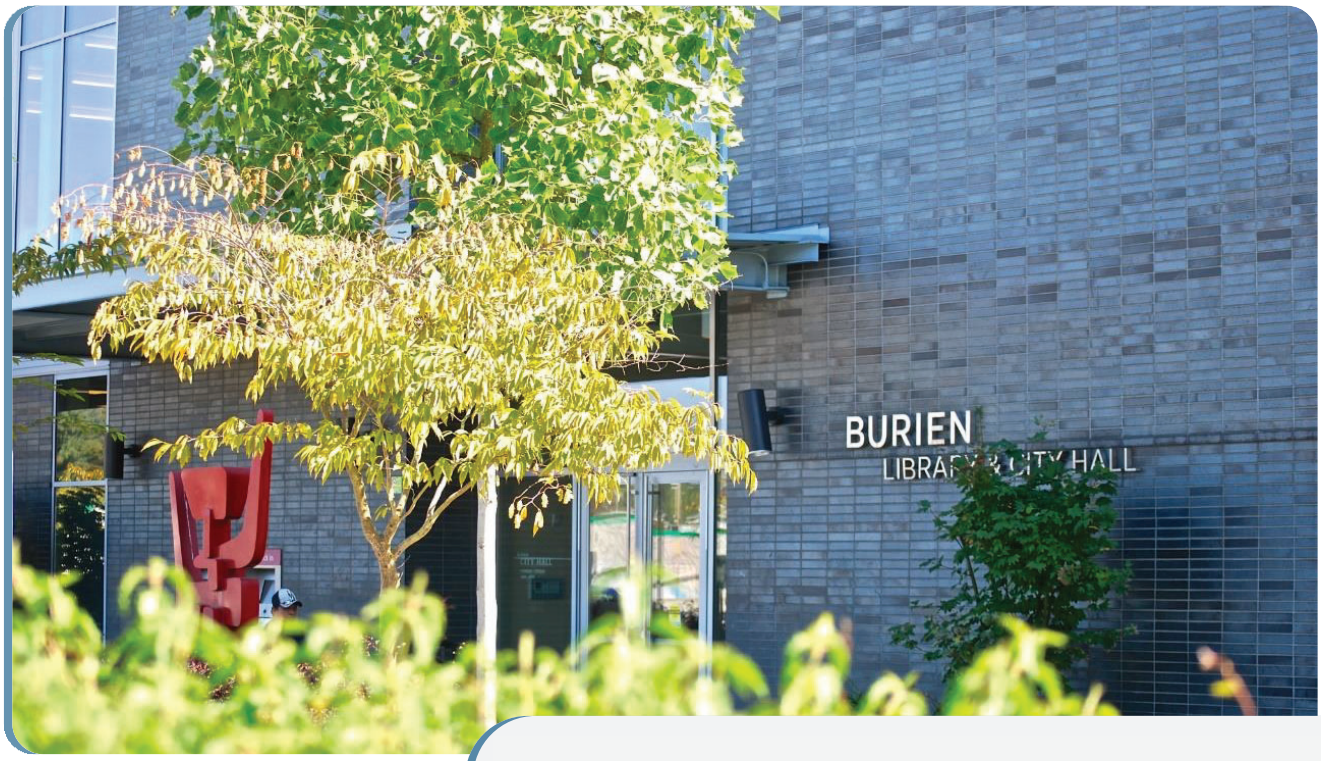
12 Capital Facilities



What You Will Find in this Chapter

- Information about capital facilities, essential public facilities, and public services in Burien.
- Existing and future level of service (LOS) for each type of capital facility.
- A description of the City's plan for funding capital facilities.
- State and regional planning framework essential public facilities.
- Goals and policies addressing planning and implementation of facilities and services.

Our Capital Facilities Vision

Capital facilities and utilities are well-maintained, equitably distributed, efficiently managed, and sufficiently funded to support the daily needs of a thriving and growing city.

Introduction

Capital Facilities

The Capital Facilities Element ensures that adequate public and franchise facilities and services are available to serve existing residents and businesses and future growth as outlined in the Land Use Element.

Capital Facilities

Capital facilities generally have a long useful life and include city and non-city operated infrastructure, buildings, and equipment. Capital facilities planning does not cover regular operation and maintenance, but it does include major repair, rehabilitation, or reconstruction of facilities.

