

Essential Public Facilities

The Essential Public Facilities Element reflects the following framework goals that are highlighted in black:

FRAMEWORK GOALS

- FG1: Promote a sense of place by requiring quality building and development that is not just compatible with the surrounding environment, but enhances the community spirit.**
- FG2: Promote quality building and development that is compatible with the surrounding environment.
- FG3: Support a variety of housing opportunities for Edgewood's diversifying population that are affordable, enhance a safe and livable community, and prepare and protect our families for life in the 21st Century.
- FG4: Pursue a strong and diverse economy and assure economic development that creates a "Heart" for Edgewood and balances regional objectives, while complementing the unique neighborhood character.
- FG5: Protect the natural environment and preserve environmentally sensitive areas.
- FG6: Promote improvements to human services as the community changes and diversifies.**
- FG7: Assure effective and efficient public investment for quality public services, facilities, and utilities.**
- FG8: Balance the transportation needs of the community with regional objectives through improvement of both street and multimodal transportation systems for Edgewood's present and future population.
- FG 9: Provide for inclusive and meaningful citizen involvement in community planning decisions.

Intent

The intent of the Essential Public Facilities Element is to identify essential public facilities in Edgewood and to provide guidance for the siting and review of these facilities over the next twenty years.

The Growth Management Act requires that the comprehensive plans of affected cities and counties include a process for identifying and siting essential public facilities (RCW 36.70A.200). The Act defines Essential Public Facilities as facilities that are typically difficult to site; such as state education facilities, state or regional transportation facilities, state and local correctional facilities, solid waste handling facilities, substance abuse recovery facilities, mental health facilities, and group homes. In addition, the Act dictates that no comprehensive plan may preclude the siting of essential public facilities (RCW 36.70A.200). Each city or county planning under the Act may designate additional public facilities that are essential to providing services to its local community and to the region.

Pierce County County-Wide Planning Policies (CWPP) pertaining to essential public facilities have been integrated into this Element under the Goals and Policies section. Although the Growth Management Act does not mandate a separate Essential Public Facilities Element, this Element satisfies the Act’s requirements for siting essential public facilities.

Background and Context

The City can impose siting criteria to ensure that these Essential Public Facilities fit into the community. Siting criteria are developed through Comprehensive Plan policies and through development regulations, such as a zoning ordinance.

This Element outlines the process for identifying Essential Public Facilities. It also defines criteria for locating facilities and establishes a foundation for appropriate development standards. The policies in this Element consider both long and short term benefits and costs of siting facilities, provide for effective public review of the siting process, and emphasize consistency of facility siting decisions with the City’s Comprehensive Plan.

This Element divides Essential Public Facilities into two general categories: Existing Facilities and Potential Future Facilities. Essential Public Facilities can also be classified as either Regional Essential Public Facilities or Community Essential Public Facilities.

Definitions

Public facilities: Facilities that, whether they are publicly or privately owned, provide overriding public benefits. Examples include educational institutions, continuing care retirement communities, museums, conference centers, and recreational areas.

Publicly owned and operated facilities: Facilities operated and owned by public entities. Examples include municipal buildings, parks, police facilities, fire stations, transportation facilities, and public schools.

Essential Regional Public Facilities: A facility that: (a) meets the GMA definition of an essential public facility; (b) is on a state, county or local list of essential public facilities; (c) serves a significant portion of the County or metropolitan region; or (d) is part of a countywide service system. Regional public facilities in Edgewood could serve a significant portion of the State of Washington, North Pierce County and/or South King County, or Edgewood's metropolitan region. Edgewood's metropolitan region would include Edgewood, Sumner, Puyallup, Fife, Milton, Tacoma, unincorporated King County, and unincorporated Pierce County.

Essential Community Public Facilities: A facility that: (a) meets the GMA definition of an essential public facility; (b) is on a state, county or local list of essential public facilities; or (c) serves a significant portion of the local community.

Master Plan: A comprehensive, long-range plan for the use of a property. The intent of a master plan is to incorporate various aspects of development and redevelopment on a site into one document.

