

Enumclaw Comprehensive Plan

CAPITAL FACILITIES



11. CAPITAL FACILITIES

Purpose

The Capital Facilities Element (often referred to as the Capital Facilities Plan [CFP]) is a plan for capital improvements that support the City of Enumclaw's current and future growth. Its purpose is to support long-term planning to ensure the City's essential public facilities are adequate to meet demand associated with long-term growth, while establishing sound fiscal policies to ensure that the City can develop, maintain, expand, and/or replace those facilities, as needed. "Essential public facilities" refers to public facilities that are typically difficult to site (WAC 365-196-550), including:

- Airports
- State education facilities
- Transportation facilities of statewide significance as defined in RCW [47.06.140](#). These include:
 - The interstate highway system;
 - Interregional state principal arterials including ferry connections that serve statewide travel;
 - Intercity passenger rail services;
 - Intercity high-speed ground transportation;
 - Major passenger intermodal terminals excluding all airport facilities and services;
 - The freight railroad system;
 - The Columbia/Snake navigable river system;
 - Marine port facilities and services that are related solely to marine activities affecting international and interstate trade;
 - High capacity transportation systems.
 - Regional transit authority facilities as defined under RCW [81.112.020](#);
- State and local correctional facilities;
- Solid waste handling facilities;
- In-patient facilities, including substance abuse facilities;
- Mental health facilities;
- Group homes;
- Secure community transition facilities;
- Any facility on the state 10-year capital plan maintained by the office of financial management.

For the purposes of the Capital Facility Plan, Enumclaw designates a capital facility as real property and/or improvements with a minimum value of \$5,000. This includes land acquisition, new construction, maintenance, and large-scale renovation. Capital investments beyond real property and improvements include large equipment and fleet with a minimum

value of \$5,000. This chapter discusses future capital improvements and projects, their costs, and sources for funding.

The six-year Capital Improvement Program (CIP) was developed by assessing current facilities and service levels, then applying projected population and employment growth to identify future needs. Project timelines were set based on the City's concurrency policy and the time required to complete each project. Given the significant 20-year capital needs, the City prioritized critical projects for the six-year plan using criteria from this Element's goals and policies. Additionally, the Capital Facilities Element adopts various functional plans related to specific municipal and other governmental and quasi-governmental public services discussed in the *Local Planning Context* section of this document.

The goals, objectives, and policies in this element will be used to guide the City of Enumclaw's decisions on the use of capital funds. They will also indirectly guide private development decisions by providing a strategy for public capital expenditures.

State Planning Context

As required by RCW 36.70A.070(3) and Section 7(3) of the GMA as part of the Comprehensive Plan, Capital Facilities Plans:

- Generate a six-year plan to finance such capital facilities within projected funding capacities and clearly identified sources of public money for such purposes;
- Provide capital facilities for land development that is envisioned and/or authorized within the Land Use Element of the Comprehensive Plan;
- Maintain the quality of life for existing and future development of the community by generating an inventory of existing capital facilities, forecasting future capital facility needs, and establishing and maintaining level of service standards for capital facilities. The State Growth Management Act (GMA) guidelines suggest that this analysis be accomplished for water systems, roads, sanitary sewer systems, storm water facilities, schools, parks and recreation facilities, and police and fire protection facilities;
- Coordinate and provide consistency among the myriad of plans for public service improvements, including: (1) Other elements of the Comprehensive Plan; (2) Master plans and other studies of the local government; (3) Plans for capital facilities of State and/or Regional significance, plans of other adjacent local governments or jurisdictions; (4) and plans of special districts;
- Ensure the timely provision of adequate facilities as required by the GMA;
- Document all capital improvement projects and their financing; and
- Enact policies to reassess the Land Use Element if probable funding falls short of meeting existing needs and to ensure that the Land Use Element and financing plan within the Capital Facilities Element are coordinated and consistent. Incorporating sound fiscal practices helps maintain or exceed adopted level of service standards for

providing adequate City services, typically in the form of constructive physical improvements. By establishing levels of service as the basis for providing capital facilities and for achieving concurrency, the Element determines the quality of improvements in the community. The City's six-year Capital Facilities Program (CFP) sets forth and documents funding that aids in the realization established by the larger Comprehensive Plan.

- The GMA also seeks the selection of level of service standards for capital facilities. As a result, public facilities in the CFP should be based on quantifiable, objective measures of capacity such as traffic volume, capacity per mile of road, and acres of park per capita. In some instances, though, levels of service may best be expressed in terms of qualitative statements of satisfaction with a particular public facility. Factors that influence local level of service standards include, but are not limited to, community goals, national and local standards, and federal and state mandates.

Regional Planning Context

Like the City of Enumclaw's overall Comprehensive Plan, the City's Capital Facilities Element must be consistent with King County's CPPs and PSRC's Vision 2050 MPPs. Further, the Capital Facilities Element integrates planning for several public facilities and services discussed in previous Elements of this Comprehensive Plan, including Parks, Recreation, and Open Space, Transportation, and Utilities.

KING COUNTY COUNTYWIDE PLANNING POLICIES

King County has established CPPs related to public facilities and services with the overarching goal that "County residents in both Urban and Rural Areas have timely and equitable access to the public services needed to advance public health and safety, protect the environment, and carry out the Regional Growth Strategy." The County has 27 CPP related to public (capital) facilities.

King County CPPs provide guidance on managing natural resources, promoting conservation and water reduction efforts, planning for climate change and disaster resilience, siting capital facilities, and fostering regional collaboration on resource use and public infrastructure.

VISION 2050 MULTICOUNTY PLANNING POLICIES

PSRC's Vision 2050 for King, Snohomish, Pierce, and Kitsap counties includes MPPs for public services.

Local Planning Context

The essential public facilities addressed in this element include both owned and operated by the City and those supporting the City but either owned or operated by other governmental agencies, as shown in Exhibit CF-1.