Capital facilities should be adequate to maintain established levels of service (LOS) for each type of capital facility as the City grows.

A Capital Facilities Plan (CFP) is appended to this Comprehensive Plan. The CFP addresses infrastructure (such as streets, roads, traffic signals, sewer systems, stormwater systems, water systems, parks, etc.) and public facilities through which services are offered (such as fire protection structures and major equipment, law enforcement structures, schools, etc.). Per WAC 365-196-415, at a minimum, those capital facilities to be included in an inventory and analysis are water systems, sewer systems, stormwater systems, schools, parks and recreation facilities, police facilities and fire facilities. Burien's CFP also describes solid waste collection.

In addition to the CFP, the following chapters address certain capital facilities:

- The Parks, Recreation, and Open Space Element addresses the parks system.
- The Transportation Element directly addresses the transportation system in Burien.
- The Utilities Element provides conditions, trends, goals, and policies addressing water and sewer systems.

Essential Public Facilities

This Element also addresses essential public facilities that are typically difficult to site, including:

- Transportation: airports, state or regional transportation facilities, regional transit authority facilities

- State education facilities,
- Solid waste handling facilities,
- State and local correctional facilities,
- Secure community transition facilities,
- Opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and inpatient facilities including substance use disorder treatment facilities, and
- Mental health facilities, group homes, and community facilities.

Each city and county planning under GMA must include a process for identifying and siting essential public facilities. No local comprehensive plan or development regulation may preclude the siting of essential public facilities.

Conditions & Trends

Today's Conditions

Capital Facilities

Capital facilities and public services that are required to support growth and that are directly managed by the City of Burien, include:

- Public Buildings – City Hall
- Parks and Recreation
- Transportation
- Stormwater
- Police Services
- Solid Waste

A number of services are provided by other service providers but are considered essential to serve growth, and the City reviews adequacy:

- Fire Protection
- Schools
- Sewer/Wastewater
- Water

The most recent version of capital facilities plans and documents listed in Exhibit 12-1 are hereby incorporated by reference.

Exhibit 12-1. Capital Facilities, Service Providers, and Plans

Service	Provider	Relevant Plans and Documents
Public Buildings– City Hall, Maintenance Facilities	City of Burien	Capital Improvement Program
Parks and Recreation	City of Burien	Parks, Recreation, Open Space Plan (2024, as amended) Parks and Recreation Element Capital Improvement Program, Biennial Budget
Transportation	City of Burien: Roads, Sidewalks, Bicycle Facilities King County Metro and Sound Transit: Transit	Transportation Master Program (2024 pending) Transportation Element Transportation Improvement Program, Annual Capital Improvement Program, Biennial Budget
Police Services	City of Burien contract with King County Sheriff's Office	Capital Improvement Program, Biennial Budget
Fire Protection	King County Fire District #2 (KCFD #2)	Burien Municipal Code (International Fire Code, locally adopted; Chapter 19.70 BMC, Adequacy of Public Facilities and Services)
Schools	Highline School District No. 401	2018-2023 Capital Facilities Plan, as amended School District 2016 and 2022 Bonds and Highline School District Capital Facilities Advisory Committee (CFAC) Recommendations
Solid Waste	City of Burien contracts with Recology (also referred to as Cleanscapes Inc.)	County Solid Waste Management Plan
Stormwater	City of Burien	Burien Stormwater Master Plan Update, 2020 Burien Stormwater Management Action Plan, 2023 Capital Improvement Program, Biennial Budget Utilities Element
Sewer/Wastewater	Multiple	See Utilities Element
Water	Multiple	See Utilities Element

Essential Public Facilities

In Burien essential public facilities include SR 509 and SR 518 [as highways of statewide significance]. There are also mental health facilities, substance use disorder facilities, group homes, and community facilities. Abutting Burien is Sea-Tac Airport, another essential public facility.

The City allows essential public facilities in its zoning code. It also identifies community facilities.

Tomorrow's Projections

Planned Growth

Capital facilities are proposed to serve growth in the city limits. See **Exhibit 12-2**.

