed. That study is available at the City Hall Public Works Department. After careful consideration, the City Council decided that it would be more cost effective to replace the existing building, rather than repair it. Replacement would allow the City to provide more working area for its employees

A City Hall Committee was established in 1989 to develop a general idea of what was needed in the new municipal building. During that process, the City Council made the decision that City Hall needs to remain in the downtown area. A relocation of the municipal building could be a further indication of urban sprawl, and the City needs to have a strong downtown area. As such, the acquisition of the two other properties on the existing city block has begun. In 1993, the City purchased the garage at 560 Bay Street. The City is currently renting out this building until it is demolished. Negotiations continue with the American Legion to purchase the property at 200 Prospect Street. The City Hall was sized and designed by an architect with full community participation and construction was completed on September 1999.



**PISTOL RANGE**

The Port Orchard Police Department has an outdoor pistol range which allows the officers to maintain proficiency with various weapons. The pistol range is used for handguns, shotguns and rifles and is a unique requirement associated only with law enforcement. The existing range was constructed on a volunteer basis several years ago and meets the immediate needs of the Police Department.

The pistol range has an impact area which will be encroached upon by urban development both outside and inside the City. In previous years, fencing and signs were posted. However, as more people move into this neighborhood, the Police will have greater difficulty excluding people from the impact area. The vulnerability of the impact area threatens the viability of the pistol range.

The City Police will always have to train and maintain proficiency with various weapons. In order to meet this need, the City will have to provide the facility for training. This can be accomplished by one of several ways:

1. Schedule time at a private range.
2. Schedule time at a public range.
3. Construct an indoor range.

Prior to making any final decisions, the City will need to further study this question to find the best Alternative.

**10.5.2. Community Centers****ACTIVE CLUB**

The Active Club is the only community recreational building which the City owns. The building was purchased by a local service group, the Port Orchard Active Club, in the 1960's. They then relocated the building and donated it to the City. Since that time, the building has served numerous organizations such as the senior citizens, youth groups, quilting bees, square dancers and Alcoholics Anonymous. In 1992, Kitsap County purchased and renovated Givens Community School. This former elementary school was converted to a multi-purpose building which houses both government offices and areas for community activities. The Givens Community Center assumed the role as a primary community center for South Kitsap and eased the demands on the Active Club.

The Active Club building consists of two stories for a total floor space of 7,500 square feet. The lower story is used for storage and a meeting area for young people's baseball. Most activity takes place on the street level story which consists of three meeting rooms, a kitchen and restrooms.

The City's Comprehensive Plan calls for multi-use facilities, more efficient provision of government services, and elimination of unnecessary duplication of services. The South Kitsap community has three agencies which provide community activities: Kitsap County, Port Orchard and the South Kitsap Parks and Recreation District. Close coordination between these agencies will provide the best use of existing facilities and will help avoid redundancy. The primary community center is Givens Community Center. The Active Club provides a support role by making available smaller

and less formal rooms for multi-use activities. As such, the Capital Facilities Plan establishes a standard for City community centers of 1,000 square feet of floor space per 1,000 people.

Pursuant to the above level of service, the Active Club will meet the needs of the City for the next six years. In the year 2015, the population is estimated to be 7,954 people. According to the level of service, the City would need 7,954 square feet of community center floor space. The City's goals and objectives call for cooperating with other jurisdictions and avoiding duplication of services. When the Active Club no longer meets the needs of the City, several alternatives are available to Port Orchard:

1. Participate in the use of Givens Community Center to allow more non-government activities in the building.
2. Inventory all existing public meeting rooms in the City to assure maximum utilization.
3. Convert the Municipal Court at 736 Prospect Street into a meeting area after the Court moves to the new City Hall.
4. Construct a new community center.

### **10.5.3. Shops and Garages**

#### **PUBLIC WORKS**

Public Works is comprised of numerous departments which are responsible for the infrastructure of the City. The organization of this department is as follows:

In order to meet the traditional Public Works responsibilities, the Department uses a shop and various storage buildings. The level of service for shops and garages must account for numerous variables, such as number of trucks, specialized equipment and miles of road. For consistency with other planning fields, the level of service for the Capital Facilities Plan will be based upon population. The standard is 1,000 square feet of heated storage for every 1,000 people in the City.

The facility needs of the utility crews and the utility equipment will be dependent upon the expansion of those utilities. Presently, there is sufficient area for the storage of equipment and working areas for the personnel. As the City expands and population increases, the needs of the utility crews may change. At this time, the City of Port Orchard does not have sufficient information to project the building needs of the crews beyond six years.