Exhibit CF-1 City of Enumclaw Municipal Services, Service Providers, and Guiding Plans and Documents

Municipal Service	Service Provider	Relevant Plans and Documents
Administration	City of Enumclaw	
Elections	King County Elections	
Community Development	City of Enumclaw	
Court	City of Enumclaw	
Economic Development	City of Enumclaw	<ul style="list-style-type: none"> • City of Enumclaw 2014 to 2018 Strategic Plan for Economic Development, June 2014⁸
Electricity	Puget Sound Energy	
Enumclaw City Television	City of Enumclaw	
Fire and Emergency Services	Enumclaw Fire Department / King County Fire District #28	<ul style="list-style-type: none"> • King County Fire District 28, 2016-2035 Capital Improvement Plan, August 2015
Jail	City of Enumclaw / Enumclaw City Jail	
Natural Gas	City of Enumclaw	<ul style="list-style-type: none"> • City of Enumclaw Natural Gas System Plan and Long-Range Investment Plan, 2016 to 2035⁹
Parks and Recreation	City of Enumclaw	<ul style="list-style-type: none"> • City of Enumclaw Parks and Open Space Plan, 2019 (to be updated in 2025)
Police	City of Enumclaw / Enumclaw Police Department	
Public Health	Public Health of Seattle and King County	
Public Housing	King County Housing Authority	
Comprehensive Plan	CF-4	City Council Draft, February 2025

Municipal Service	Service Provider	Relevant Plans and Documents
Regional Dispatch (911)	City of Enumclaw/Enumclaw 911 Communications	
Schools	Enumclaw School District	<ul style="list-style-type: none"> Enumclaw School District No. 216, 2019-2024 Capital Facilities Plan, July 2019
Senior Center	City of Enumclaw	
Sewer	City of Enumclaw	<ul style="list-style-type: none"> 2016 General Sewer Plan Amendment 2, updated August 2023 Appendix G – Standards for Sanitary Sewer Systems, August 2023
Solid Waste, Recycling, and Yard Waste	City of Enumclaw	
Stormwater	City of Enumclaw	<ul style="list-style-type: none"> Comprehensive Stormwater Plan, August 2019 2023 Stormwater Management Program Plan (SWMPP)
Streets	City of Enumclaw	
Transportation	King County Metro Transit	
Water	City of Enumclaw	<ul style="list-style-type: none"> Water System Plan, Feb 2024

In addition to integrating these previous elements, the Capital Facilities Element considers and adopts by reference various functional plans (also listed in Table 10-1). These include, but are not limited to, Utility Comprehensive Plans, the Transportation Management Plan, the Parks, Recreation, and Open Space Plan (PROS Plan), and the Enumclaw School District No. 216 Capital Facilities Plan. Each of these plans provide policy direction as well as significant details on community needs, existing, planning capital facilities projects and the Capital Facilities Element integrates them through a singular Capital Facilities Plan (CFP) that includes a final, prioritized list of capital improvements and an associated funding plan. By following many of the aforementioned documents, the CFP will ensure consistency throughout the development process.

Some of these municipal facilities and services are discussed in previous Elements of this Plan, including the Parks and Recreation, Transportation, and Utilities Elements. A further summary of all of these capital facilities, including their inventory, their planning assumptions, and 20-year needs are provided in the Capital Facilities Inventory, Planning Assumptions, and Needs Assessment section of this Capital Facilities Element. For more information and detailed explanations concerning growth projections, land use determinations, existing facilities, and level of service, reference the documents listed in Exhibit CF-1.

Goals and Policies

Goal CF–1: Ensure that necessary public facilities and services can adequately serve development envisioned in the land use element when it is occupied and used without negatively impacting existing service levels.

Policy CF-1.1 Provide high-quality public facilities and services at the level necessary to maintain the City’s LOS standards. Acceptable standards for public facilities and services are defined in Table 4.1. Levels of services should be periodically evaluated to ensure that they are being met.

Policy 1.2 Identify and prioritize stormwater retrofits and actions to address impaired watershed processes and reduce effective impervious surface areas.

Type of Facility	Adopted Level of Service Guidelines	Necessary for Development
Community Center	1397 square feet per 1,000 population	No
Parks and Trails		
Community Parks	3.59 acres per 1,000 population	No
Neighborhood Parks	2.26 acres per 1,000 population All residents live within ¼ mile of a neighborhood park	Yes
Trails	¼ mile of trail per 1,000 population	No
Streets	Plan and implement a regular pavement preservation program Maintain signalized intersections at a minimum LOS D and non-signalized intersections at a minimum LOS E	Yes
Utilities		
Natural Gas	Provide natural gas service within the City's certified service area boundary in accordance with the Enumclaw Municipal Code, Pipeline Safety Manual, and Natural Gas Comprehensive Plan	No
Sewer	Provide sewer service within the City limits in accordance with the General Sewer Plan, including: A collection system capable of conveying all wastewater discharges from customers within	Yes

Type of Facility	Adopted Level of Service Guidelines	Necessary for Development
	the City limits that minimizes overflows and the need for new lift stations A treatment system capable of treating and discharging wastewater that meets all permit requirements of the NPDES permit Pretreatment of industrial and commercial wastewater if necessary prior to discharge into the City's collection system	
Solid Waste	Maintain efficient and effective garbage, recycle, and yard waste collection programs	Yes
Stormwater	Comply with NPDES Phase II federal permitting requirements	Yes
Water	Provide a high quality and adequate supply of water in accordance with the Comprehensive Water System Plan policies and design criteria	Yes

Policy CF-1.2 Water, sewer, and storm drainage services should be provided as outlined in the existing City plans, with highest priorities given to improving services in those areas where it already exists, next highest priority to infilling areas surrounded by utility service, and lowest priority to extension of utilities into un-served areas.

Policy CF-1.3 The land use element should be reassessed if funding to accomplish future growth falls short of meeting existing needs.

