

CITY OF FIFE, WASHINGTON

ORDINANCE NO. 2089

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF FIFE PURSUANT TO THE STATE OF WASHINGTON'S GROWTH MANAGEMENT ACT AND AUTHORIZING CHANGES TO THE CITY'S OFFICIAL ZONING MAP

WHEREAS, in 1996, the City Council adopted the Comprehensive Plan for the City of Fife and its urban growth area pursuant to the State of Washington's Growth Management Act; and

WHEREAS, the City Council adopted a major update to the Comprehensive Plan for the City of Fife in 2005; and

WHEREAS, the Growth Management Act (RCW 36.70A.130 entitled "Comprehensive plans — Review procedures and schedules - Amendments") has provisions for periodic annual updates to Comprehensive Plans. The City of Fife previously met the periodic update requirement; and

WHEREAS, pursuant to the Growth Management Act, non-emergency amendments to the Comprehensive Plan can be considered no more than once each year; and

WHEREAS, proposed amendments for the 2022 Comprehensive Plan amendment were submitted to the Fife Planning Commission and the Commission conducted a public hearing on February 7, 2022 to review the preliminary docket; and

WHEREAS, after the hearing, the Planning Commission forwarded to the City Council its recommendations for the amendments to be included in the 2022 Comprehensive Plan Docket, and

WHEREAS, the City Council conducted a public hearing on February 22nd on the preliminary 2022 Comprehensive Plan Docket, and

WHEREAS, the City Council approved the 2022 Comprehensive Plan Docket on March 8, 2022, with Resolution No. 2027; and

WHEREAS, the Fife Planning Commission held a public hearing on the proposed 2022 Comprehensive Plan amendments on October 3, 2022; and

WHEREAS, the public hearing was closed, the Planning Commission considered the proposed amendments, adopted findings of fact as presented in the staff report and as

articulated during deliberation, and made recommendations to the City Council recommending approval of the submitted Comprehensive Plan amendments, on November 7, 2022; and

WHEREAS, copies of the proposed amendments were submitted to the State of Washington Department of Commerce and other state agencies for review as required by the State’s Growth Management Act; and

WHEREAS, a Determination of Non-significance on the Comprehensive Plan amendments was issued on September 30, 2022 with no comments having been received and no appeal filed; and

WHEREAS, the City Council held a public hearing on the proposed amendments on November 8, 2022; and,

WHEREAS, all comments and documents received from the public, staff, and governmental agencies have been incorporated into the public record and considered by the City Council in determining what action, if any, should be taken; and

WHEREAS, the City Council finds the proposed amendments, as accepted by Council and set forth in this ordinance, are consistent with the Fife Comprehensive Plan, and with the goals and policies of the Growth Management Act; now therefore:

**THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY,
WASHINGTON DO ORDAIN AS FOLLOWS:**

Section 1. The findings of fact on the 2022 Comprehensive Plan Docket, included as Exhibit A, are adopted and incorporated as the Council’s Findings of Fact as if fully set forth herein.

Section 2. The City Council hereby amends the Fife Comprehensive Plan as follows:

CPA22-0001 – Xebec Rezone/Comp Plan Map Amendment

The Future Land Use Designation for the Xebec parcels totaling 6.5 acres is hereby changed from “Mixed Medium Density Residential/Commercial” to “Industrial,” and the Zoning Classification is changed from Community Commercial (CC) to Industrial (I), as set forth in Exhibit B.

CPA22-0002 - Fife School District Capital Facilities Plan

The Fife School District 2022-2028 Capital Facilities Plan attached hereto as Exhibit C is hereby incorporated by reference into the City’s Capital Facilities element of the Comprehensive Plan, superseding prior versions.

CPA22-0003 - Puyallup School District Capital Facilities Plan

The Puyallup School District 2022-2027 Capital Facilities Plan attached hereto as Exhibit D is hereby incorporated by reference into the into the City’s Capital Facilities element of the Comprehensive Plan, superseding prior versions.

CPA22-0004 - City of Fife 6-year Transportation Improvement Plan (TIP)

The Six-Year Transportation Improvement Plan (2023-28) attached hereto as Exhibit E is hereby incorporated into the Transportation Element and Capital Facilities Element of the Comprehensive Plan, superseding prior versions.

CPA22-0005 -City of Fife Capital Facilities Element Update

The Capital Facilities Element of the Comprehensive Plan is hereby amended as set forth in Exhibit F to adopt by reference the School District Plans and Six Year TIP listed above, and the City of Fife Parks Recreation and Open Space (PROS) Plan 2022 as set forth in Exhibit G.

CPA22-0006 – Map TR-1 “Functional Roadway Classifications”

Replace Comprehensive Plan Map TR-1 with the Map TR-1 attached hereto as Exhibit H, changing the classification of several roads in Fife to represent completed roadway improvement projects.

- New Wapato Way I-5 overpass, between 20th St E and Pacific Hwy E, to become principal arterial.
- 34th Ave, between I-5 and 12th St E, and 12th St E, between 34th Ave E and Port of Tacoma Road, to become a minor arterial.
- 66th Ave E, between 20th St E and 26th St E, to become a collector arterial.
- 26th St E, between 66th Ave E and Freeman Rd, to become a collector arterial.

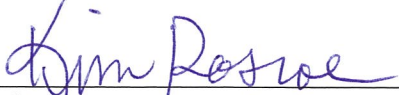
Section 3. The City Manager is hereby authorized to make non-substantive editing changes to the Comprehensive Plan after adoption to provide for consistency and clarity in formatting.

Section 4. Each and every provision of this Ordinance shall be deemed severable. In the event that any portion of this Ordinance is determined by final order of a court of competent jurisdiction to be void or unenforceable, such determination shall not affect the validity of the remaining provisions thereof provided the intent of this Ordinance can still be furthered without the invalid provision.

Section 5. This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication in summary form as provided by law.

Introduced the 25th day of October, 2022.

Passed by the City Council on the 13th day of December, 2022.



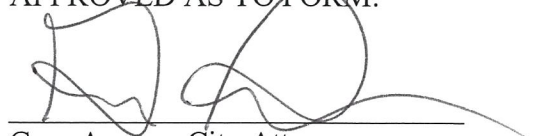
Kim Roscoe, Mayor

ATTEST:



Brodie Rota, City Clerk

APPROVED AS TO FORM:



Greg Amann, City Attorney

Published: December 16, 2022
Effective Date: December 21, 2022

Exhibits:

- A. Findings of Fact
- B. Xebec Maps
- C. Fife School District CFP
- D. Puyallup School District CFP
- E. Resolution 2053 adopting 6-yr. TIP with attached TIP
- F. Capital Facilities Element amendments
- G. Resolution 2023 adopting PROS Plan with attached PROS Plan
- H. Map TR-1

EXHIBIT A

To Ordinance No. 2089

City of Fife Proposed 2022 Comprehensive Plan Amendments Findings

1. The City of Fife has a Growth Management Act (GMA) Comprehensive Plan adopted in compliance with the Washington State Growth Management Act.
2. The public was invited to submit privately initiated applications to amend the City of Fife Comprehensive Plan for the 2022 plan amendment cycle. One privately initiated application for a Comprehensive Plan Map and zoning map amendment was submitted by contract purchaser of approximately 6.5 acres located at 7215 and 7323 Valley Ave (CPA22-0001)
3. The City of Fife routinely amends the comprehensive plan on an annual basis to update certain items including, as examples, school districts capital facilities plans, the City of Fife capital facilities plans, the City of Fife Six-Year Transportation Improvement Plan (TIP) and the City of Fife Parks Recreation and Open Space (PROS) Plan.
4. As approved via resolution 2027, adopted on March 8th, 2022, the 2022 comprehensive plan amendments docket consists of the below listed amendments. Staff and Planning Commission recommendation are also identified in the below list and are based on the finding 5 – 8.

CPA22-0001/REZ22-0001 – Xebec Rezone/Comp Plan Map Amendment – Proposal to rezone four parcels, totaling 6.5 acres, from Community Commercial (CC) to Industrial (I), with a concurrent Comprehensive Plan Map Amendment from “Mixed Medium Density Residential/Commercial” to “Industrial”.

Staff Recommendation – Adopt
Planning Commission Recommendation – Adopt (6-1)

CPA22-0002 - Fife School District Capital Facilities Plan – Routine adoption of the most recent version of the Fife School District’s Capital Facilities Plan, into the City’s Capital Facilities element of the Comprehensive Plan.

Staff Recommendation – Adopt
Planning Commission Recommendation – Adopt (7-0)

CPA22-0003 - Puyallup School District Capital Facilities Plan – Routine adoption of the most recent version of the Fife School District’s Capital Facilities Plan, into the City’s Capital Facilities element of the Comprehensive Plan.