## **10.6. Financial and Implementation Plans**

Each of these governmental functions has different funding sources and each source can contribute to the construction and operation of new capital facilities within the City. The following funding sources are available to the City for construction of any new facilities:

1. **GENERAL OBLIGATION BONDS:** The City Council can elect to put a bond issue before the citizens. This bond issue would provide for the selling of bonds to the public. The bonds would be redeemed by the annual assessment of each property tax payer and paid as part of the property tax.
2. **COUNCILMANIC BONDS:** The City Council has limited authority to issue bonds without a vote of the people. The maximum debt level allowed is based upon the total property value of the community and the existing level of debt incurred by local government. The actual limit can be determined by the City Treasurer, as required by the City Council. The bonds would be redeemed by regular payments from the annual budget of the City and the people are not individually assessed.
3. **UTILITY CAPITAL IMPROVEMENT FEE REVENUE:** An equitable portion of the project cost can be funded from the Water/Sewer Cumulative Reserve Fund. This fund is comprised of the water and sewer connection fees which allow the utility to adjust for demands caused by the growth of the system..
4. **REAL ESTATE EXCISE TAX REVENUE:** When the Capital Facilities Plan was adopted, the City was authorized use the real estate excise tax to fund recommended projects of that Plan. The revenue for Port Orchard would be based on 1/2% of the real estate transactions within City limits. The revenue will directly reflect the levels of real estate activity and fluctuations.
5. **PUBLIC WORKS TRUST FUND:** The State of Washington offers low interest loans to construct infrastructure. City halls are listed as an approved project for funding. The loan's interest is based on the matching funds of the community and ranges from 0% to 3% for a 20 year period.

The City can also use grants, LIDs / ULIDs or other financial tools for the funding of specific future capital facilities construction.

### 10.6.1. Wastewater System Summary

The City of Port Orchard Public Works Department provides wastewater service in coordination with the West Sound Utility District to the citizens of Port Orchard, as well as the majority of the citizens in adjacent Urban Growth Areas. The wastewater service areas include the Port Orchard Urban Growth Area, the McCormick Woods Urban Growth Area, and the South Kitsap Industrial Area Urban Growth Area. The City of Port Orchard has developed Comprehensive Sewer Plans in coordination with both Kitsap County, West Sound Utility District (Formerly Karcher Creek Sewer District), most recently updated in December 2006 (Ordinance 026-06) Ongoing Wastewater Capital Facilities Plans. It is based upon information available to the City and from several consultant studies as well as joint West Sound Utilities District data, analysis, and input. The existing Wastewater Plans provide an in-depth analysis of the system characteristics and potential areas for improvement and expansion using a

twenty-year time frame. This Wastewater Plan will be updated in the very near future as changing demographics and technologies arise in coordination with shifting needs resulting from annexation, and most likely the Wastewater Capital Facilities Plans will be updated yearly. To help protect water quality, it should be noted that the City's Shoreline Master Program already requires the installation of sewage disposal facilities at private and public marinas.

The population served by the system was estimated in Equivalent Residential Units (ERU) which account for people present on a daily basis but who may not be residents (e.g. school children or employees). Metered water use is based upon 180 gallons per day, which is a State standard. The projected system population is based upon current trends in water system use. Unanticipated major new developments are not included in this calculation.

The basins within the Wastewater Service Area conform to the service area of the system including the South, Central and East branches. The Southern branch serves from Pottery Avenue northward along Port Orchard Boulevard. The Central branch serves from the intersection of Sidney Avenue and Tremont Street northward along Cline Avenue. The East branch serves the area to the east of Blackjack Creek. The service areas south of Sidney and West to McCormick Woods and beyond to SKIA conduct through these three branches. These three main trunk lines connect to the pump station at the Port Orchard Marina and are pumped to the treatment facility in Annapolis.

Improvements recommended in the Sewer Plan are for increased maintenance and replacement of basin areas that have high inflow and infiltration. Inflow and infiltration result from rain water leaking into the lines during storms, filling up the lines and requiring the distribution system and treatment plant to handle more water than is necessary. In older areas of the City this problem is largely due to side sewer connections. In order to make any meaningful improvements to the system, expensive basin-wide repairs would be necessary. This would include replacing both laterals and side sewers. The City's studies recommend an alternative approach (bio-membrane package scalping plants) to assist in the major replacement of increased maintenance and repair to extend and increase the efficiency of the existing laterals and trunk lines. It has been determined that there is little growth potential in the Eastern branch service basin because it is bordered to the east by the West Sound Utility District. The Central branch is surrounded by the service area of the Eastern and Southern branches. The Southern branch appears to be in the best position to serve most of the undeveloped properties in, and surrounding, the City.