Policy CF-1.4 Annexation decisions should be based on a fiscal analysis of providing public facilities and services.

Policy CF-1.5 New developments shall demonstrate adequate provision of public services or provide for impact mitigation for those public services determined to be necessary for development.

Policy CF-1.6 Maintain and periodically evaluate the City's transportation concurrency ordinance. Charge impact fees when the City Council determines that new development should pay its proportionate share of the capital facilities that it needs.

Goal CF-2: Ensure that public facilities and services are high quality, fully maintained, and cost-effective.

Policy CF-2.1 Capital facilities should be planned and designed to minimize operating and maintenance costs.

Policy CF-2.2 Provide for routine maintenance of capital facilities to avoid unnecessary replacement.

Policy CF-2.3 Develop schedules and plans for replacement of capital facilities upon completion of their useful lives. Schedules and plans should avoid infrequent costly projects with significant impacts to rates.

Policy CF-2.4 The following criteria, not listed in order of importance but recommended, should be used to establish priorities for capital improvement projects:

- A. *Health, Safety, and General Welfare.* Projects necessary for the public health, safety, or general welfare of the community.
- B. *Legal Order.* Projects that must be completed because of court mandate or legal order to comply with state or federal mandates.
- C. *Funding Opportunity.* Projects that can take advantage of available grant funds or other available money.
- D. *Concurrency.* Projects that can be completed concurrently with already prioritized projects (e.g., completing street reconstruction at the time of sewer line replacements).
- E. *Equity.* Projects that improve equity and address any inequities related to the implementation of projects in criteria A through D. Projects in criteria A through D are intended to be planned with equity in mind.
- F. *Comprehensive Plan Conformance.* Other projects furthering goals and policies of this Comprehensive Plan but not already prioritized through criteria A through D.
- G. *Economic Development.* Projects serving to foster economic development in Enumclaw and the surrounding community.

Policy CF-2.5 Require utility lines to be located underground wherever practicable.

Policy CF-2.6 Capital project planning should consider options that result in immediate low-cost investments with delayed benefits that would be unavailable in the future.

Policy CF-2.7 Consider resource conservations measures for services and facilities prior to developing additional infrastructure.

Policy CF-2.8 Assess potential adverse impacts to community members, especially those historically impacted, in siting infrastructure and public facilities.

Goal CF–3: Facilitate the development of public services concurrently with the growth that is anticipated to occur in Enumclaw.

Policy CF-3.1 Compact growth, including the infill of vacant or undeveloped land, should be emphasized to allow for the efficient provision of services.

Policy CF-3.2 The City should adopt a long-range plan that will finance capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes.

Policy CF-3.3 Allow eventual siting and construction of natural gas and electric distribution lines within rights of way that are being dedicated or within roads that are being constructed or reconstructed.

Policy CF-3.4 Plan for solid waste collection routes within right-of-way and roads.

Policy CF-3.5 Support access to telecommunication and internet infrastructure for all community members, and work to reduce service gaps, especially in underserved areas.

Policy CF-3.6 Identify and work to reduce gaps in service disparities where they may occur.

Policy CF-3.7 Avoid spillover growth impacts by planning and siting public services and infrastructure within urban growth areas.

Goal CF–4: Establish and maintain a process for identifying and siting essential public facilities, as currently maintained under EMC chapter 19.31.

Policy CF-4.1 Essential public facilities include facilities that are typically difficult to site, such as airports, state education facilities, state or regional transportation facilities, solid waste handling facilities, and in-patient facilities, including substance abuse facilities, mental health facilities, and group homes. A facility should be classified as an essential public facility if it has one or more of the following characteristics:

- A. It meets the Growth Management Act definition of an essential public facility;*
- B. It is on a state, county or city list of essential public facilities;*
- C. It serves a significant portion of the County or region or is part of a countywide service system; or*
- D. It is the sole existing facility in the County for providing that essential public service.*

Policy CF-4.2 At a minimum, the criteria for siting essential public facilities shall include the existing conditional use permit requirements for those facilities that present siting difficulties. Included in the review shall be an environmental analysis, either through the established NEPA or SEPA procedures, to include analysis of likely impacts related to climate change, local economic development, equity, and public health impacts.

Goal CF-5: Encourage adequate school facilities and quality education through the coordination of planning efforts.

Policy CF-5.1 Encourage community involvement and support for school activities.

Policy CF-5.2 Proximity of housing to school location should be encouraged. Pedestrian access should be required.

Policy CF-5.3 Encourage communication and cooperation between the school district, developers, and the public.

Policy CF-5.4 The Enumclaw School District should be notified of all proposed development projects early in the review process.

Policy CF-5.5 Adequate school facilities should be in place before new development is to occur or impact fees should be required.

Capital Facilities Inventory, Planning Assumptions, and Needs Assessment

As discussed previously, the City of Enumclaw the essential public facilities addressed in this element include both owned and operated by the City and those supporting the City but either owned or operated by other governmental agencies. These essential public facilities area related to several categories of public services. Some of these municipal facilities and services are discussed in previous Elements of this Plan, including the Parks and Recreation, Transportation, and Utilities Elements. Following, we provide a summary of these categories of capital facilities, including their inventory, their planning assumptions, and 20-year needs.

GENERAL CITY FACILITIES

The City of Enumclaw owns and maintains several buildings some of which it operates for municipal services and its own operations, and others of which it leases to be operated and/or maintained to others for operations of other public services, as shown in Exhibit CF-2.