Staff Recommendation – Adopt
Planning Commission Recommendation – Adopt (7-0)

CPA22-0004 - City of Fife 6-year Transportation Improvement Plan (TIP) – Adoption of annually updated 6-year TIP, into the Transportation Element of the Comprehensive Plan. Additions and other changes include:

- Remove 20th St crossing of Wapato Creek because it is already in the City’s Capital Facilities Plan as a stormwater project
- Remove Frank Albert Rd crossing of Wapato Creek because it is already in the City’s Capital Facilities Plan as a stormwater project
- Add 46th Ave Reconstruction – 12th St to Pacific Hwy (Priority #55)
- Add Signal Replacement at 52nd Ave and Pacific Hwy (Priority #56)
- Add 6224 Pacific Hwy Sidewalk Project (Priority #57)
- Add Tacoma to Puyallup Trail Connection at 20th St (Priority #58)
- 20th St Preservation – Industry Dr to 54th Ave (removed/completed)
- 20th St and 58th Ave signalization (removed/completed)
- Switch positions for projects #12 and #13, Pedestrian Trail between 62nd Ave and Fife Elementary, and Sidewalk on west side of 62nd Ave between 21st St and 26th St
- Switch positions for projects #40 and #41, 54th Ave School Zone Improvements, and SR 167 Extension and Valley Ave Interchange
- Move up North Levee Rd Reconstruction – West Segment from #48 to #33 so it is adjacent to the other North Levee Rd projects

Staff Recommendation – Adopt
Planning Commission Recommendation – Adopt (7-0)

CPA22-0005 - City of Fife Capital Facilities Element Update – The amendments to the Capital Facilities Element include adopting the below listed documents by reference, into the Capital Facilities Element.

- Fife SD Capital Facilities Plan
- Puyallup SD Capital Facilities Plan
- City of Fife 6-year TIP
- City of Fife Parks Recreation and Open Space (PROS) Plan 2022

Staff Recommendation – Adopt
Planning Commission Recommendation – Adopt (7-0)

CPA22-0006 – Map TR-1 “Functional Roadway Classifications” – Updates the classification of several roads in Fife to represent completed roadway improvement projects.

- New Wapato Way I-5 overpass, between 20th St E and Pacific Hwy E, to become principal arterial.
- 34th Ave, between I-5 and 12th St E, and 12th St E, between 34th Ave E and Port of Tacoma Road, to become a minor arterial.
- 66th Ave E, between 20th St E and 26th St E, to become a collector arterial.
- 26th St E, between 66th Ave E and Freeman Rd, to become a collector arterial.

Staff Recommendation – Adopt
Planning Commission Recommendation – Adopt (7-0)

5. Adoption of the Fife school district capital facilities plans is intended to enable the City to assess school impact fees through the adoption an amendment, at a future date, of the City’s school impact fee ordinance (Fife Municipal Code Chapter 20.15).
6. Fife Municipal Code Section 19.90 contains criteria for approval of the Final Docket.

19.90.050(E)(3) – “Final Docket Review Criteria”

a. Consistency with the Growth Management Act (GMA), the State of Washington Department of Commerce Procedural Criteria, and the Pierce County countywide planning policies (PCCPPs);

All the proposals are consistent with the Growth Management Act and the PCCPPs.

b. Consistency with the adopted comprehensive plan;

All the proposals recommended for approval are consistent with the adopted Comprehensive Plan.

c. The capability of the land, including the prevalence of critical areas;

All the proposals are consistent capability of the land including critical areas.

d. The capacity of public facilities and whether public facilities and services can be provided cost-effectively at the intensity allowed by the requested amendment;

All proposed amendments will provide the necessary public facilities and services that are cost-effective.

e. If a concurrent rezone, the rezone will maintain the public health, safety, or welfare;

See finding #7 below.

f. The rezone will result in a district that is compatible with adjoining zoning districts; this may include providing a transition zone between potentially incompatible designations;

The rezone proposal results in adjoining zoning districts that are compatible with each other, and similar to the existing scenario. This is consistent with Land Use Goal 3, Policy 3.1, Implementation Measure 3.1.2, in the currently adopted Comprehensive Plan

g. For issues that have been considered within the last four annual updates or comprehensive land use plan amendments, whether there has been a change in circumstances that makes the proposed plan designation or policy change appropriate or whether the amendment is needed to remedy a mistake.

None of the amendments have been considered within the past four annual updates.

7. Fife Municipal Code section 19.92 provides criteria for site specific rezones.

19.92.045 Criteria. In order for a zoning map or text amendment to be approved, the following criteria must be met:

A. The proposed amendment is consistent with the goals and policies of the comprehensive plan; and

This is consistent with Land Use Goal 3, Policy 3.1, Implementation Measure 3.1.2, in the currently adopted Comprehensive Plan

B. For map amendments, the proposed zoning is consistent and compatible with the uses and zoning of surrounding property; and

The proposed zoning is consistent with the surrounding zoning. Community Commercial and Industrial are compatible zoning designations pursuant to Comprehensive Plan Land Use Goal 3. Specifically, implementation measure 3.1.3 reads as follows:

Buffer new “Small Lot Single Family Residential”, “Low Density Single Family Residential”, and “Medium Density Residential” future land use designations from existing and new “Industrial” land use plan map designations by “High Density Residential” or “Mixed Medium Density Residential/Commercial” land use designations. Implementing commercial zoning districts (e.g. “Regional Commercial”) are the preferred buffer between industrial and residential uses to reduce noise, air quality, traffic, health and other impacts of industrial uses on residents.

The existing Community Commercial Zone allows for single family residences, multifamily development, moderate intensity commercial uses, and more intense commercial uses authorized through a conditional use permit. The current use of the property is single family residences, which is the least intensive use in the Community Commercial zone.

The existing surrounding property uses are a mix of warehousing (north – zoned Industrial), convenience store/gas station (west – Zoned Community Commercial), two residential single-family homes (south and east – Zoned Community Commercial), and City owned restoration property (south – Zoned Community Commercial).

One residential property is immediately east of the subject properties. The other single-family residence is across Valley Ave from the subject property, adjacent to a convenience store/gas station.

Any future development of the subject property must apply the buffering regulations in the Fife Municipal Code which intended to provide compatibility between potentially incompatible uses.

Rezoning the property to Industrial and applying landscaping buffer provisions of the Fife Municipal Code, will result in a minimum 20ft buffer along the eastern property line, regardless of what is developed on the subject properties.

C. For map amendments, the property is suited for the uses allowed in the proposed zoning classification; and

The property contains adequate public facilities (road, water, sewer, storm) to serve most all uses in the existing and proposed zoning designations.

There are no critical area limitations that would inhibit use of the property.

D. For amendments requiring comprehensive plan amendments, that there are changed conditions since the previous zoning, title adoption or title amendment to warrant the proposed amendment; and

None of the proposed amendments have been considered within the past four annual updates.