## **10.6.2. Water System Summary**

The City of Port Orchard Public Works Department developed a Comprehensive Water Plan update in 2007 which is available at City Hall. It is based upon available information and consultant studies and provides a detailed analysis of the City's water supply, storage, fire flow, and distribution system. The service area map included as part

of this original Plan As of printing of this plan, the Water System Plan is being reviewed by the Department of Health.

Future water demand is based on water connections and estimates of consumption at 800 gallons per connection per day as required State regulations. Distribution between the high and low zones is accomplished with a pump at the Melcher pump station so that the capacity for the lower zone is also available for the higher zone. Taken together, the City has an adequate supply without relying on its Bremerton interconnection.

The projected demand represents a growth rate of 1% per year and does not take into account unanticipated or new major development. The Water System Plan recommends the first priority is to construct reservoirs and main transmission lines. The second priority is to consistently construct loops in the distribution systems that afford water to be drawn from both ends of a loop so that the whole system provides more equal pressure than a dead end system. All water is presently obtained from deep wells.

The City encourages water conservation by consumers to reduce water waste and preserve current resources. This is done by including water conservation information in the City's quarterly news update mailed to all residents. Additional free informational conservation handouts are available at City Hall.

### **10.6.3. School Facilities Summary**

South Kitsap School District Number 402 services the City of Port Orchard. It is the City's intent that the level of service adopted by South Kitsap School District be maintained. South Kitsap School District has approved and adopted a Capital Facilities Plan which the City of Port Orchard incorporates as if fully set forth herein. Given current funding limitations, this School Capital Facilities Plan is being updated by the School District. When this Plan is updated, the changes will be incorporated into this document.

Upon annual review of the City's Comprehensive Plan, the City shall incorporate any revisions to the South Kitsap School District Capital Facilities Plan as necessary to update the Capital Facility Element of the City's Comprehensive Plan. It is understood that the financing element of the South Kitsap School District's Capital Facilities Plan includes bonds, state matching funds, fees, mitigation payments, dedications, and impact fees.

## **10.7. Goals and Policies**

### **10.7.1. Washington State Goals**

**Economic Development.** Encourage economic development throughout the state that is consistent with adopted comprehensive plans, promote economic opportunity for all citizens of this state, especially for unemployed and for disadvantaged persons,

and encourage growth in areas experiencing insufficient economic growth, all within the capacities of the state's natural resources, public services, and public facilities. (RCW 36.70A.020(5))

**Public Facilities and Services.** Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards. (RCW 36.70A.020(12))

**Coordination with Existing Plans** A capital facilities plan element consisting of: (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities; (b) a forecast of the future needs for such capital facilities; (c) the proposed locations and capacities of expanded or new capital facilities; (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and (e) 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 element, and financing plan within the capital facilities plan element are coordinated and consistent. (RCW 36.70A.070(3))

## 10.7.2. Capital Facilities Goals and Policies

### 10.7.2.1. General

#### **Goal 1. Provide an efficient distribution and mixture of public facilities, parks and other open spaces.**

- Policy CF-1 The City Council shall encourage public input to determine locations for needed facilities, in order to maximize their usage.
- Policy CF-2 The City shall aim for multiple-use facilities.
- Policy CF-3 The City shall acquire property for public facilities.

#### **Goal 2. The City shall establish minimum levels of service for provision of urban services (i.e. fire, police, garbage disposal, parks, library, and other appropriate services).**

- Policy CF-4 It is the City's intent that adequate school facilities be provided for schools. The City intends that individual school levels of services be maintained as adopted and funded by the School Board of the South Kitsap School District.
- Policy CF-5 Plan for more efficient provision of government services and shall avoid unnecessary duplication of City services.

- Policy CF-6 The City shall promote increased coordination between the City, other municipalities and regional agencies for the planning and development of regional capital facilities.
- Policy CF-7 The City shall develop design guidelines for publicly-owned buildings and structures with the intent to improve the appearance of public structures
- Policy CF-8 The City shall promote artistic endeavors in relation to public structures.