Exhibit 12-2. Housing, Population, Employment Growth Projection

Type	Number
Housing Target: Dwelling Units, 2019-2044	7,500
Household Size, 2044 (PSRC)	2.46
Population, 2019-2044	18,466

Source: PSRC, 2023; King County, 2021

The CFP Appendix identifies the facilities needed to serve projected growth in Burien from 2019 to 2044. Burien is examining different land use alternatives to meet its responsibilities to plan for new housing types and targets by affordability and to meet jobs targets. See the **Land Use Element**. Burien is updating its CFP to identify near term needs for a six-year period as well as understand longer-term needs to the full horizon year of 2044.

Levels of Service

Levels of service are defined below:

> *"Level of service" means an established minimum capacity of public facilities or services that must be provided per unit of demand or other appropriate measure of need. Level of service standards are synonymous with locally established minimum standards. (WAC 365-196-210(21))*

The Capital Facilities Element sets forth levels of service for a range of capital facilities and associated public services in **Exhibit 12-3**. These levels of service are applied to new development to ensure that the quality of the system is maintained as growth occurs. The City prepares a **CFP Appendix** periodically with the Comprehensive Plan. Biennially a Capital Improvement Program (CIP) provides a six-year program meant maintain the level of service with available funding. If

funding is not sufficient to achieve the capital facilities necessary to maintain the level of service the City would need to modify its growth strategy, or level of service, or find additional funding sources.

Exhibit 12-3. Capital Facilities and Levels of Service

Service	Level of Service Policy
Public Buildings	The City has not adopted a level of service for its administration building. It has space to accommodate additional city staff should that be required. The City has not adopted a level of service for a maintenance or supportive operations facility. The City has identified a need for a joint maintenance facility for public works, parks, and emergency services.
Parks and Recreation	Maintain current developed total park acreage of 5.61 acres per 1,000 population. Given population projections this is anticipated to equate to 47 additional acres for acquisitions and/or partnerships by 2030. Increase the percentage of households units within the Park and School Walkshed from 56% to 65% of total units by 2026.
Transportation	**Policy 3.1-6** The City adopts the following Level-of-Service standards for **vehicles**: LOS standard D for designated vehicle priority roadways; LOS standard E for downtown Burien streets; and LOS C for all other roadway facilities and services. The City will pursue the following actions along designated **transit priority roadways**: provide high level of transit stop amenities, maintain adequate vehicle LOS, provide sidewalks and marked crosswalks at all major transit stops, and encourage transit agencies to provide all day service with minimum 15-minute peak/30-minute midday bus frequencies. The City will pursue the following actions within designated **pedestrian priority areas**: provide sidewalks and/or wide shoulders on both sides of all arterial and collector routes and provide adequate street crossings within 300-600 feet of identified activity areas, depending on demand. For other areas of the city, provide sidewalks and/or wide shoulders on all arterial routes and adequate crossings at existing or planned marked crosswalks. The City will pursue the following actions for **designated bicycle priority streets**: provide high-level bicycle treatments on roadway segments considering traffic volumes and speeds, adequate intersection treatments, and undertake actions to minimize stop frequency for bicycles along these routes. For other streets with bikeways, provide appropriate bicycle treatments considering traffic volumes and speeds on designated streets, and adequate intersection treatments.
Police Services	The City does not have a quantitative police level of service standard. The City currently has a policy to prioritize public safety services. **Policy 6.2-5:** Prioritize public safety and police services. Examine ways to increase public safety and perceptions of public safety in Burien.
Fire Protection	The City of Burien requires adequate fire flow services in its levels of service policies. (**Policy UT 11-1.7**): Fire Flow Requirements: 1. Pursuant to the Fire Code, single-family, multi-family, public facilities, commercial and industrial developments require different minimum available fire-flows based on