E. The proposed amendment will promote, rather than detract, from the public health, safety, morals and general welfare.

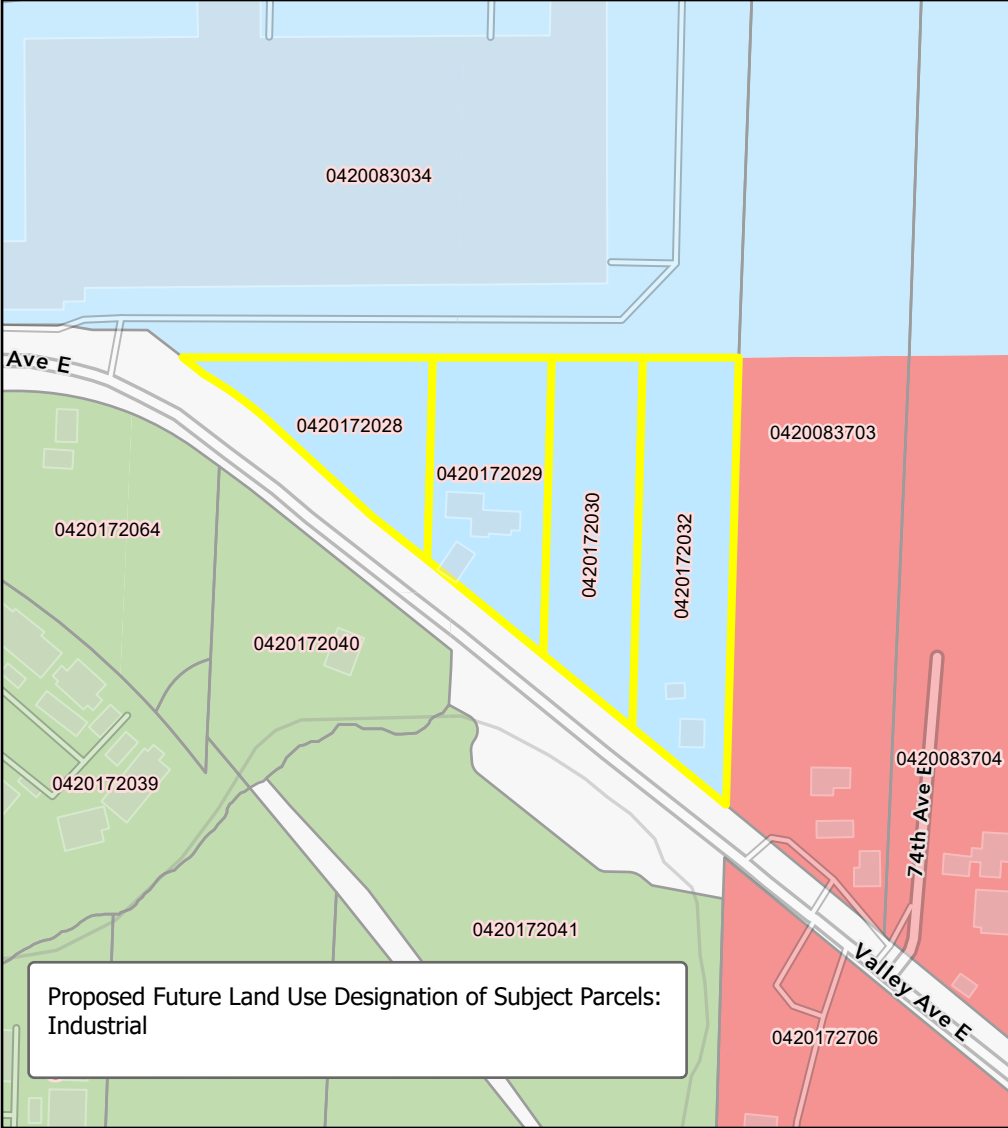
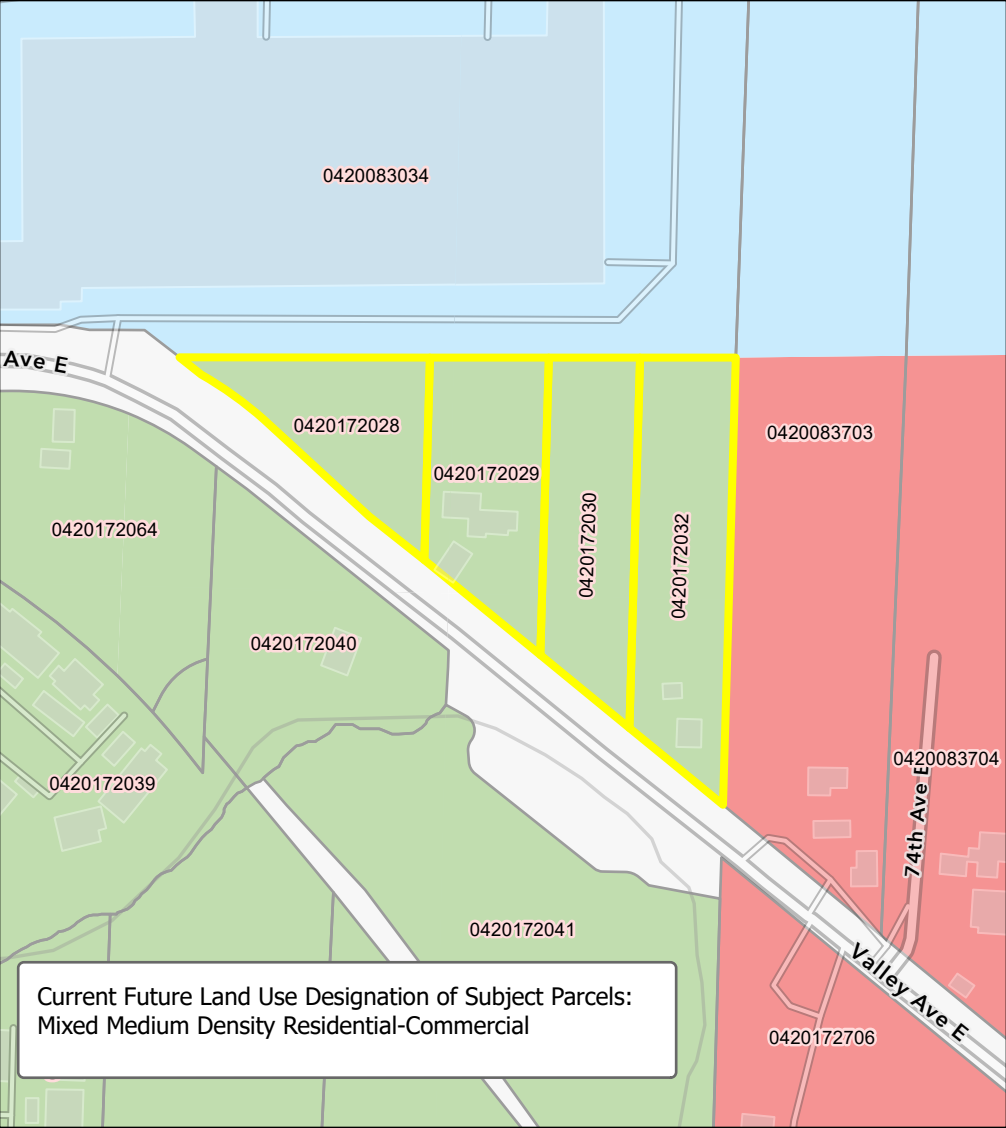
The amendments recommended for approval will promote the public health safety, morals and general welfare.

8. FMC Chapter 14.04 provides that comprehensive plan amendments be reviewed by the Planning Commission who then makes a recommendation to the City Council. The City of Fife Planning Commission held public meetings on May 2nd, June 6th, August 1st, September 19th, and held a public hearing on October 3rd, regarding the proposed 2022 Comprehensive Plan amendments.
9. On November 7th, 2022, the Planning Commission recommended approval of the 2022 Docket, as shown in section 4 above.
10. In accordance with RCW 36.70A.106, the proposed Comprehensive Plan amendments were transmitted to the Washington State Department of Commerce for the 60-day State agency review process on October 14th, 2022.

11. A SEPA Determination of Non-significance on the Comprehensive Plan amendments was issued on September 30th, 2022.
12. The City Council held a public hearing on the proposed amendments on November 8th, 2022
13. All comments and documents received from the public, staff, and governmental agencies have been incorporated into the public record and considered by the City Council in determining what action, if any, should be taken.
14. The City Council finds the proposed amendments, as accepted by Council and set forth in Ordinance 2089 are consistent with all review and approval criteria.

Xebec Comprehensive Plan Amendment (CPA22-0001)

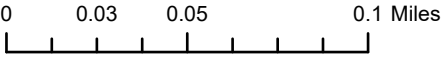
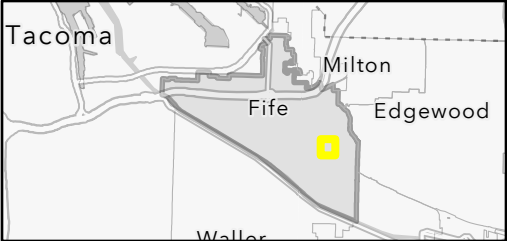
Current and Proposed Future Land Use Designation