Existing Essential Public Facilities

Existing Essential Regional Public Facilities in Edgewood include, but are not limited to:

- Union Pacific Railroad
- Meridian Avenue East (SR 161), a major roadway
- Regional utilities facilities (e.g., sewer treatment, wastewater treatment facilities, substations, power corridors)
- Regional and community facility utilities such as natural gas, power, and telecommunication corridors and cellular phone towers.

A preliminary list of Essential Community Facilities includes:

- City of Edgewood City Hall
- Schools of the Puyallup, Fife, and Sumner School Districts
- Pierce County Fire Station No. 8
- Local utilities serving both the City of Edgewood and adjoining jurisdictions such as water lines, electric lines, substations, gas lines, cable lines, storm water detention and retention ponds, and above ground water storage tanks

A formal list of Essential Public Facilities will be developed and adopted by the Edgewood City Council as part of the implementation of the Comprehensive Plan.

Potential Future Essential Public Facilities

Examples of potential future facilities might include a Regional Transit Authority (RTA) station; a transit center, a Regional Wastewater Treatment Plant, regional correction facilities, a solid waste transfer site, and regional medical (inpatient) care centers. Potential future Community Public Facilities could include local corrections facilities, transit facilities, outpatient medical clinics, neighborhood parks, and local utilities.

State List of Public Facilities: This is a list of essential state public facilities that are required or likely to be built within the next six years. The Washington State Office of Financial Management maintains the list. Facilities of a statewide nature, which are deemed essential, should appear on this list within a time frame critical to their siting.

County List of Public Facilities: This is a list adopted by the County, which sets forth essential public facilities of a countywide or regional nature. This listing should be made pursuant to countywide planning policies adopted in consultation with cities, as required by RCW 36.70.A.

City List of Public Facilities: This is a list of locally essential facilities, adopted by a city. A list of public facilities in Edgewood and description of each can be found in the Existing Conditions section of the Capital Facilities Element. This list consists of facilities that are owned and operated by the City and by private, as well as public, entities. In order to be a locally essential facility, the facility must be needed locally and be of a type which is ordinarily difficult to site.

Existing Conditions

The existing conditions for essential public facilities listed above are discussed in other elements of the Comprehensive Plan, particularly the Land Use Element.

Goals and Policies

Goal EPF I: Ensure that Essential Public Facilities are sited and designed consistent with Pierce County County-Wide Planning Policy on siting of Public Capital Facilities of a County-wide or State-wide nature and in compliance with the State Growth Management Act (GMA).

Discussion: Some Essential Public Facilities cannot be provided by one jurisdiction independently. County, state, and federal objectives often need to be

approached from a regional perspective. In the spirit of cooperation among governments, a city may be required, because of its location, topography, or accessibility, to accommodate essential public facilities that provide regional benefits.

The following policies establish a process for identifying and siting essential public facilities in Edgewood and will be implemented through the City's development regulations.

Policies

EPF1: Provide for essential regional and community facilities as required by State regulations. Ensure that these essential regional and community facilities:

- **provide for basic public health and safety needs;**
- **offer substantial public benefits to Edgewood and to the greater community, such as public services and public amenities;**
- **enhance the identity and image of the community; and**
- **are accessible to the local and regional customers of the public.**

EPF2: Adopt an ordinance on the siting of essential public capital facilities of a County-wide or state-wide nature. Base the ordinance upon the criteria specified in part four of the CWPP on Siting of Public Capital Facilities of a County-Wide or State-Wide nature. In addition to essential public facilities, other capital facilities included must be for a public use, have a useful life of 10 or more years, have a value of at least \$25,000 and be either:

- **a County-wide facility which has the potential to serve the entire County or at least more than one jurisdiction in the County; or**
- **a statewide facility which serves or has the potential to serve the entire State or at least more than one county.**

EPF3: To ensure compliance with the ordinance, the state, regional, or local agency proposing the project shall

provide a Statement of Justification of Need for the public facilities and for their location within Edgewood city limits and establish a public process to give residents of Pierce County and other affected jurisdictions a reasonable opportunity to participate in the site selection process.

EPF4: Siting of Essential Public Facilities shall be consistent with other Elements of this Comprehensive Plan, considerations for regional general welfare, and the comprehensive plans of adjacent jurisdictions that may be affected by the facility siting.