Service	Level of Service Policy
	the type of construction and amount of floor area. Available fire-flow serving the land use designations as set forth in the City of Burien long range land use map (Map LU-1) shall meet or exceed standards consistent with those designations. Water service providers shall plan and design system improvements to provide minimum fire flows consistent with a reasonable range of anticipated long-term land use designations. 2. Sprinkler systems may only be approved by the City as an alternative to meeting fire flow requirements when no other means of achieving the standard is practical, subject to the requirements of the International Fire Code (IFC) as locally adopted and amended. However, as described in the IFC, sprinklers may be required in addition to adequate fire flow under specific conditions. 3. All new short plats and formal subdivisions shall meet fire flow requirements. Sprinkling shall only be approved as an alternative fire protection method where domestic water service is not available, planned, or adequate. See the **CFP Appendix** which also describes minimum staffing levels for each of their apparatus.
Schools	Average class size based on standard of service, ranging from 17 to 32 students depending on grade level.
Solid Waste	Existing Comprehensive Plan policy **UT 11-1.7** includes the following level of service standard for solid waste: Solid Waste Disposal Services: Curbside collection for solid waste and recycling must be available for any single-family home, multifamily dwelling and business development. Solid waste and recycling services shall be available to any new development, but are considered a voluntary service. Requiring service to be provided does not eliminate a citizen's right to haul his or her own waste.
Stormwater	The current plan refers to the Stormwater Element. The City requires stormwater systems to be adequate for new development. The Burien Municipal Code states: The proposed system is adequate if the development proposal site is served by a surface water management system approved by the Public Works department as being consistent with the design, operating and procedural requirements of the Surface Water Design Manual and BMC Title 13. (BMC 19.70.050(1))
Sewer/Wastewater	**Policy UT 11-1.7** Sewer: 1. All new development must be served by or provision made for an adequate public sewage disposal system. 2. On-site sewage disposal systems may be allowed for single-family homes where no other alternative is cost effective and technically feasible, if approved by the Seattle-King County Department of Public Health, in accordance with the Seattle-King County Board of Health rules and regulations. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail. 3. Existing residential on-site disposal systems will not be required by the City to connect to sewer unless their current systems fail.

Service	Level of Service Policy
Water	**Policy UT 11-1.7** Water: Fire Flow Requirements: See Fire Protection. Water Quality LOS: The water system quality shall be in compliance with Washington Administrative Code requirements for water quality.

Challenges & Opportunities

The **CFP Appendix** provides a summary of each provider's facilities, LOS demand, and planned facilities. The **CFP Appendix** identifies that several types of capital facilities are funded at a level less than the community's need. Highlights of the analysis show:

- Public Buildings – City Hall, Maintenance Facilities: The need for a cross-departmental maintenance and emergency services facilities:
- Transportation: The Transportation Improvement Program identifies a much larger target level of service than can be funded to meet the base level of service. Pavement maintenance is funded at half of the need.
- Parks: There is a need to add park acres to meet acres-based levels of service; an equity analysis in the Parks, Recreation, and Open Space (PROS) Plan 2024 could help identify the areas of greatest need.
- Stormwater: The stormwater system improvements are funded typically at one-third of the need identified in system plans.
- Sewer/Wastewater: The cost to replace septic systems to individual land owners could be a concern in Boulevard Park.

Our Capital Facilities Plan

The **CFP Appendix** presents the City's physical and funding plan to ensure that capital facilities are provided as growth occurs within the capabilities of the City. The Appendix also presents the City's review of non-City provider plans and efforts to plan for growth in Burien in a coordinated manner.

Further, this element's goals and policies address how the City intends to ensure that facilities and utilities are in place to serve current and future residents and employees. This element requires that capital facilities are in place and available when new development occurs, otherwise known as concurrency. A requirement to reassess the land use element is included in the policies if probable funding falls short of existing needs.

Goals & Policies

Capital Facilities

Goal 12.1 Provide an effective strategy to balance land use with capital facility development.

Policy 12.1-1 Balance the land use plan, levels of service, appropriate public facilities, and probable financial capacities in developing the Capital Improvements Program (CIP).

Policy 12.1-2 Integrate land use and public works planning activities with an ongoing program of long range financial planning to ensure that the City's future land use plan and level of service standards can be supported by quality public facilities. Such planning should address the following in order of priority:

(1) Improvements needed to provide adequate public safety or to remove hazards

(2) Investments needed to maintain existing facilities from further deterioration

(3) New Investments to increase capacity for growth focused into specific areas that implement the comprehensive plan.

(4) Improvements to meet comprehensive planning objectives to serve existing residential neighborhoods.

Policy 12.1-3 Maximize the use of grants and other external resources to help increase the capacity of capital facilities to support the land use plan.

Policy 12.1-4 Require new development to finance the facilities needed to support the development wherever a direct connection (known legally as a nexus) of benefit or impact can be demonstrated.

Policy 12.1-5 Consider the use of non-financial options to meet its public facility development needs. Such options can include:

(1) Contracted services;

(2) Rent or lease options;

(3) Cooperative programs with nonprofit organizations and other public entities;

(4) Implementing Demand Management Strategies;

(5) Adjusting planned levels of service; and

(6) Volunteers, donations, trusts, etc.