Land Use Designations

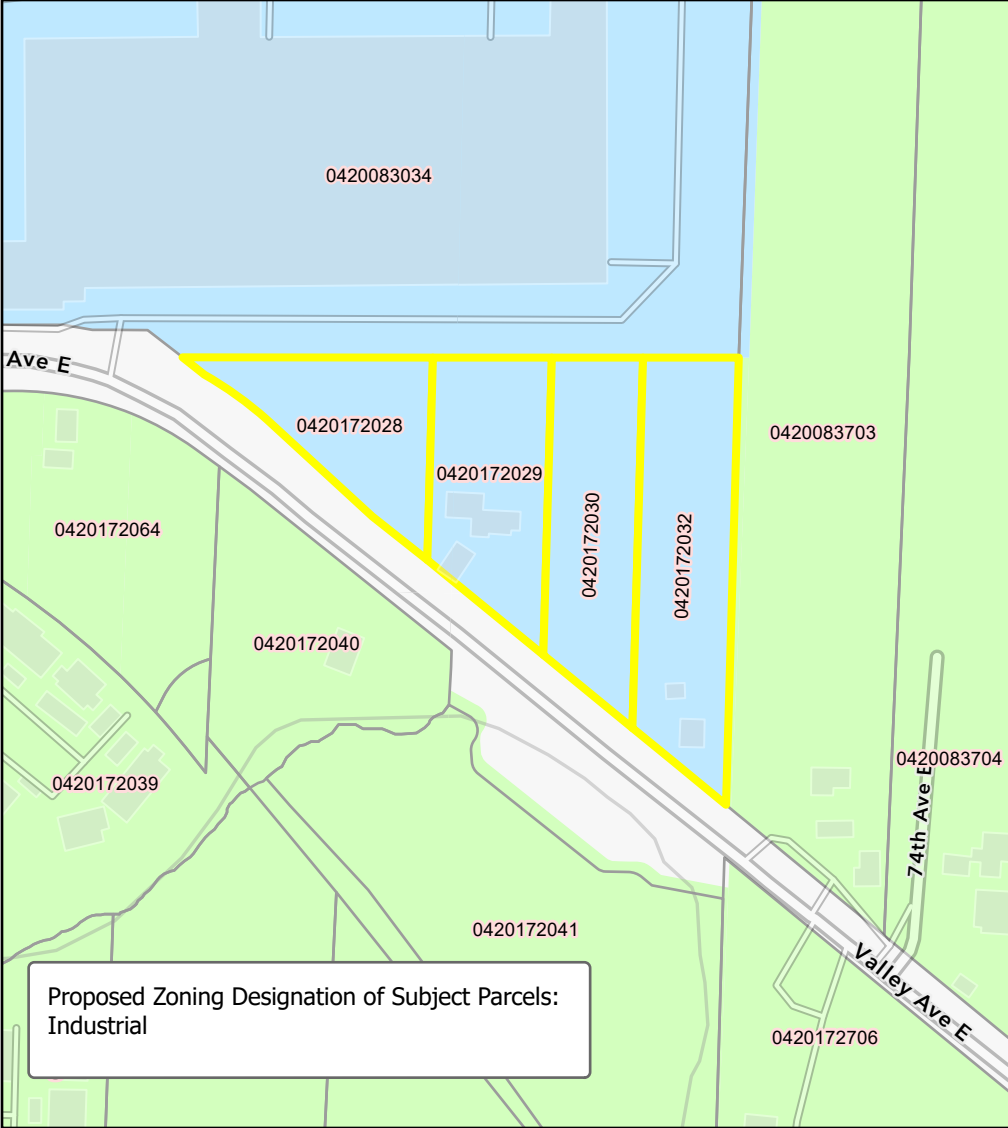
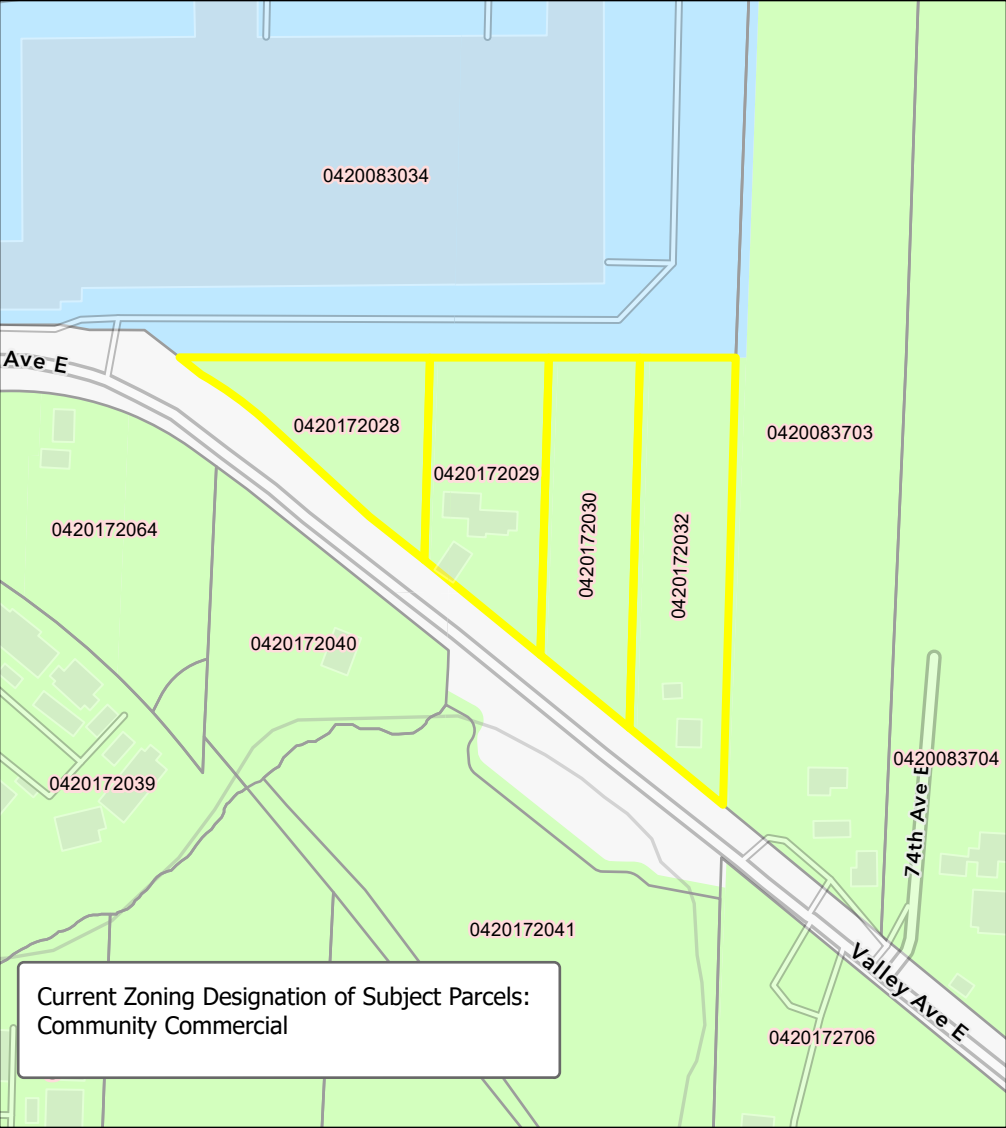
- Mixed Medium Density Residential-Commercial
- Industrial
- Mixed Commercial-High Density Residential

- Subject Parcels
- Tax Parcels



Xebec Rezone (REZ22-0001)

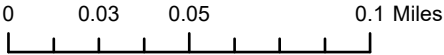
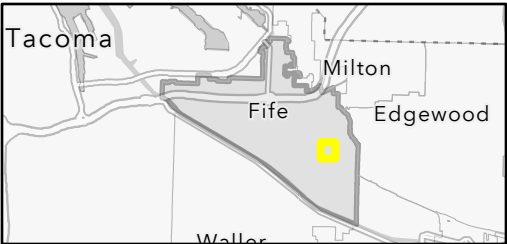
Current and Proposed Zoning Designation



Zoning Designations

- Community Commercial
- Industrial

- Subject Parcels
- Tax Parcels



CAPITAL FACILITIES PLAN 2022 – 2028



integrus

Adopted August 29, 2022

FIFE SCHOOL DISTRICT NO. 417

Serving Fife, Milton, Edgewood, King County, and Pierce County

FIFE SCHOOL DISTRICT NO. 417

1720 OAK STREET
MILTON, WA 98354

School Board Members

Chelsea Bjorkman
Iesha Kidd
Jennifer Mayhew
Cheryl Reid-Simons
Kimberly Palmer Yee

Kevin Alfano, Superintendent
Ben Ramirez, Deputy Superintendent
Jeff Nelson, Assistant Superintendent Teaching, Learning & Innovation
Kari Harris, Assistant Superintendent, Business Services

Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Paige Carroll
Assistant Principal: Doug Gonzales
Assistant Principal: Brenden Shallow

Columbia Junior High School, 2901 54th Ave E, Tacoma WA 98424

Principal: Mark Robinson
Assistant Principal: Chris Lezcano

Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354

Principal: Mark Beddes
Assistant Principal: Megan Gallwas

Fife Elementary School, 5804 20th Street East, Tacoma, WA 98424

Principal: Amy Mittelstaedt
Assistant Principal: David Pogson
Assistant Principal: Stephanie Salazar

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Don Sims
Assistant Principal: Jill Dornan

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Sarah Edwards
Assistant Principal: Beka Haynes

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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2020) more than 22,870 people are estimated to reside within the 10 square miles of the district boundaries.

The District currently educates just over 3,600 students of a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School District elects to prepare a Six-Year Capital Plan.

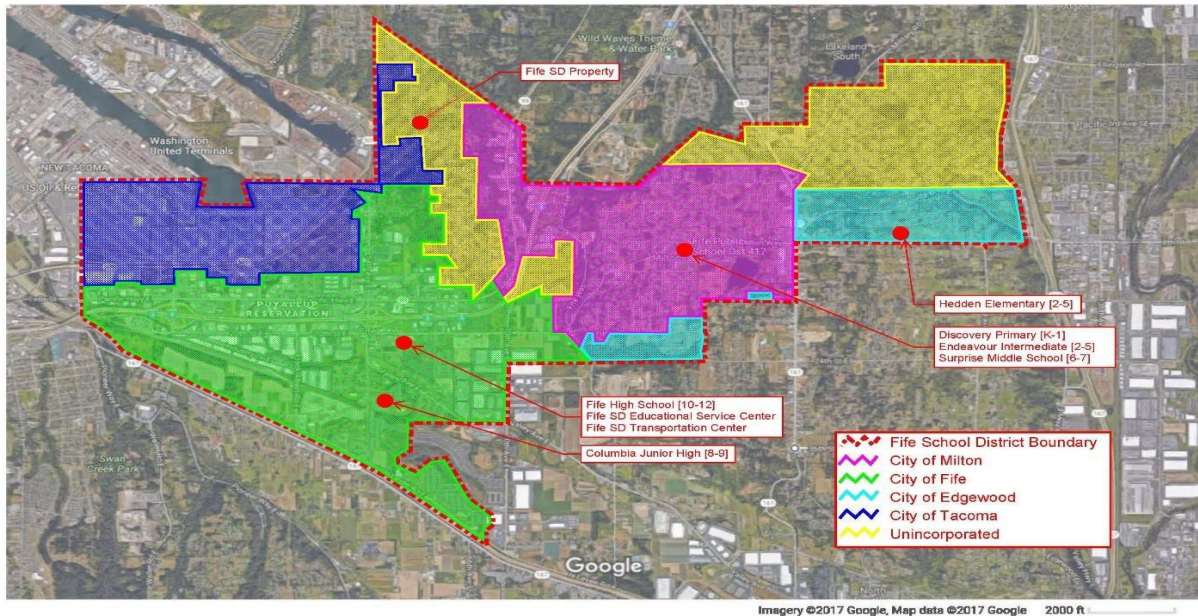
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year capital facilities plan, enrollment projections, standard of service, and overall capacity. Additional information is included to support the capital plan for the various comprehensive plans in the Fife School District.