**Goal 3. Ensure that infrastructure, facilities, and services, are adequate to serve new projects at the time buildings are available for occupancy and use without decreasing service levels below locally established minimum standards.**

- Policy CF-9 Require that urban level facilities and services are provided prior to or concurrent with development. These services include but are not limited to transportation infrastructure, parks, potable water supply, sewage disposal, stormwater and surface water management, and solid waste management.
- Policy CF-10 Facilitate adequate planning for services and facilities by coordinating with utility providers on annual updates of population, employment and development projections.
- Policy CF-11 Regularly monitor and update LOS standards for public facilities to reflect community preferences for quality of service delivery.
- Policy CF-12 Encourage providers to improve accessibility to public services by making information available, convenient and complete.
- Policy CF-13 Maintain an inventory of existing capital facilities owned by public entities.

**Goal 4. Ensure that provision of capital facilities meets the needs of the present without compromising the ability of future generations to meet their own needs.**

- Policy CF-14 Provide public facilities and services conveniently and equitably throughout the community and do not unduly affect any one group of people or geographic area by the siting or expansion of essential public facilities.
- Policy CF-15 Ensure that the provision of capital facilities is environmentally sensitive, safe and reliable, aesthetically compatible with surrounding land uses, and economical to consumers.
- Policy CF-16 Maximize financial resources and opportunities to meet the expected LOS for public facilities and services.
- Policy CF-17 Ensure that new growth and development pay a fair, proportionate share of the cost of new facilities needed to serve such growth and development.

- Policy CF-18 Direct growth within the community where adequate public facilities exist or can be efficiently provided.
- Policy CF-19 Seek to reduce the per unit cost of public facilities and services by encouraging urban intensity development within the City and adjacent Urban Growth Areas.
- Policy CF-20 Coordinate the construction of public facility improvements such as utility and road improvements to help minimize project costs.
- Policy CF-21 Encourage the joint use of utility corridors, provided such joint use is consistent with limitations prescribed by applicable law and prudent utility practice.
- Policy CF-22 Ensure the efficient and equitable siting of capital facilities through cooperative and coordinated planning.
- Policy CF-23 Coordinate and cooperate with other jurisdictions in the implementation of multijurisdictional utility facility expansions and improvements.
- Policy CF-24 Allocate resources to strengthen the economic base, diversify industrial and commercial enterprises, increase employment opportunities, increase the income level of residents, and enhance and revitalize neighborhoods.
- Policy CF-25 Look for ways to achieve multiple community benefits when developing infrastructure and capital facilities, for example creating trails when establishing utility corridors.
- Policy CF-26 Minimize the visual impact that facilities (e.g., towers, antennas, dumpsters and recycling containers) can have on surrounding neighborhoods.
- Policy CF-27 Provide meaningful opportunities for community involvement in the planning of capital facilities.

### **10.7.2.2. Fire Protection and Emergency Medical Services**

- Policy CF-28 Coordinate with South Kitsap Fire and Rescue on planning for the location of new fire stations to ensure that they are dispersed throughout the City and located near areas of high population concentration.
- Policy CF-29 Encourage consolidation of duplicate services between Fire Districts to use resources more effectively.

### **10.7.2.3. Law Enforcement**

#### **Goal 5. Reduce crime risks within the City.**

- Policy CF-30 Design and locate capital facility improvements to optimize public safety through increased visibility at joint use facilities (e.g., streets, public buildings, etc.).
- Policy CF-31 Minimize impacts to surrounding land uses when siting new jail facilities.

### **10.7.2.4. Public Education Facilities**

#### **Goal 6. Coordinate land use and school district capital facilities planning.**

- Policy CF-32 Recognizing that schools provide a unifying social and physical amenity that are key foci for successful neighborhoods encourage elementary schools to be located in or near neighborhood Centers and middle schools, junior high schools and senior high schools near Community Centers.
- Policy CF-33 Coordinate with the South Kitsap School District to develop strategies to ensure that students are not forced to attend a school outside their neighborhood.
- Policy CF-34 Coordinate with the South Kitsap School District to develop strategies to provide and enhance safe multi-modal access to the schools.
- Policy CF-35 Review and update school impact fees at least every 4 years.
- Policy CF-36 Explore opportunities to develop joint use facilities.