Goal 12.2 Assure that land use commitments are based on the planned capacity of capital facilities and that such facilities are provided when they are needed to support new development.

Policy 12.2-1 Plan for capital improvements consistent with the City's Comprehensive Plan.

Policy 12.2-2 Ensure land use densities and intensities are appropriate for the capacity of supporting public facilities (either built or planned) and support the maintenance of applicable levels of service.

Policy 12.2-3 Manage City capital facilities by emphasizing the following concepts:

(1) Preventive maintenance and cost-effective replacement of aging elements;

(2) Planning for the orderly extension and upgrading of capital systems while recognizing that system extensions associated with new development should be the responsibility of those desiring service;

(3) Inspecting systems to ensure conformance with design standards; and

(4) Reducing the potential for service rate increases through effective fiscal management and fair and equitable rate structures.

Policy 12.2-4 Periodically review City capital facility services to determine if they are being delivered cost effectively and which services are most cost-effectively delivered directly by the City and which services should be contracted out. Where appropriate, joint facilities with adjacent service purveyors should be used to provide the most efficient and cost- effective service to customers.

Goal 12.3 Ensure that the continued development and implementation of the Capital Improvement Program (CIP) reflects the policy priorities of the City Council.

Policy 12.3-1 Maintain a CIP list that includes all projects needed to implement the comprehensive plan during the planning period.

Policy 12.3-2 This list shall include a six-year CIP list, which should include projects that can be planned, financed and implemented during the next six years. The biennial budget should include a CIP list of those projects authorized for funding during the next fiscal year.

Policy 12.3-3 Projects listed beyond the six year CIP may be generally described and estimated, or grouped into broad categories, while projects in the six year CIP should be more specifically described and individually listed.

Policy 12.3-4 Consider projects funded only when incorporated into the biennial City budget, as adopted by the City Council.

Policy 12.3-5 The entire CIP list shall be updated biennially along with anticipated funding capacities as part of the biennial budget process.

Policy 12.3-6 New additions to the six year project list, which are not identified as part of the long range Capital Improvement Program list,shall be evaluated for their consistency with the comprehensive plan prior to their incorporation into the six year project list.

Policy 12.3-7 Capital projects that are not included in the six-year Capital Facilities Plan shall be evaluated for consistency with the comprehensive plan prior to their inclusion into the City's biennial budget.

Policy 12.3-8 Biennially review the capital facility project list to ensure that the proposed capital program reflects equitable investments to meet the needs of the community, particularly overburdened communities.

Goal 12.4 Develop City facilities and services to direct land use patterns and intensities.

Policy 12.4-1 Allow development only in the case that all public facilities are adequate and such development can be adequately served by essential utilities and essential facilities without reducing levels of service elsewhere. (Amended Pol. CF 4.1)

Policy 12.4-2 If adequate facilities are currently unavailable and public funds are not committed to provide such facilities, require developers to arrange appropriate financing or directly provide such facilities in order to develop. (Amended, Pol. CF 4.2)

Goal 12.5 Finance the City's needed capital facilities in as economic, efficient, and equitable a manner as possible.

Policy 12.5-1 Ensure the burden for financing capital facilities is borne by the primary beneficiaries of the facility unless potential sharing of benefits is related to the purpose of the facility.

Discussion: Policy 12.5-1

- New development should bear the cost of new facilities that benefit such development, and areas that benefit from a specific facility should finance the cost of such facilities. However, this financing could be generated on a broader basis that supports several facilities. For example, a bond issue might be used to finance several parks that benefit the entire city.
- Neighborhood facilities may be financed by general revenue if there is an overall program to spread such benefits throughout the city over time.
- This principle would not apply to some types of facilities that are intended to serve special populations, such as schools, parks, low income programs, disabled people, etc.

Policy 12.5-2 Use general revenues to fund projects that provide a general benefit to the entire community.

Policy 12.5-3 3 Consider long term borrowing for capital facilities as an appropriate method of financing large facilities that benefit more than one generation of users in the future.

Policy 12.5-4 Where possible, use special assessment revenue and other self-supporting bonds instead of tax supported general obligation bonds. Special assessment financing mechanisms, such as Local Improvement Districts, should be preferred whenever the benefits of the proposed facility are limited to a specific geographic area.