As a component of the Six-Year Capital Facilities Plan, the District has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As the District encompasses more than one jurisdiction, many aspects of information reside in multiple places and for the purposes of this plan are integrated into one data set. In addition, the District has historically seen significant growth due to its standards of service, dedication to its community, and location near to Tacoma and Seattle. As such, the Six-year Capital Facilities Plan, updated and adopted annually by the District’s Board of Directors, continues to adjust to the changing needs of the community it serves.

BACKGROUND

District Introduction

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the District do not coincide with any single municipality or government boundary.



The District currently educates 3,672 students (October 2021 headcount). Like all school districts in our area, the global pandemic impacted enrollment, resulting in an enrollment decline, starting in the 2019-20 school year and continuing in the schools years immediately following. With the return to in-person learning we anticipate that enrollment will stabilize and return to projected growth levels over the six year planning period.

As a proud member of the Schlechty Center’s Standard Bearer Network, the District works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

The Fife School District includes six schools under the following grade level configurations:

- Pre-kindergarten (special needs) and grades kindergarten through second grade at Discovery Primary School
- Third through fifth grades at Alice V. Hedden Elementary School
- Kindergarten through fifth grade at Fife Elementary School
- Sixth through seventh grades at Surprise Lake Middle School
- Eighth through ninth grades at Columbia Junior High School
- Tenth through twelfth grades at Fife High School

Capital Plan Introduction

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains the following elements:

- Standard of Service
- Facilities Inventory
- Enrollment Projections
- Current Capacity
- A Six-Year Capital Improvement Plan
- Recommended School Impact Fees

Additional information is included to support the capital plan and for the various comprehensive plans in the Fife School District.

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must adopt the District’s Capital Facilities Plan as a component of its comprehensive plan. The District will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

STANDARD OF SERVICE

Fife School District is committed to providing “...an engaging and safe environment where learning is linked to life” (Fife Public Schools Mission Statement). As a Standard Bearer district, Fife is a leader in school reform and is committed to giving all students the “...opportunity to be engaged in high quality student work, support and encouragement as they progress in our learning system” (Fife Public Schools Strategic Plan Adopted 2015). As part of the District’s commitment to a high standard of learning, each school building develops a School Improvement Plan identifying the strategic goals of the building as well as their alignment to the District’s strategic plan.

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the District is able to set this standard at approximately 17-25 students per class, with first priority at the primary grade levels (K – 3). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

Every year, the District’s Board of Directors adopts its annual budget approving the number of teachers to meet the target class sizes. The District budgets to maximize support from Washington State according to the formulas of RCW 28A.150.260. Due to growth in the District, some class sizes are larger than the District’s target to accommodate incoming students.

ELEMENTARY SCHOOLS

There are currently three elementary schools in the District serving special needs pre-kindergarten, kindergarten through second grades in Discovery Primary, third through fifth grades in Hedden Elementary, and kindergarten through fifth grades at the recently opened new Fife Elementary School (Endeavour Elementary School closed for K-12 instruction following the opening of the larger Fife Elementary School). As noted earlier, the District’s standard of service aims to keep class sizes for elementary students small ranging from 17-25 students per a class with a prioritization on kindergarten through fourth grades being closer to 17 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

MIDDLE SCHOOL AND JUNIOR HIGH

The basic education programs for the middle school and junior high school are similar in many of their components including mathematics, science, language arts, health, and physical education. The District’s standard of service for middle and junior high schools tries to keep the class sizes to approximately 25 students.

FIFE HIGH SCHOOL

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High.

The District is considering future grade reconfiguration to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.

CAPITAL FACILITIES INVENTORY

The Growth Management Act (GMA) (RCW 36.70A.020) states as a goal to “...ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.” The Capital Facilities Inventory identifies the existing facilities providing services for the Fife School District. Facility capacity and projections are addressed in the Capacity and Space Needs section.

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)*	Building Area (square feet)	Portable Area (square feet)	Program Capacity (excluding portables)
Discovery Primary School	K-2 + Special Needs Pre-K	7.045	57,047	8,960	409
Alive V. Hedden Elementary	3-5	14.89	51,673	3,564	475
Fife Elementary School	K-5	28.86	58,496	0	825
Surprise Lake Middle School	6-7	17.23	72,176	3,584	650
Columbia Junior High School	8-9	34.40	92,000	3,544	560
Fife High School	10-12	28.86	140,193	4,480	695
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

*Fife Elementary School and Fife High School are located on a shared parcel.

Discovery Primary School (grades K-2 and preschool)
 1205 – 19th Avenue, Milton, WA 98354
 Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 3-5)
 11313 8th Street East, Edgewood, WA 98372
 Built new and opened in 2001.

Fife Elementary School (grades K-5)
 5804 20th Street East, Tacoma, WA 98424
 Built new and opened in 2021

Surprise Lake Middle School

(grades 6-7)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998. New replacement structure opened in fall 2021.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. *New addition will open Fall 2022.*

Transportation Center5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center

1720 Oak Street, Milton, WA 98424

5802 20th Street East, Tacoma, WA 98424

Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School. ESC moved in 2021 following opening of Fife Elementary School and closure of Endeavour.

ENROLLMENT PROJECTIONS

The District incorporates the Office of the Superintendent of Public Instruction’s (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. The method does not incorporate real-time population changes and the Fife School District resides within one of the fastest growing regions nationally. As such, actual student enrollment frequently exceeds the projected enrollment.

The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year’s enrollment using the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade. Notably, the Cohort Survival Method does not account for anomalies, like a global pandemic, that may affect student enrollment.

The Cohort Survival Method needs to be adjusted to account for changes in migration of new students moving into the District. To anticipate enrollment impacts from students moving into the District, comprehensive plans and population statistics from the counties and cities in and surrounding the District are compared to the projected student enrollment from the Cohort Survival Method to develop modified enrollment projections. Due to the District’s unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew by approximately 11.8% between 2010 and 2020. Growth in recent years is at approximately 1.48% per year.

OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2010 and 2020, Fife grew 19.9%. During the same time periods, Milton grew 14.99% and Edgewood grew 31.32%. The State change in population during the same time period grew 14.61%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2017 these projections were updated and show Pierce County increasing 13.43% in ten years and 23.71% in twenty years. This is slightly higher than the state which is projected to increase 12.89% in ten years, and 23.63% in twenty years. Prior to the pandemic, the Cohort Survival Method's annual average increase in enrollment projections falls within a 1-2% growth range, however, actual population growth is outpacing these projections.

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2021. According to that update, it is estimated that the incorporated cities within the Fife School District have the capacity to accommodate 5,555 additional housing units.

Birth rate data from the surrounding area is used to predict elementary enrollment since there is no existing cohort.

Enrollment projections are updated annually using the most recent headcount reported to OSPI and modified as identified above. Table 2 below identifies the District's current projected enrollment through the 2027-28 school year. The school district provides pre-kindergarten services to their special needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.

Table 2 – Enrollment Projections

	Actual Headcount						2021	Projected					
	Enrollment - October							Enrollment					
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
Pre-K Special Needs	54	50	62	67	68	70	73	73	75	75	75	75	75
KINDERGARTEN	252	277	295	266	292	252	265	245	285	285	305	305	325
GRADE 1	318	270	279	313	266	286	277	267	250	290	290	311	311
GRADE 2	277	294	273	300	305	258	284	279	270	252	293	293	314
GRADE 3	292	277	302	275	308	282	271	286	279	270	252	293	293
GRADE 4	279	287	294	298	289	313	289	275	292	285	276	258	299
GRADE 5	262	290	286	285	294	274	321	292	274	291	284	275	257
GRADE 6	292	280	314	289	209	299	298	323	300	282	299	292	283
GRADE 7	293	280	285	312	288	285	294	300	322	299	281	298	291
GRADE 8	284	306	288	276	317	282	276	296	299	321	298	280	297
GRADE 9	267	284	304	281	293	331	290	278	298	301	323	300	282
GRADE 10	303	268	288	318	285	273	312	289	278	298	301	323	300
GRADE 11	231	290	270	259	299	268	222	258	239	229	246	248	267
GRADE 12	240	210	280	234	245	274	222	212	246	228	219	235	237
Total	3644	3663	3820	3773	3758	3747	3694	3673	3707	3706	3742	3786	3831

*Projections are based on the OSPI Cohort Survival Method as modified to consider current growth assumptions. Kindergarten class and pre-kindergarten special needs uses the average birth-rate.

CAPACITY AND SPACE NEEDS

The student population and needs have changed over the years requiring flexibility in the programmatic use of spaces. The district takes into account several factors when determining its capacity and space needs.

- Standard of service by elementary, middle, and high school.
- Number of teachers currently and projected to be assigned under the district’s standard of service.
- Planned capacity of a facility when originally built or after the last major remodel.
- Programmatic uses within a facility that may or may not align with the original intended use of the space.
- Number of classrooms needed to meet the basic education programmatic needs within each school.

Special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

The projected capacity and space needs utilizes the count of classrooms from the original built floor plans or latest major renovation less any spaces modified to accommodate program changes that remove the classroom from its intended use. For example, Discovery Primary School did not originally plan for three special education classrooms and other core services which removed six rooms from its planned built capacity. Program capacity assumes a standard level of service as adopted by the school district during their annual budget approval process while also trying to maximize state allocations of support.