Exhibit CF-2 City-owned Buildings

General City Facilities	Year Built	Address	Notes
City Hall	1924	1139 Griffin Avenue	
Public Works/Community Development/Parks, Recreation and Cultural Services Offices	1953	1309 Myrtle Avenue	
Public Works/Parks, Recreation, Cultural Services Shops	1989	2041 Railroad Street	
Police/City Jail	1974	1075 Wells Street	Discussed in <i>Public Safety</i> Section
Senior Center	1970	1350 Cole Street	Discussed in <i>Parks, Recreation, and Senior Services</i> Section
Arts Alive!	1923	1429 Cole Street	City owned and maintained, leased and operated by Arts Alive!
Chamber of Commerce	1923	1421 Cole Street	City owned and maintained, leased and operated by Chamber of Commerce
Youth Center	1928	1356 Cole Street	City owned and maintained, operated by Auburn Youth and Family Services
Enumclaw Library	1991	1700 First Street	City owned property, KCLS owned, maintained, and

General City Facilities	Year Built	Address	Notes
			operated improvements
Enumclaw Expo Center	1940s-1960s	45224 284 th Ave SE	City owned, leased, maintained, and operated by Enumclaw Expo and Events Association
Fire Station	1960	1331 Wells Street	Discussed in <i>Public Safety</i> Section
Wastewater Treatment Plant	Major upgrade 2007-2009	451 Semanski Street S	Discussed in <i>Utility</i> Section

ENUMCLAW EXPO CENTER

The Enumclaw Expo Center (formerly the King County Fairgrounds) was transferred from King County to the City of Enumclaw in 2006. Beginning July 1, 2015, operation of the Expo Center was transferred to a newly established Non-Profit Organization, Enumclaw Expo and Events Association, which is a 501(c)(3) Non-Profit Organization which is dedicated to revitalizing the Expo Center and sustaining the legacy of the King County Fair. The City maintains ownership of the Expo Center facility.

The Expo Center is comprised of 72 acres with a variety of multi-use buildings, grass midways, parking lots and arenas that are versatile enough to accommodate most any event. Annual attendance at the Expo Center events is over 150,000 and events range from weddings to concerts and dog shows to motorcycle rallies.

The Enumclaw Expo Center has a long list of desired capital investments listed in Exhibit CF-3, following.

Exhibit CF-3 Enumclaw Expo Center 20-year Project Needs

Capital Improvement Need	Estimated Costs
General Facility Needs	
Fire/Smoke Alarms	\$10,000
Reader Board	\$35,000
Signage for Buildings	\$20,000
Replace gate 1 & 4 with slider gates	\$20,000
Activity Hall	
New Lights	\$50,000
Replace Floor with Gymnasium Floor	\$200,000

Capital Improvement Need	Estimated Costs
Upgrade Kitchen Appliances	\$10,000
Administration Office	
Move Fence and Automatic Gate	\$25,000
Install New HVAC	TBD
Concessions Building	
New Hood and Stove upgrade	\$20,000
New Roof	\$50,000
Covered Arena	
Add Mesh Screen/Walls	\$150,000
New Lights	\$25,000
Upgrade new Sound and PA System	\$35,000
Paint	\$225,000
Field House	
Gutter Drainage Repairs	\$22,000
New Boiler	\$30,000
New heat pump downstairs	\$100,000
Remove/replace/repair Fountain	\$50,000
Renovate Downstairs Bathrooms for Brides/ Grooms/ Refs/ Visting teams	\$100,000
Basement renovation	\$200,000
Upgrade and Combine Electrical Panels	\$12,000
Gazebo	
Repave/Coat Floor	\$50,000
Horse Barn	
Gutters and Downspouts to tie into Stormwater	\$250,000
Concrete Repair	\$100,000
New Lights	\$20,000
Les Schwab Hall	
Awnings Above Doors	\$40,000
Sandblast and paint ceiling	TBD
Resurface floor	TBD
Covered Walkway to Activity Hall	\$200,000
Midway	
Updated Showers	\$200,000
Parking Lots	
Pave admin office parking lot	\$200,000
Replace Fence in North and South Parking Lots	\$75,000
Rabbit Barn	
Bathroom Upgrades and ADA improvements	\$300,000
Replace Exhaust Fans	TBD
Rodeo Arena	
Improve Drainage	\$20,000
Update/Expand Seating	\$200,000

Capital Improvement Need	Estimated Costs
Install sound system	\$50,000
RV Park	
Sewer Line to Restrooms and Showers	TBD
Equipment	
Articulate Lift	\$15,000
Floor scrubber	\$20,000
Sweeper	\$20,000
Livestock Barn	
Complete Gutter and Downspout Project	\$50,000
Install drainage on East Side of Livestock Barn	TBD
Repair Floor in Livestock Barn	TBD

ENUMCLAW LIBRARY

The Enumclaw Library has a history dating back to 1922. It was founded by the Enumclaw Parent-Teachers Association (PTA), and, by 1924, it held 1,439 volumes, 500 of which were in Danish. In 1983, the City acquired the land where the current library now sits at 1700 First Street from Burlington Northern Railroad. A bond issue funded construction of the library, with its grand opening on September 28, 1991. In June of 2012 the Enumclaw Public Library was annexed to the King County Library System. As part of the annexation, the City transferred the rights to the library building to KCLS who now maintained and operated it, while the City retained rights to the property.

The Enumclaw Library continues to serve the Enumclaw community through several services including the lending of both physical and digital materials; adult and children’s programming; use of databases, technology, and internet; and other activities. The City of Enumclaw has a City Library Board that provides guidance to the King County Library System.

PUBLIC SAFETY FACILITIES

FIRE AND EMERGENCY MEDICAL SERVICES (EMS)

The City of Enumclaw is served by the Enumclaw Fire Department, which serves the City and unincorporated King County totaling 56 square miles. The Fire Department is responsible for providing fire protection services, pre-hospital emergency medical care, fire instruction, and performing fire inspections. In 2025 staffing consisted of 1 Fire Chief, 1 Deputy Chief, 24 career firefighters, and 3 administrative support positions. The district operates out of two stations: Station No. 1 at 1330 Wells Street, Station No. 2 at 35431 Veazie-Cumberland Road.