Policy 12.5-5 Annually develop objectives for City programs by which to measure or evaluate progress towards customer satisfaction and service provision.

Policy 12.5-6 Consider the use of general obligation bonds for municipal improvements that are of general benefit to the public, such as arterial streets, bridges, lighting, municipal buildings, general maintenance facilities and equipment, community centers, and parks.

Policy 12.5-7 In evaluating whether to continue, change or begin a new contract for services, include the impact of such City decision on capital facility requirements.

Discussion: For example, if the City were deciding whether to internalize park maintenance functions, the cost of providing or constructing a building to house the maintenance materials and machinery should be included in the decision making process.

Policy 12.5-8 Include the costs of maintaining, operating, and other life cycle costs, in the consideration of whether to authorize or support the funding of any City capital facility. Funding of life cycle costs should be included in future financial forecasting and planning, and incorporated into City budget decisions.

Policy 12.5-9 Wherever possible, ensure the City, special districts and private utilities coordinate their construction programs to avoid unnecessary construction and street work. The six year plans of all special purpose districts shall be coordinated with the city street repaving program and other districts six year plans. (Amended, Pol. CF 5.9)

Goal 12.6 Ensure that development does not outpace the City's ability to provide and maintain adequate public facilities and services.

Policy 12.6-1 Ensure City findings on land use decisions, including comprehensive plan amendments, are based on a finding that any proposed development can be supported by adequate public facilities consistent with this plan.

Policy 12.6-2 Approve the extension of any individual facility to serve new development, irrespective of the mode of financing, only if it is determined that adequate fiscal capacity exists to support:

(1) the extension of any other needed facilities, and

(2) cost effective service delivery by all on-going public services.

Discussion: For example, in deciding whether to build new streets, the City would need to evaluate the impact of providing police protection to the development, as well as

any associated costs. Or, if the water district were going to invest in new water mains, the City would need to look at the costs associated with improving existing streets or building new streets in areas where the new mains were to be located.

Policy 12.6-3 Evaluate the impact of any new development on the capacity of the supporting public facilities and require, prior to final development approval, that financing be guaranteed to correct any public facility deficiency related to the development. The impact of such development shall consider the cumulative effects of similar development proposals in the same area.

Discussion: The City may use Chapter 19.70 BMC, Adequacy of Public Facilities and Services or the procedures of the State Environmental Policy Act (SEPA) to achieve "concurrency" essential to support development.

Policy 12.6-4 Require developers to provide information relating to impacts that the proposed development will have on public facilities and services. The City shall evaluate the impact analysis and determine whether the development will be served by adequate public facilities.

Policy 12.6-5 Deny land divisions[10] which cannot be supported, either individually or cumulatively, by utilities or facilities considered essential for supporting new development defined as follows:

(1) Essential Utilities: Electrical power, sanitary sewer, domestic water, solid waste and disposal, stormwater drainage (as addressed in the Sustainability and Natural Environment Element) are herein designated essential utility services.

(2) Essential Facilities: Consider streets, fire services, schools and parks essential for supporting new development. Transportation and park needs and standards, as related to new development, are defined and set forth in the related planning elements.

Policy 12.6-6 As part of the City's annual review of the CIP list, determine whether capital facility funding is falling short of meeting existing needs and ensuring that the land use and capital facilities plan are consistent with the community's financial capacity. The city shall then consider any adjustments, whether to the plan, level of service standards, or financing mechanisms, appropriate for consistency during its next annual consideration of amendments to the comprehensive plan.

Policy 12.6-7 Ensure that new park and recreational services to support growth are provided concurrent with new development. Update development regulations and incentives to address parks and recreation demand and consistency with Burien's open space standards and the Parks, Recreation, and Open Space Plan, including appropriate studies and a comprehensive fee-in-lieu program.

[10] Consider adding other land use approvals.

Goal 12.7 Utilize all available capital improvement revenues to finance facilities to meet the community's need as established in this comprehensive plan.

Policy 12.7-1 Use all available capital revenues with the City's capital financing strategy. Project planning and funding decisions should reflect the capacities and constraints associated with each source of revenue allocate each project to the source that optimizes potential resources.

Policy 12.7-2 Identify opportunities to use available local and regional funding sources, grants, and other sources of revenue to finance projects that provide the most benefit such as in the downtown core or to support special planning areas.