The district aims to keep class sizes at a headcount between 17-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

	Current State Allocation	Target by Legislature	Target in high poverty districts
Grades K-3	17.00	17.0	15.0
Grades 4	27.00	25.0	22.0
Grades 5-6	27.00	25.0	23.0
Grades 7-8	28.53	25.0	23.0
Grades 9-12	28.74	25.0	23.0

*Full-time equivalent students per teacher

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2021 Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	423	(14)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Alice V. Hedden Elementary	27	485	1	(10)	475	458	17	4	88	Special ed.
Fife Elementary School	40	825	0	-	825	815	10	0	0	
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	650	2	(20)	610	592	18	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	565	(5)	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	756	(61)	5	110	Special ed.
TOTAL	194	3,750	14	(156)	3,574	3,609	(35)	27	594	

*Includes special needs pre-kindergarten students in enrollment headcount due to their impact on the programmatic space within Discovery Primary.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (2021-2027)

The District's voters approved a \$176.3 million general obligation construction bond in February 2018. The projects below will be funded from the bond proceeds, as well as state matching funds, and other resources including impact fees.

- **New Surprise Lake Middle School:** Surprise Lake Middle School was replaced and reopened in the fall of 2020. The replacement school included an expansion of total capacity to 650 students to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High. The Fife High School addition and modernization is intended to provide for possible grade reconfiguration to include capacity for ninth grade, currently at Columbia Junior High, and growth for tenth through twelfth grades. The grade reconfiguration as part of both projects, Surprise Lake and Fife High, provides capacity for grades sixth through twelfth throughout the three schools. Grade reconfigurations are not included as part of this plan, and will be discussed in future capital facilities plans if applicable.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition will be placed on the west side of the high school campus. These additional classrooms will provide for an estimated increase of 330 students. This project is expected to open in September 2022.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the District Educational Service Center was relocated to the former Endeavour Intermediate School site (Endeavour closed following the opening of the larger new Fife Elementary School).
- **New Elementary School:** Fife Elementary School opened in the fall of 2021 to accommodate student growth at the K-5 level.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the District readjusted attendance boundaries and reconfigured grades at the elementary school level.

While addressing these capital facility projects, it is important to note that interim capacity may be needed to accommodate the continually growing student population. Thus, the District may add portable capacity during the six-year planning period.

Mid – and Long-term (2027+)

The District is in process of reviewing a bond proposal that would be considered by the Board of Directors for presentation to the voters in the next 2-3 years. Preliminary planning includes replacing older portions of Fife High School. Future updates to this capital Facilities Plan will include details and updated information. The District’s planning follows an incremental plan to achieve the following goals.

- Create an environment where all students are being prepared for college, career, and life.
- Continue to provide a safe and engaging environment for students to learn.
- Align the School District’s Strategic Plan, Building Strategic Plans, and Capital Plan for continued educational excellence for all students.
- Expand Science, Technology, Engineering, Arts, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Reduce the need for relocatable classrooms.
- Maximize existing properties for future development.

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of May 2022 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Surprise Lake Middle School [complete 2020]	\$ 62,956,152	72,176	650
PHASE IA	Relocate Educational Service Center (Endeavour El) [complete 2021]	\$ 18,227,155	17,500	
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 10,524,063		
PHASE II	New Fife Elementary School [complete 2021]	\$ 78,495,790*	58,496	825
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 28,745,126*	29,000	330
		\$ 198,948,286		

*Project used to calculate school impact fees using estimated construction costs.

IMPACT FEES

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. New capacity projects at all grade levels are growth-related. For purposes of this update, the District is using the Fife High School addition and the new Fife Elementary School to calculate its school impact fees.

Included in the calculation are Student Generation Rates (SGR). These are the number of students expected to come from each housing unit within these new developments. In May 2020, the district hired a consultant to update the Student Generation Rates. The consultant’s analysis was performed in compliance with applicable code provisions. The analysis involves comparing student street addresses with street addresses from new residential development within the previous five year period to identify current students living at new housing units. The data is aggregated to show the number of students per grade grouping for each type of residential development. Student generation rates are calculated by dividing the number of students living at new housing units by the total number of new housing units for different categories. The 2020 study shows fairly consistent student generation rates between the 2019 study and the 2020 study, with some continuing slight decreases in the multi-family student generation rate. The district believes, however, this decrease is temporary based upon known multi-family development and will monitor this rate with annual updates to the Capital Facilities Plan. The District reviewed updated student generation rate figures in the spring of 2022. It appears that the ongoing pandemic is skewing the data set. Because of these anomalies, the District has chosen to use the 2020 study for an additional year for purposes of this update. The District plans to commission a new student generation rate study in the next CFP update. The student generation rates are shown on Table 6 in the Appendix.

Impact fees for Fife School District are shown on Table 6. Based on current calculations, the single-family rate is calculated at \$4,039. The multiple-family rate is calculated at \$733.

APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

Fife Public Schools Student Generation Rates (2020 Study)		
	Single Family	Multifamily
Elementary (K through 5)	.212	.081
Middle School (6 through 9)	.147	.053
High School (10 through 12)	.116	.030
Total	.476	.165

*Totals may not balance due to rounding.
Complete student generation rate analysis on file with the District.*

Table 6 – School Impact Fee Calculation

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	10.00	\$ -	825	0.212	0.081	\$0	\$0
Middle	30.00	\$ -	650	0.147	0.053	\$0	\$0
High	30.00	\$0	330	0.116	0.030	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	92.92%	\$ 58,871,843	825	0.212	0.081	\$14,057	\$5,371
Middle	95.84%		650	0.147	0.053	\$0	\$0
High	96.90%	\$ 21,560,801	330	0.116	0.030	\$7,344	\$1,899
						\$21,401	\$7,270
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.08%	\$ -	20	0.212	0.081	\$0	\$0
Middle	4.16%	\$ -	25	0.147	0.053	\$0	\$0
High	3.10%	\$ -	25	0.116	0.030	\$0	\$0
					TOTAL	\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current CCA	OSPI Square Footage	District Funding %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$ 246.83	90	53.25%	0.212	0.081	\$2,508	\$958
Middle	\$ 246.83	108	0.00%	0.147	0.053	\$0	\$0
High	\$ 246.83	130	0.00%	0.116	0.030	\$0	\$0
					TOTAL	\$2,508	\$958
Tax Payment Credit:							
Average Assessed Value						\$461,672	\$203,416
Capital Bond Interest Rate						2.45%	2.45%
Net Present Value of Average Dwelling						\$4,051,042	\$1,784,918
Years Amortized						10	10
Property Tax Levy Rate						\$2.67	\$2.67
						\$10,816	\$4,766
Fee Summary:							
				Single Family	Multi-Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$21,401	\$7,270		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$2,508)	(\$958)		
Tax Payment Credit				(\$10,816)	(\$4,766)		
FEE (AS CALCULATED)				\$8,077	\$1,546		
50% LOCAL SHARE				\$4,039	\$773		

**Capital Finance Plan Projects and Financing Plan
Sources and Uses of Funds**

APPENDIX Table 7 – Sources and Uses of Funds

Sources/Uses	2021-2029
Sources of Funds:	
Existing Revenue:	419,000
New Revenue:	
Bonds, Approved	176,300,000
State Match	19,505,114
Impact Fees	1,866,454
Total Source of Funds:	198,090,568
Use of Funds:	
Capacity Projects:	
New Middle School	62,956,152
High School Addition	28,745,126
New Elementary	78,495,790
Sub Total:	170,197,068
Non-Capacity Projects:	
Major infrastructure improvements and safety/security improvements, Surprise Lake Middle, Columbia Jr. High, Fife High and Educational Service Center project costs not associated with capacity increases. Projects will be prioritized based on available funding.	
Sub Total:	28,751,218
Total Use of Funds:	198,948,286
Balance: Surplus or (Deficit)	(857,718)

Information Required by Pierce County

APPENDIX TABLE 8 – Six Year Finance Plan

PROJECTS	Costs in											2018 Bond Program	State Match	Other Funds [^]	
	Estimated Expenditures										Total Project Cost**				
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27							
Phase I															
New Surprise Lake Middle School**	62,956										62,956	X	X	X	
Relocate Educational Service Center	2,170	1,800	16,057								18,277	X			
District Wide Safety and Security Improvements	6,585	3,989									10,524	X			
New Fife Elementary School	54,640	23,856									78,496 [^]	X	X	X	
New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	10,609	10,000	8,139								28,745 [^]	X		X	
<p>*Due to the uncertainty about a state capital budget during the 2017/2018 school year, the state match was not included in the bond program for purposes of estimating the bond amount needed. **Includes funds expended prior to 2019. [^]Includes received and anticipated school impact fee revenue. 1. Estimated expenditures are based on projected cash flow needs of the project and will need verified during design/construction.</p>															

Capital Facility Requirements to 2021-2027

APPENDIX Table 9 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2021	3,694	3,750	3,574	-120	\$ 11,124,600
2022-2028	3,831	4,080	3,904	73	\$ ---
* Includes pre-kindergarten					
** Capacity after adjusting for programmatic changes.					
Permanent capacity only.					
Future capacity assumes projects move forward as planned.					

Calculated using average cost per student x need.

Information required by Pierce County

School District Cost per Student Headcount

APPENDIX Table 10 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	\$ 95,146	\$ 96,856	\$ 87,113

Calculated using the projected total project costs divided by the estimated total capacity.