EPF5: Include standards and criteria in City implementing ordinances which relate to:

- **property acquisition;**
- **the time required for construction;**
- **control on and off site impacts;**
- **expediting and streamlining necessary government approvals and permits if all other elements of City of Edgewood and Pierce County policies have been met;**
- **balancing the public need for the facility against its external impacts in comparison to potential impacts on alternative sites;**
- **types of facility uses and operations and their impacts;**
- **mitigation of aesthetic and functional impacts to the site and neighboring properties;**

- **compatibility of the proposed development with existing development, permitted future use of the site, neighboring properties and the community as a whole;**
 - **environmental review pursuant to the State Environmental Policy Act (SEPA Rules WAC 197-11); and**
 - **a public involvement process appropriate to the types of facility uses and operations and their impacts.**
- **ability to meet zoning criteria for Special Use Permits as defined in the Edgewood Municipal Code;**
 - **public health and safety;**
 - **forecasted regional or state-wide need and the ability of existing facilities to meet that need;**
 - **evaluation for consistency in context of the agency or district plan;**
 - **analysis of alternative sites; and**
 - **public review process that includes, at a minimum, public notice and a public comment period.**

EPF6: Advance other planning goals in the siting of essential public facilities, such as:

- **reduction of sprawl development;**
- **promotion of economic development and employment opportunities;**
- **protection of the environment;**
- **positive fiscal impact and on-going benefit to the host jurisdiction;**
- **fair distribution of such public facilities throughout Pierce County**
- **consistency and compatibility with this Comprehensive Plan's Elements;**
- **compatibility with adjacent land uses;**
- **serving population groups needing affordable housing**

EPF7: Special Permits and Master Plans may require public meetings and/or a public hearing process. The siting process for Essential Public Facilities shall be coordinated with neighboring jurisdictions and with Pierce and King Counties by participating in the interjurisdictional process developed by the Pierce County Growth Management Coordinating Committee and the process adopted by King County, where appropriate. A specific siting process will be established in the Comprehensive Plan's implementing regulations.

EPF8: Develop and adopt an official list of Essential Public Facilities as part of the implementation of the Comprehensive Plan.

EPF9: Ensure that the design of these facilities will mitigate impacts to the project site and community through:

- **Siting of facilities in a location that minimizes impacts on the surrounding community;**

- *Design of structures, landscaping, signs, and other improvements that conform with the City's design standard code and the goals outlined in the community Design Element;*
- *Use of aesthetically compatible buffers (e.g. fences, landscaping and similar means) between Essential Public Facilities and surrounding uses;*
- *Improvements to limit impacts to environmental health (e.g. noise quality; air quality; use, storage and destruction of hazardous materials, storm water runoff management);*
- *Infrastructure improvements (e.g., transportation, capital facilities and utilities) to support the underlying facility;*
- *Open space as part of the development plan and accessibility of this open space to the public, if feasible and appropriate; and*
- *Provision of aesthetic improvements (such as using one percent of project costs for the arts) as a part of the development plan, particularly when arts improvements are accessible for community viewing.*

EPF10: Require all Essential Public Facilities to undergo development review by the City of Edgewood for substantial redevelopment, expansion, new development, or change of use.

EPF11: Require Master Plans for Essential Public Facilities.

EPF12: Identify lands useful for public purposes and incorporate such designations into the Land Use Element.

EPF13: Consider any proposed development that is not in the approved Master Plan under a Development Permit Application or a Special Use Permit. These will be reviewed through the underlying Land Use Designation and Zoning regulations.

EPF14: Encourage a cooperative interjurisdictional approach to the siting of Regional Facilities is encouraged.

EPF15: Work jointly with other appropriate jurisdictions to mitigate disproportionate financial burdens resulting from the siting of regional facilities.

EPF16: Encourage clustering of facilities where facilities have similar and compatible uses, such as health and human services. Clustered facilities should provide improvements such as joint plazas, joint parking and joint co-located utility lines.

EPF17: Support public/private partnerships for development and operation of Essential Regional and Community Public Facilities.

EPF18: Investigate the use of methods, such as Payment In Lieu of Taxes (PILOT), to enable tax-exempt facilities to contribute to the City in amounts proportionate with their impacts and need for services. (Reference RCW 36.01.200 as possible model.)