Policy 12.7-3 Direct existing on-going revenues at the following needs, by priority:

(1) Meeting basic safety needs and removing hazards;

(2) Removing inefficiencies such as reducing maintenance and operational costs, or reducing traffic bottlenecks;

(3) Rehabilitating and enhancing existing facilities;

(4) Implementing significant comprehensive plan objectives through small strategic investments incrementally as part of a long-range strategy (such as small downtown projects), especially as incentives or cost sharing with private revenue sources; and

(5) Adding new capacity to support growth.

In applying these priorities, all needs should be addressed in a balanced program of funding. In evaluating projects, relative cost benefits shall be considered along with the relative priorities.

Discussion: For example, a small capacity project that would have large benefits can outweigh an expensive safety project with relatively small benefits. Also, in the case of general funding sources, projects with general benefits should outweigh projects that benefits only specific areas. In these cases, local funding approaches, such as a Local Improvement District might be considered instead).

Policy 12.7-4 Use general obligation bonds sparingly, but on a regular basis, for municipal improvements that are of general benefit to the public, such as arterial streets, bridges, lighting, municipal buildings, general maintenance facilities, community centers, and parks.

Policy 12.7-5 Consider evident community support for any major public project that adds significant capacity to an existing facility, provides significant increase in level of service, or provides another major enhancement to the community. Such projects may include major transportation improvements, new parks, or major downtown improvements. In such cases, the most appropriate financing of these projects should be a voter approved bond issue to provide revenue.

Policy 12.7-6 Coordinate potential King County Bond Issues for open space with any local planning for bond issues for Parks.

Discussion: Since generally in the past the King County bond issues have been used to develop passive parks or open space resources, County bond programs might best be directed at these purposes while local bond issues would best used to address active recreational needs, such as sports fields and playgrounds.)

Policy 12.7-7 Use Real Estate Excise Tax funds to finance small project capital needs or to address capital needs that can be met on an incremental basis. Such projects include pursuing basic comprehensive plan objectives such as:

(1) Rehabilitation and redevelopment of deteriorating facilities;

(2) Supplement the arterial gas tax funds for transportation;

(3) Small projects to improve and enhance existing parks and recreational facilities;

(4) Small down town improvements in accord with the downtown plan;

(5) Links in the community path system; and

(6) Gateways.

Policy 12.7-8 Use the arterial gas tax in coordination with major state and federal programs to support improvement of the city arterial street system consistent with the policies of the Transportation Element.

Policy 12.7-9 Use the Community Development Block Grant (CDBG) program to supplement other on-going sources of revenue if the CBDG criteria can be met. Particular opportunities may include:

(1) Continuing the housing rehabilitation program as an implementing tool of the housing element;

(2) Improving local streets, especially installing sidewalks in higher density low-income neighborhoods, or near facilities serving qualifying population groups;

(3) Coordinating installation of handicapped facilities with CBDG funds and small-scale downtown improvements; and

(4) Supporting social service providers with supporting facilities, in accord with a Human Services Plan.

Goal 12.8 Develop and implement an effective strategy that includes public health and safety to balance land use with capital facility development.

Policy 12.8-1 Provide a policy basis for collection of school impact fees by the City of Burien. The Highline School District's capital facilities plan, as amended yearly, is adopted by reference in this Comprehensive Plan.

Policy 12.8-2 Site and design public facilities to protect and promote public health, particularly in areas housing vulnerable populations.

Essential Public Facilities

Goal 12.9 Identify essential public facilities that may be sited in Burien.

Policy 12.9-1 Define "essential public facilities" as described in RCW 36.70A.200.

Policy 12.9-2 Site essential public facilities as described in the Growth Management Act (GMA) in Burien provided that the facility is sited in accord with Goal 12.10.

Goal 12.10 Establish criteria for the siting of essential public facilities in Burien.

Policy 12.10-1 Base the planning and siting of essential public facilities on sound planning and resource management principles including:

(1) Objective identification and analysis of alternatives, including demand management as well as alternative siting options;

(2) Identification and analysis of impacts, including socioeconomic impacts, associated with each alternative;

(3) Providing appropriate mitigating measures;

(4) Equitable distribution of impacts and benefits associated with the facility; and

(5) Extensive and meaningful public participation.