Information required by Pierce County

**Square Feet per Actual Student Headcount
(October 2021)**

APPENDIX Table 11 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1707	95.62
6-7	592	121.91
8-9	566	162.54
10-12	756	185.44

Information required by Pierce County

Projects Capacity to House Students

APPENDIX Table 12 – Projects Capacity to House Students

	2021	2022	2023	2024	2025	2026	2027
Adjusted Program Capacity	3574	3904	3904	3904	3904	3904	3904
Portable Capacity	594	594	594	594	594	594	594
Total	4168	4498	4498	4498	4498	4498	4498
Projected Enrollment (K-12)	3621	3600	3632	3631	3667	3711	3756
<i>New Capacity From Projects*</i>	<i>825</i>	<i>330</i>					
<i>Removal of Endeavour EI</i>	<i>-520</i>						
<i>School Projected Removal of</i>							
Surplus / (Deficit) w/o Portables	-47	304	272	273	237	193	148
Surplus / (Deficit) w Portables	547	898	866	867	831	787	742

Information required by Pierce County

*2021: Fife Elementary School opens with additional elementary school to accommodate growth; Endeavour ES closes.

*2022-23: Fife High School addition will open to accommodate growth for approx. 330 students.

**Student projected headcount may be +/- 1 due to rounding.

***Please refer to Table 3 for adjusted program capacity details.



Puyallup School District

2022-2027

Capital Facilities Plan





P U Y A L L U P
S C H O O L D I S T R I C T
A Tradition of Excellence

2022-2027 Capital Facilities Plan

Puyallup School District #3

302 2nd Street SE

Puyallup, Washington 98372

Board of Directors

Joseph Romero, President
Maddie Names, Vice President
Turan Kayaoglu, Director
Michael Keaton, Director
David Berg, Director

Superintendent

John Polm, Ed. D.

DRAFT

September 22, 2022

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I. Executive Summary

The Puyallup School District Capital Facilities Plan (the “plan”) is a six-year plan intended to be reviewed and revised annually. It has been prepared by district staff as the organization’s capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act.

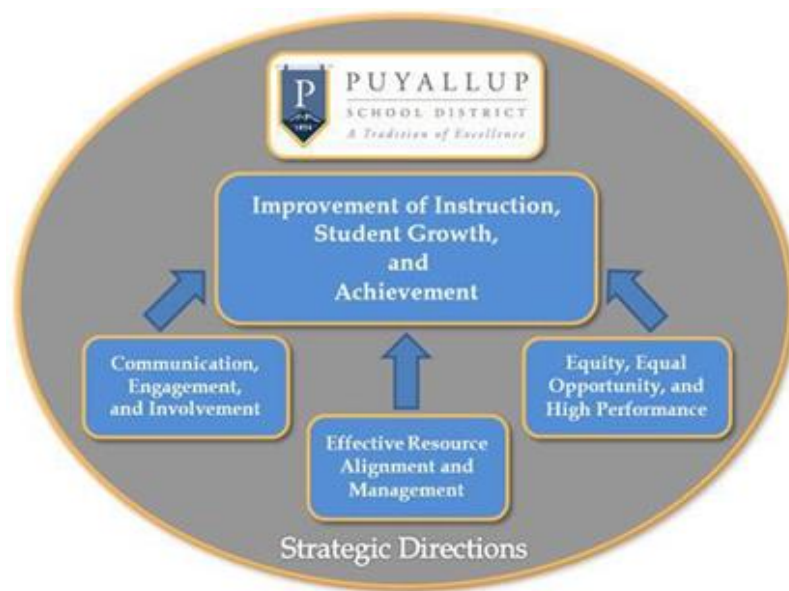
Therefore, the plan consists of: (a) an inventory of the existing schools, support facilities and properties owned by the Puyallup School District; (b) an enrollment history and growth projection through a thirteen (13) year time period; (c) an identification of the District's "levels of service" with respect to capital facilities; (d) a forecast of the District's need for new construction, renovation and modernization (e) a plan that will finance the proposed construction projects, maintenance and property purchases within projected funding capacities and clearly identified sources of public money for such purposes.

The plan supports implementation of school impact fees as have been authorized by Pierce County, the City of Puyallup, the City of Edgewood, and the City of Fife. This plan will also provide a basis for mitigation under the State Environmental Protection Act (SEPA) or the State Subdivision Act.

Through board approval of this plan, the district identifies the Level of Service (“LOS”) relative to student instructional space to ascertain current and future school building capacity.

Our Mission:

The Puyallup School District, in partnership with our diverse communities, educates and inspires students to reach their full potential.



II. Introduction & Emerging Issues

Introduction

The [Puyallup School District](#) (the “district”) was organized in 1854 and was the third school district formed in the state of Washington. It is now the eighth largest school district in the state, and second largest in Pierce County to Tacoma School District, serving nearly 23,000 students. The district employs approximately 1,560 certificated staff, 1,450 classified staff, and 570 substitute personnel, making it one of the largest employers in Pierce County.

It is located six miles east of Tacoma, 30 miles south of Seattle, comprising approximately 54 square miles in eastern Pierce County.

Grade Configuration

The Puyallup School District generally operates basic educational programs under the following general grade level configurations:

- Kindergarten through sixth grade housed in elementary schools
- Seventh through ninth grade housed in junior high schools
- Tenth through twelfth grade housed in senior high schools

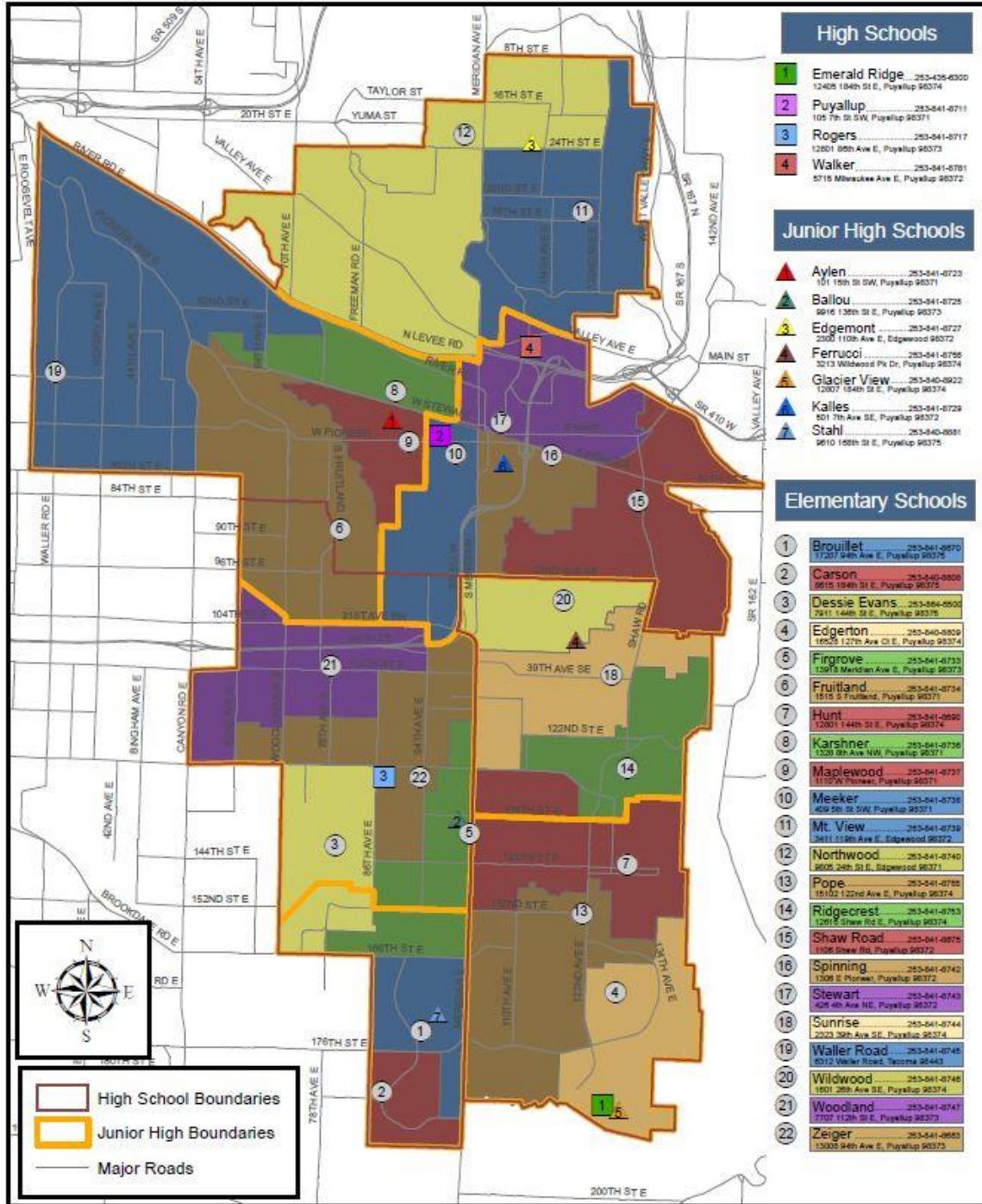
The exception is in the North Hill region of the district where Northwood Elementary and Mt. View Elementary house Kindergarten through fifth grade and Edgemont Junior High houses sixth through ninth grade.