Exhibit CF-4 Fire District Facilities

Fire Station	Location	Improvement Size (square feet)	Year Purchased / Built	Capacity	Condition	Acres
Station 41	1330 Wells Street 35420 Veazie	7,883	1968	6 bays	Fair	0.52
Station 42	Cumberland Road	4,388	1928	4 bays	Poor	1.98
	Resident Quarters	1,568	2006		Good	
	Auxiliary Building	1,152	1993	2 bays	Fair	0.99

In addition to fire district buildings, the Fire District also has a number of fleet and equipment.

While the current fire station locations provide coverage for the Fire District, if the City of Enumclaw annexes additional area and/or as call volume increases, it may be necessary for the District to consider the current layout of its two fire stations and their ability to cover a commercial center within the established response standards. In its Comprehensive Plan, the Fire District has proposed several solutions to relocating and/or replacing its fire stations. A complete inventory and plans for future improvements are identified within the 2016- 2035 King County Fire District No. 28 Capital Improvement Plan.

POLICE

The Enumclaw Police Department was established in 1913 and continues to provide a variety of professional law enforcement services to the community, including handling over 8,200 calls for service each year. The department’s organizational structure maintains 5 Divisions - Patrol, Investigations, Corrections, Communications, and Records. There are 19 Commissioned Officer positions, which include Chief of Police, Commander – Communications and Corrections, Commander – Patrol and Investigations, four Patrol Sergeants, ten Patrol Officers, two Detectives.

The department also maintains and operates one of twelve Public Safety Answering Points (PSAPs) in King County through our Communications Center with six Communications Officers (including one supervisor) dispatching for police, King County Fire District 28, and after hours dispatching for the Mt Rainier National Park Service. Additionally, the department has a one year holding facility (City Jail) with six state certified Corrections Officers (including one sergeant), a Department Administrative Secretary and a Records Specialist. The Police Department is located at 1705 Wells St; the police station is staffed 24 hours a day.

As the City of Enumclaw continues to grow, so does the need for law enforcement services. The Police Department’s growth will, in part, be based on several factors that measure the

department's efficiency and effectiveness through the types of services rendered and the response to those services. Considerations will include response to priority one calls for service, the ability to effectively handle additional calls for police services, and commitment to missions and goals that meet or exceed community expectations and services that enhance the community's quality of life issues.

Priority Calls for Service Defined:

- **Priority One** – Crimes in progress, life threatening or potential for injury.
- **Priority Two** – Calls of urgent nature but not recognized emergencies.
- **Priority Three** – Calls considered routine in nature; will respond when practical.

Priority Calls for Service Threshold Standards – Response Times:

- **Priority One** – Goal to respond to 85% within six (6) minutes and average four minutes, thirty seconds (4.5 min) or less.
- **Priority Two** – Goal to respond to 60% within seven (7) minutes and average five (5) minutes or less.
- **Priority Three** – No time thresholds. Can be answered as soon as practical based on number and type of calls for service. (For a complete report consult Enumclaw Police Department Priority Dispatching System, revised March 2005.)

Priorities for coping with future demand and population growth impact: the Police Department plans to focus on three primary areas of growth to ensure its continued success in providing quality law enforcement services and maintaining and establishing LOS standards:

1. Personnel
2. Training and Equipment
3. Police Facility

Priorities within these areas include: radio communications for both police and fire; a properly designed communications center that provides dispatching services for police, fire and contractual entities; and a long-range CFP that would determine department needs as it relates to future growth.

REGIONAL DISPATCH (911)

Enumclaw 911 is a regional dispatch center located at the City of Enumclaw Police Station and operated by the City of Enumclaw. Enumclaw 911 Communications is responsible for answering and dispatching 911 emergency and non-emergency police services for residents inside the City of Enumclaw. Additionally, Enumclaw 911 answers and dispatches 911 emergency and non-emergency services for Mt. Rainier National Park after their own Communications Center closes for the day. Enumclaw 911 is one of 12 separate 911 centers in

King County that cover different geographical locations. Some 911 centers provide services for police, fire and medical, while others may only provide services for police.

MUNICIPAL JAIL

The Enumclaw City Jail, located at 1705 Wells Street, Enumclaw, WA 98022, is open 24 hours a day and collocated with the Enumclaw Police Department. The Enumclaw City Jail operates a 25 bed (21 males and 4 females) one-year correctional facility. In addition to Enumclaw offenders, the facility is used by other local and Federal law enforcement agencies.

MUNICIPAL COURT

Enumclaw Municipal Court is in Enumclaw City Hall at 1339 Griffin Avenue. The court has exclusive original jurisdiction over all criminal misdemeanors and gross misdemeanors, traffic infractions and parking violations arising under state statutes and city ordinances. Capital facilities needs associated with the municipal Court were discussed previously, in the *General City Facilities* section.

PARKS, RECREATION, AND OPEN SPACE FACILITIES

The City's parks, recreation, and open space facility inventories, levels of service (LOS), and improvements are addressed in Chapter 7, The Parks, Recreation, and Open Space Element of this Plan.

TRANSPORTATION

The City's transportation system, inventories, classification, services, levels of service (LOS), and improvements are discussed in Chapter 4, Transportation Element. The Transportation Element also addresses the new state requirements for active and multi-modal level of service.

UTILITIES

Capital Facility needs, levels of service, and upgrades for the following topics are discussed in Chapter 10, Utilities Element:

- Natural Gas
- Potable Water
- Solid Waste, Recycling, and Yard Waste
- Wastewater
- Stormwater
- Electricity
- Telecommunications

SCHOOL FACILITIES**ENUMCLAW SCHOOL DISTRICT**

The City of Enumclaw is served by School District No. 216, started in 1887, which is classified as a non-charter local school district that is not a supervisory union. The district's jurisdictional boundaries span 456 square miles, including the City of Enumclaw, as well as the City of Black Diamond and residents of nearby King County unincorporated communities. As of November 2023, the District serves a student population of 4,225 students.