### **10.7.2.5. Parks and Recreation**

#### **Goal 7. Improve Park, recreation and open space opportunities.**

- Policy CF-37 Monitor and maintain the LOS for park facilities.
- Policy CF-38 Explore the creation of Park Impact fees and evaluate the review and analysis of park impact fees at least every 4 years.
- Policy CF-39 Correct LOS deficiencies in park facilities through capital improvements.
- Policy CF-40 Pursue cooperative agreements with other public entities such as area schools and libraries to improve public recreational opportunities.
- Policy CF-41 Collaborate with Kitsap County to explore formation of a Municipal Parks District to help fund and develop community and neighborhood scale parks throughout the sub-area.
- Policy CF-42 Review City subdivision regulations to determine how provisions for pocket parks could be enhanced.
- Policy CF-43 Develop neighborhood parks adjacent to school sites whenever possible in order to promote facility sharing. Facilities on the neighborhood park site should supplement uses that the school does not provide such as trails, open space, picnic areas, playground equipment, and multi-purpose paved courts.
- Policy CF-44 Encourage implementation of the County's Greenways Plan that outlines a Citywide system of trails that will serve park, recreation, and open space needs. Link a system of trails between neighborhoods and parks, school sites, and

other public property. Utilize public lands and existing rights-of-way for trail purposes whenever feasible.

- Policy CF-45 Policy POSK-285 Consider trail development in the Blackjack Creek area that can provide benefits to the non-motorized transportation system by connecting urban density neighborhoods with the Bethel Road commercial corridor.
- Policy CF-46 Policy POSK-286 Place interpretive signs along trails to encourage community, historical, and environmental awareness and place distance markers along the trail for walkers and runners.
- Policy CF-47 Encourage private property owners to donate public trail access or parcels identified for future municipal parks.

### **10.7.2.6. Water Systems**

#### **Goal 8. Ensure that an adequate amount of domestic water supply is available to support the level of population growth and land development projected within the City.**

- Policy CF-48 Collaborate with water service providers to ensure adequate water supply, storage and distribution systems are available to serve population growth.
- Policy CF-49 Encourage land uses and programs that promote water conservation.
- Policy CF-50 Revise water service boundaries in cases where the designated water service provider cannot provide timely or reasonable service.
- Policy CF-51 Ensure that land uses permitted in aquifer recharge areas do not lead to contamination of water resources.
- Policy CF-52 Encourage new developments adjacent to properties with private wells or existing septic systems, to connect to the City's water system or, if not feasible, ensure that adverse impacts to existing wells or septic systems from new development is avoided or mitigated.

### **10.7.2.7. Wastewater collection and treatment facilities**

#### **Goal 9. Utilize best construction methods and practices and innovative techniques in the design and construction of sewer utilities.**

- Policy CF-53 Schedule construction activities to avoid sensitive times in the lifecycle of fish and wildlife, such as spawning, nesting, and migration.
- Policy CF-54 Coordinate construction of sewerage improvements with other utilities.

- Policy CF-55 Whenever possible, construction should be scheduled to minimize disruption of access to area residences and businesses.
- Policy CF-56 The City shall require all new development to connect to public sewer and water systems, unless physically or financially infeasible.
- Policy CF-57 Provide coordination efforts to the Port of Bremerton and adjacent jurisdictions for wastewater infrastructure improvements within South Kitsap Industrial Area.

### **10.7.2.8. Stormwater Facilities**

#### **Goal 10. Minimize development related impacts to existing hydrologic conditions and functions and strive to correct current deficiencies resulting from past development practices.**

- Policy CF-58 Identify areas within and adjacent to the sub-area that are highly sensitive to changes in hydrologic conditions and functions. Within these highly sensitive areas, establish standards that provide for near zero change in hydraulic and hydrologic function on a property, such as no net increase in the peak flow or volume of runoff or erosion products leaving a site post development.
- Policy CF-59 Ensure development standards adequately prevent new development from increasing flooding and minimize the possibility of damage from flooding events.
- Policy CF-60 Encourage LID strategies for stormwater management through incentives and flexibility in application of regulatory requirements.
- Policy CF-61 Utilize new inventories of flood hazard/prone properties in the decision making process to prioritize stormwater system improvements.
- Policy CF-62 Coordinate the basin planning process with the community planning process to address surface water runoff and flooding issues.
- Policy CF-63 Integrate public regional stormwater detention and retention facilities into the natural environment.
- Policy CF-64 Recognize that regional facilities can provide aesthetic, recreation, and fish and wildlife habitat in a community park-like or open space setting.