Policy 12.10-2 Include the following components in the site selection process for essential public facilities identified in this plan or listed on the list maintained by the Office of Finance and Management pursuant to RCW 36.70A.200:

(1) The facility sponsor must provide a demonstrated need for the public facility and its location in Burien based upon forecasted needs and a logical service area; and

(2) The sponsor must establish a public process by which residents of Burien have an opportunity to participate in the site selection process.

Policy 12.10-3 Do not locate in or significantly impact designated resource lands, critical areas, areas of cultural or historic resources, or other areas where the siting of such essential public facilities would be incompatible.

Policy 12.10-4 Require the sponsor of the essential public facility to first consider a site appropriately zoned for the use wherever appropriate. Other sites can only be considered if the sponsor can demonstrate that appropriate sites are not reasonably available within appropriate zones.

Policy 12.10-5 Encourage siting these facilities adjacent to or near corridors for major utilities, trails, and transportation modes.

Policy 12.10-6 Base the siting of public facilities outside of an appropriately zoned site upon criteria including, but not limited to:

(1) Specific facility requirements (acreage, transportation access, etc.);

(2) Land use compatibility;

(3) Potential social impacts on the community;

(4) Potential fiscal impacts;

(5) Potential environmental impacts;

(6) Potential traffic impacts;

(7) A complete consideration of alternatives, both in terms of sites and demand management measurements if appropriate; and

(8) Fair distribution of such public facilities throughout the County and region.

The application of these criteria shall be documented by independent professional analysis in an appropriate form such as an Environmental Impact Statement and be subject to meaningful public review prior to approval.

Policy 12.10-7 Wherever applicable, include the proposal within any relevant adopted state or regional service plan which was developed through an appropriate public process. Such plans shall be based on applicable GMA Comprehensive Plans, subarea plans, or capital plans, and shall be consistent with applicable statutes and ordinances.

Policy 12.10-8 Site or expand essential public facilities or facilities of regional importance using a process that incorporates broad public involvement, especially from historically marginalized and disproportionately burdened communities, and that equitably disperses impacts and benefits while supporting Burien's Comprehensive Plan Policies.

Policy 12.10-9 Consider climate change, economic, equity, and health impacts when siting and building essential public services and facilities.

Policy 12.10-10 Require an analysis of the facility's impact on City finances as part of the analysis of alternatives. If the study shows that locating a facility in the community would result in a disproportionate financial burden on the City of Burien or its citizens, the project's

proponents shall mitigate the adverse financial impacts or the proposal should be conditioned or denied as allowed by law.

Policy 12.10-11 Ensure City plans and development regulations identify, allow and regulate the siting of essential public facilities. The City should work cooperatively with surrounding municipalities and King County during the siting and development of facilities of regional significance.

Policy 12.10-12 Assist and facilitate the siting of essential public facilities when those facilities meet the siting criteria of **Goal 12.10** and policies, and all significant adverse environmental impacts are mitigated to the maximum extent allowed by law.

Implementation

This element is primarily implemented by the **CFP Appendix** and biennial CIP. It is also implemented by system plans developed by capital facility providers. The City also evaluates capital facility and essential public facility proposals with its Zoning Code based on district standards and Chapter 19.70 BMC Adequacy of Public Facilities and Services.

The City could consider adding more capital facility and public service types to its Chapter 19.70 BMC to match its definition of essential utility and essential facility in this chapter. Additionally, the City will consider amending its zoning code to address new GMA definitions of essential public facilities.

Consistent with the **Equity Element** and this **Capital Facilities Element**, a greater emphasis is added in goals and policies to ensure that capital facilities and essential public facilities are equitably designed, sited, and located to avoid impacts to overburdened communities.

The following objectives and metrics in **Exhibit 12-4** are intended to be tracked as part of the City's progress reports and periodic updates. The **CFP Appendix** contains an equity checklist to help implement the listed metrics.

Exhibit 12-4. Capital Facilities Element Outcomes and Metrics

Outcomes	Metrics
▶ Increased investment in areas with deficient infrastructure and greater shares of persons that are socially vulnerable. ▶ Design capital investments for climate resilience.	▶ Provide consistent process to review and prioritize CFP projects across the city so investments are equitable across the city ▶ Develop project priority criteria in the CFP Appendix. ▶ Consider areas of climate vulnerability based on the Climate Vulnerability Index.