Exhibit CF-5 Enumclaw School District Facilities

School	Address	Capacity
Birth-to-Five Center	1640 Fell Street Enumclaw, WA 98022	
Elementary Schools (kindergarten through fifth grade)		
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	430
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	430
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	450
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	450
Westwood Elementary	21200 SE 416 th Enumclaw, WA 98022	450
Middle Schools (sixth through eighth grade)		
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	550
Thunder Mountain Middle School	42018 264 th Avenue E. Enumclaw, WA 98022	550
High Schools (ninth through twelfth grade)		
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1,497

The Enumclaw School District identifies its level of service (or “standard of service”) based on the number of classrooms available at each school and the desired average class load districtwide. It is the District’s assertion is that favorable class size promotes the standard and quality of educational programs.

The District’s “standard of service” for elementary school students (kindergarten through fifth grade), is:

- Elementary school permanent capacity should be between 450 to 600 students.
- Average district wide class size for grades K-3 are 20 students per teacher with a reduced overall ratio of 1 to 17 when specialist and intervention teachers are considered.
- Average district wide class size for grades 4 and 5 should not exceed 26 students.

- Special Education for student with disabilities may be provided in a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- English Language Proficiency (ELP)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program Other Remediation Programs
- Learning Assisted Program (LAP)
- Behavior Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Preschool Early Childhood Education Assistance Programs (ECEAP)

All of the special programs referenced above require specialized classroom space; thus, the full-time student capacity of buildings housing these programs may be reduced. When programs change, program capacity fluctuates, and the plan is updated annually to reflect the change in program and capacity.

The District's "standard of service" for secondary school students (sixth through twelfth grades), is:

- A Middle school permanent capacity should be between 550 to 800 students.
- Average district wide class size for grades 6-8 should not exceed 28 students.
- Average district wide class size for grades 9-12 should not exceed 28 students.
- Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Advanced Placement Programs
- Basic Skills Programs Career and Vocational Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings. Each school's available capacity will vary with the type of programs and space utilization in the building.

Enumclaw School Districts current Capital Facilities Plan was completed in 2021-2026. The District is in the process of updating this Plan. To help prioritize its capital needs, the Enumclaw School District has established a committee to help revise and steward the District's own capital facilities plan and ensure that it reflects the values and priorities of the community. This committee, the Community Facilities Oversight for Capital utilization and Sustainability Committee (FOCUS Committee) is in the process of studying the district's capital facilities needs, reviewing data, and developing long-term recommendations to the school board, to ensure that prioritized capital facilities projects meet the needs of Enumclaw School Districts students, families, staff, and community over the next 20 years.

As of April 2024, the FOCUS Committee has established a list of capital facilities needs to be accomplished as soon as possible, as well as those to be completed within the next five years, following:

Projects to be completed as soon as possible, including:

- Ten Trails Elementary School
- Combining Southwood Elementary and Byron Kibler Elementary in a larger capacity school and adjusting boundaries
- Fitting BT5 students in that combined school or using a small portion of Southwood Elementary
- Security for all schools
- Westwood/Thunder Mountain Roofing
- Black Diamond AC- due to two stories
- Immediate maintenance needs are prioritized, and buildings are maintained
- Looking at staffing and changes that could be made to maintain
- Safety and security needs
- PAC Rebuild
- Repaving McDougall Ave
- Rebuild Kibler- Combine with Southwood or Westwood

Projects to be completed in the next five years:

- Elementary campus rebuild- Kibler
- K-8 school
- Middle school expansion- EMS
- New Elementary in Black Diamond
- Performing Arts Center

HIGHER EDUCATION FACILITIES

The Green River Community College Enumclaw Campus is located in downtown Enumclaw at 1414 Griffin Avenue Enumclaw, WA 98022. The is an extension of the main Green River Community College campus in Auburn and offers general education credit classes for first year students and running start students, as well as continuing education classes which allows to support lifelong learning and personal and professional growth. Starting in Fall of 2024, the Enumclaw campus will offer first year classes for its Cybersecurity and Networking Associate's Degree (AAS-T).

Integrated Capital Facilities Plan

The City of Enumclaw funds specific programmatic activities and capital investment from several funds, which have varied over the ten-year historical period (2013 to 2023) informing this CFP.

Exhibit CF-6 shows the funds considered in this analysis and illustrates the years within the historical period for which they were relevant.

Exhibit CF-6 Funding Sources Reviewed

Fund	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
1 General Fund										
101 Contingency										
110 Street										
112 Transportation Benefit District										
115 Lodging Tax										
130 REET 2										
131 REET 1										
150 Seized Assets										
154 Jail Administration Fund										
156 Drug Enforcement Fund										
158 Impact Fee Accounts										
170 Pool										
190 Golf Course										
213 2003 LTGO Bond Redemption Fund										
215 Local Improvement District Debt Service										
230 LID Guaranty Fund										
310 Welcome Center										
410 Water Utility										
420 Wastewater Utility										
430 Natural Gas Utility										
440 Solid Waste Utility										
450 Stormwater Fund										
455 Water/Sewer Revenue Bond										
490 Exposition Center										
520 Equipment Rental										
530 Data Processing Internal Service										
535 Facilities I/S Fund										
701 Cemetary Endowment Care										
722 La Fromboise Memorial										

The City has both governmental and proprietary funds, as indicated by the first digit of the fund code, as follows:

- Governmental Funds
 - Code 000 - General (Current Expense) Fund
 - Code 100 - Special Revenue Funds
 - Code 200 - Debt Services Funds
 - Code 300 - Capital Projects Funds
 - Code 700 - Permanent Funds
- Proprietary funds
 - Code 400 - Enterprise Funds
 - Code 500 - Internal Service Funds

The City does not currently have any fiduciary funds, nor did it during the historical period. It is important to consider the City’s fund structure when generating this integrated capital funding plan, because the City will use both fungible general fund revenues as well as a mix of dedicated, committed, and proprietary resources to fund its future capital investments. For example, resources for Transportation and Utilities, which both have specific dedicated funding sources have already been considered as part of those elements. While this does not preclude us from further prioritizing capital investments related to those public services, doing so would only minimally increase the total revenues available for other purposes. As such, we will consider the revenues available for these other purposes separately and

integrate the results of the transportation improvement plan and utility improvement plans, here.

BASELINE FUNDING CAPITAL INVESTMENTS

Capital facilities in the State of Washington and the City of Enumclaw are funded in a variety of ways. Non-enterprise fund facilities must rely on revenue from taxes or bonding retired with general tax revenue and by grants from county, state, and federal agencies. The Growth Management Act requires the City to identify the sources of funding for each type of capital facility. This section provides a general overview of funding sources that have been or are being used, a historical look at revenues from these sources, projections for these revenues to the year 2044, and an assessment of the revenues that will, therefore, be available for capital investment. As discussed previously, because many revenues funding transportation and utilities are dedicated to those purposes, we have evaluated resources available for those purposes separately.

Based on revenue projections, the City will have sufficient funding to support prioritized capital facilities resulting from the growth anticipated in the land use element. However, the City does not have resources to fund its significant capital investment needs in the 20-year period without additional prioritization, additional revenues, or some combination of the two.

TRANSPORTATION FUNDING

Based on historical revenue trends, we expect the City of Enumclaw to generate revenue for its transportation activities, including both programmatic activities and capital investments, from many sources, as shown in Exhibit CF-7, following.

Exhibit CF-7 Projected Revenues Available for Transportation Activities, 2023\$ (rounded to nearest \$10,000)

	2024-2029	2030-2044	TOTAL
Flexible Revenues			
TBD Retail Sales and Use Taxes	\$ 3,420,000	\$ 11,660,000	\$ 15,080,000
TBD Motor Vehicle Excise Taxes	\$ 1,680,000	\$ 3,490,000	\$ 5,170,000
State Motor Vehicle Fuel Tax Distributions	\$ 1,680,000	\$ 3,310,000	\$ 4,990,000
State Multimodal Transportation Account Distributions	\$ 120,000	\$ 410,000	\$ 530,000
Fees, Licenses, and Permits	\$ 240,000	\$ 930,000	\$ 1,170,000
General Fund Transfers-in	\$ 3,880,000	\$ 14,510,000	\$ 18,390,000
Capital Restricted Revenues			
Federal Indirect Grants	\$ 1,770,000	\$ 5,240,000	\$ 7,010,000
State Grants	\$ 2,580,000	\$ 7,630,000	\$ 10,210,000
REET Transfers-in	\$ 1,340,000	\$ 5,000,000	\$ 6,340,000
Impact Fees Transfers-in	\$ 1,100,000	\$ 4,120,000	\$ 5,220,000
SUBTOTAL, FLEXIBLE REVENUES	\$11,020,000	\$ 34,310,000	\$ 45,330,000
SUBTOTAL, CAPITAL RESTRICTED REVENUES	\$ 6,790,000	\$ 21,990,000	\$ 28,780,000
TOTAL	\$17,810,000	\$ 56,300,000	\$ 74,110,000

The City’s transportation funding sources include both flexible revenues and capital restricted revenues. Future revenues were projected on a per capita basis using the compound annual growth rates imputed from 10-year historical averages. These projections are made on a per capita basis to reflect growth in revenue anticipated from growth in population.

These projections are intended to be both conservative and planning-level. Additionally, this projection methodology is intended to estimate the overall revenues collected over the 20-year planning period – it is not intended to estimate the revenues that might be collected in any given year.

For the purposes of this analysis, we have assumed that the City will continue to receive approximately the same per capita grant funding moving forward. As we discussed, you may elect to assume that the City will receive grant funding in the future; this is simply a projection based on what has historically been achieved.

Beyond grant funding, the City has, historically, made an ongoing policy choice to provide a substantial amount of general fund revenues for transportation purposes annually. We have assumed that the City will continue to provide approximately \$45 per capita in real dollars (2023\$) of general funds for transportation.

We also projected the cost of the City’s ongoing programmatic transportation activities, as shown in

Exhibit CF-8.

Exhibit CF-8 Projected Expenditures related to Programmatic Transportation Activities, 2023\$ (rounded to nearest \$10,000)

	2024-2029	2030-2044	TOTAL
Roads/Streets Ordinary Maintenance	\$ 3,010,000	\$ 11,660,000	\$ 14,670,000
Roads/Streets General Administration and Overhead	\$ 2,270,000	\$ 3,490,000	\$ 5,760,000
Roads/Streets Operations	\$ 1,550,000	\$ 5,240,000	\$ 6,790,000
Debt Repayment	\$ 1,170,000	\$ 390,000	\$ 1,560,000
Interest and Other Debt Service Costs	\$ 150,000	\$ 10,000	\$ 160,000
TOTAL	\$ 8,150,000	\$ 20,790,000	\$ 28,940,000

Expenditure projections were made similarly to how revenues were projected. These costs will be subtracted from total transportation revenues, shown in Exhibit CF-9, to show the remaining revenues available for capital investments.

Exhibit CF-9 Programmatic Revenue Sufficiency, 2023\$ (rounded to nearest \$10,000)

	2024-2029	2030-2044	TOTAL
Flexible Revenues	\$ 11,020,000	\$ 34,310,000	\$ 45,330,000
- Programmatic Expenditures	\$ 8,150,000	\$ 56,300,000	\$ 64,450,000
= Programmatic Revenue Surplus/(Deficit)	\$ 2,870,000	\$ (21,990,000)	\$ (19,120,000)

Our projections suggest that the City of Enumclaw has sufficient revenues to address its programmatic transportation activities over the next six-years but that expenditures will begin to outpace revenues at about the ten-year-mark. They also suggest that the City will have substantial revenues available for transportation capital projects. However, we know that transportation needs may be greater than what resources allow and that needs may change over time.

We then added the surplus programmatic revenues to total capital restricted revenues to estimate the total resources available for capital investment, in Exhibit CF-10.

Exhibit CF-10 Total Resources Available for Capital Investment, 2023\$ (rounded to nearest \$10,000)

	2024-2029	2030-2044	TOTAL
Surplus Programmatic Revenues	\$ 2,870,000		\$ 2,870,000
+ Capital Restricted Revenues	\$ 6,790,000	\$ 21,990,000	\$ 28,780,000
= TOTAL RESOURCES AVAILABLE FOR CAPITAL INVESTMENT	\$ 9,660,000	\$ 21,990,000	\$ 31,650,000

A total of \$44,900,000 (2023\$) would be needed to fully fund the capital improvements, as shown in Exhibit CF-11, which suggests that available revenues are not sufficient to fund all of Enumclaw’s anticipated capital improvements.

Exhibit CF-11 Remaining Projected Expenditures for Capital Projects Projected Revenues Less Projected Expenditures, 2023\$ (rounded to nearest \$10,000)

Transportation Capital Improvement Project Cost Summary	
Improvement Category	Costs ¹
Enumclaw Transportation System Improvements (2024-2044)	\$44,900,000
Unfunded State Highway Projects (Non-Concurrency: Not Needed to Support the Land Use Element)	(\$15,000,000²)
Unfunded Local Sidewalk Projects (Not Needed to Support the Land Use Element)	(\$23,970,000)
Funded in the Transportation Element (Needed to Support the Land Use Element)	\$44,900,000³
NOTES:	
1) Planning level costs in 2023 dollars.	
2) Undefined project cost estimate	
3) TBD, General Fund, State/federal grants and Transportation Impact Fees (TIF) revenue	

Transportation capital revenues are sufficient to fund the six-year transportation improvement program. However, since the already prioritized capital projects list is greater than the total revenues available for capital investment, the City will need to consider additional strategies to fully fund these transportation capital investments in the 20-year period.

UTILITIES FUNDING

Significant capital investments are needed to support the City's municipal utilities, including its natural gas; potable water; solid waste, recycling, and yard waste; stormwater; and wastewater utilities. Some of the capital investments needed are time sensitive, while others should be timed as growth occurs. It is expected that some of these capital improvements will be funded through rate payments from customers and rate-payers (in the case of the stormwater utility), however, the City may also consider development mitigation fees and/or revenue serviced bonds and other debt financing (loans), as necessary. In some cases, this may require rate increases. In some cases, utilities may be able to acquire competitive local, state, and federal grants to fund these investments.

CAPITAL INVESTMENT PRIORITIZATION AND FUNDING STRATEGY

There are two main types of strategies that can be used to balance this implementation plan:

1. Increase revenue, through increases in existing funding tools or implementation of new tools.
2. Decrease expenses by decreasing programmatic activities or further prioritizing capital projects.

Significant use of the latter strategy was used in the development of this plan. Policy makers, city staff, and consultants have already heavily prioritized the capital projects that appear in this Capital Facilities Element. However, additional prioritization is still a tool for balancing the plan if additional revenue options are not available.

Capital Facilities policy 2.4 outlines the criteria the City should use when establishing priorities for capital improvement projects.

- A. Health, Safety, and General Welfare. Projects necessary for the public health, safety, or general welfare of the community.
- B. Legal Order. Projects that must be completed because of court mandate or legal order to comply with state or federal mandates.
- C. Funding Opportunity. Projects that can take advantage of available grant funds or other available money.
- D. Concurrency. Projects that can be completed concurrently with already prioritized projects (e.g., completing street reconstruction at the time of sewer line replacements).
- E. Equity. Projects that improve equity and address any inequities related to the implementation of projects in criteria A through D. Projects in criteria A through D are intended to be planned with equity in mind.
- F. Comprehensive Plan Conformance. Other projects furthering goals and policies of this Comprehensive Plan but not already prioritized through criteria A through D.
- G. Economic Development. Projects serving to foster economic development in Enumclaw and the surrounding community.

Prioritization of capital improvements is vital to short-term and long-term city operation. It is necessary to look at all the capital facility and utility projects to make some necessary decisions on timing and feasibility.

While prioritizing the capital projects list is important, City policy makers should also be sure to make necessary investments and not defer needed capital investments. Policy makers have several options for increasing funding for capital facilities in Enumclaw. Some of these options involve increasing fungible citywide revenues, some are limited to specific purposes, and still others are limited to general or specially-purposed capital projects. These funding and financing options are itemized following:

- Increase Revenues through Existing Funding Tools:
 - General Fund Appropriations
 - Increase property tax collections
 - Access “banked” capacity
 - Levy Lid Lift
 - Update and increase existing impact fees
 - Update and increase utility rates
 - Increase acquisition of competitive funding from local, state, and federal grants
 - Increase revenues generated by the Transportation Benefit District (TBD)
 - Increase Motor Vehicle Excise Tax rate
 - Increase Retail Sales and Use Tax rate
- Increase Revenues through New Funding Tools:
 - Implement a business and occupation tax
 - Implement Local Improvement District or Road Improvement District (LID/RID).
 - Pursue public/private partnerships
 - Pursue private funding
- Increase Revenues through New Financing Tools:
 - Implement Limited Tax General Obligation (LTGO) Bonds
 - Implement Unlimited Tax General Obligation (UTGO) Bond

When evaluating for funding strategies to balance the implementation plan, policy makers should consider:

- Feasibility
- Taxpayer/resident support
- Order of magnitude of potential funding
- Considerations around revenue options:
 - Volatility of the revenue source
 - Levy and debt capacity impacts

The City of Enumclaw should develop a funding strategy for accomplishing its long capital improvement goals over the 20-year horizon of this Comprehensive Plan.