As shown on Map 1, the Puyallup School District operates:

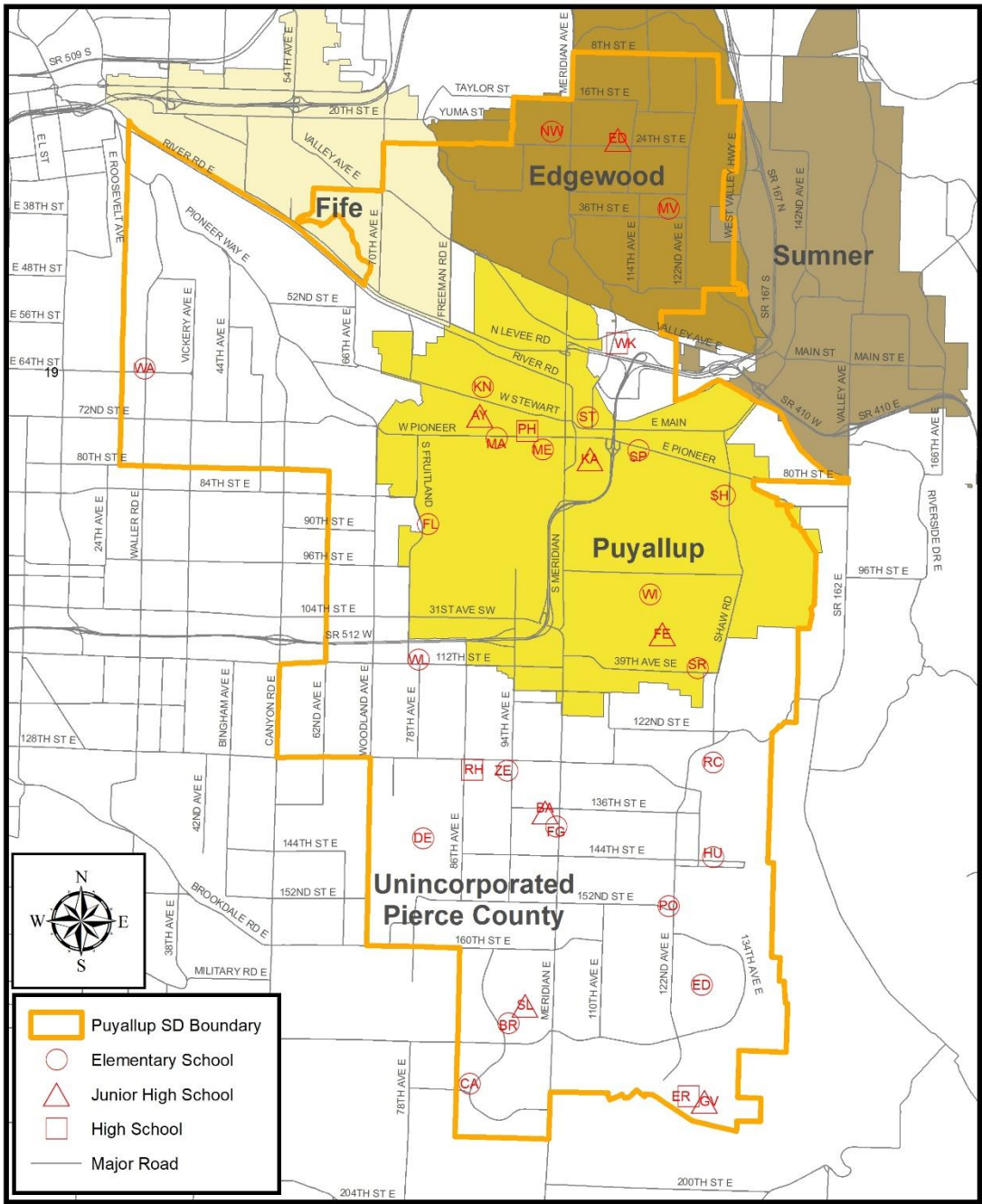
- Twenty-two elementary schools
- Seven junior high schools
- Three comprehensive high schools and one alternative high school
- Puyallup Digital Learning (PDL)



Map 1 - Puyallup School District Service Area



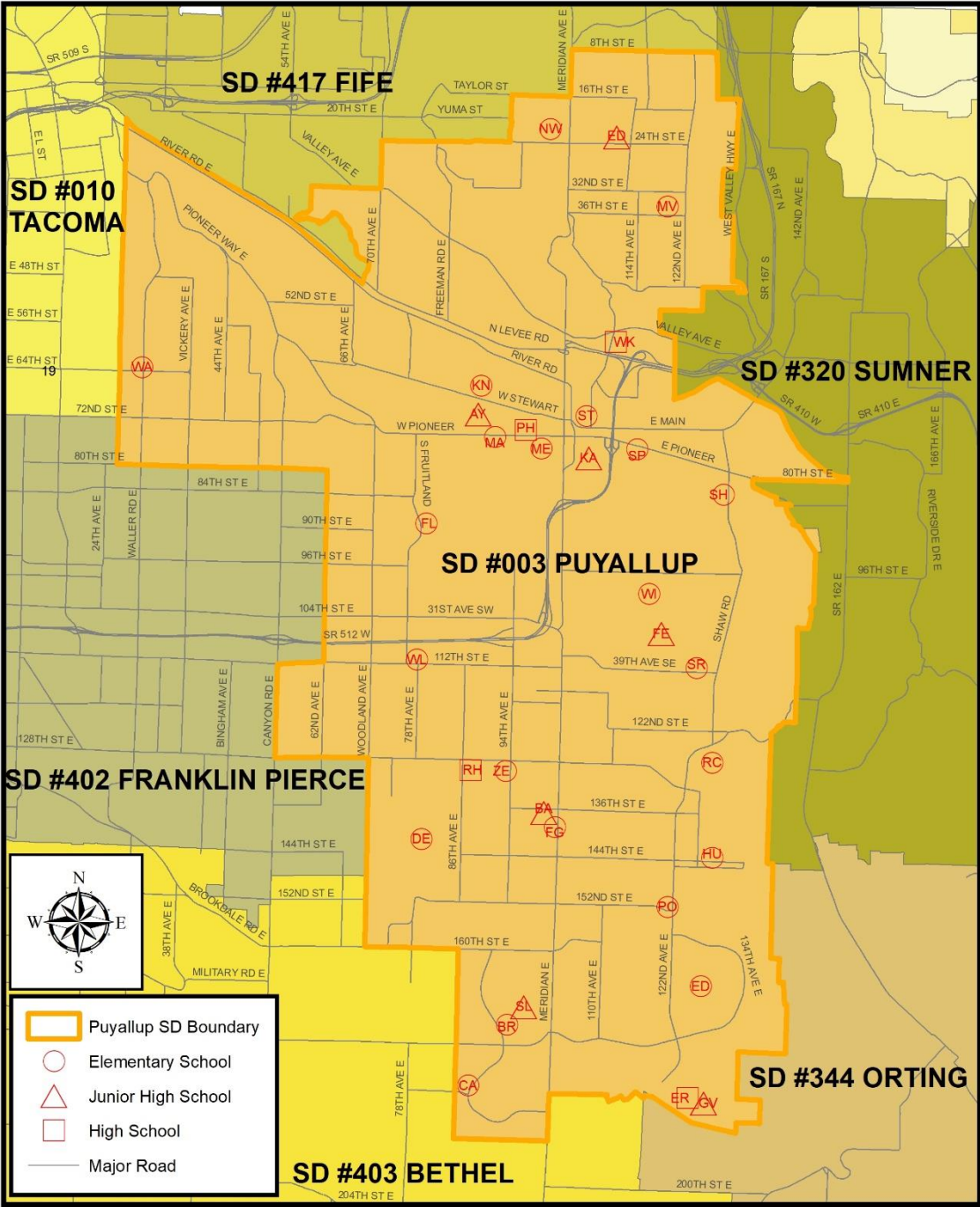
Map 2 - Cities in Puyallup School District



The following municipalities are located within the Puyallup School District service area: Edgewood, Fife, Puyallup, Sumner and unincorporated Pierce County. All municipalities, except for the City of Sumner, have an interlocal agreement with the Puyallup School District to assess school impact fees, as provided for by state GMA.



Map 3 - Surrounding School Districts



The following six school districts share a common border with the Puyallup SD: Bethel, Fife, Franklin Pierce, Orting, Sumner, and Tacoma.

Emerging Issues
COVID-19 Pandemic



On March 13, 2020, the U.S. President declared a national state of emergency and Governor Inslee ordered closure of all public and private K-12 schools in Washington State to contain the spread of COVID-19. Following these declarations, the school learning model transitioned from the traditional in-school instructional model to [Continuous Distance Learning](#). Students began transitioning back to in-school instruction during the first quarter of 2021, following local health department guidelines.

An impact to enrollment has been realized by public schools locally and nationally throughout the pandemic. Prior to the pandemic, the Puyallup School District generally increased in enrollment year to year by several hundred students over the past decade. In the 2020-21 school year, however, an enrollment decline of more than 1,000 students occurred. The loss of enrollment was focused on the primary grade levels, particularly kindergarten. Puyallup had a slight increase in enrollment in 2021-22, but not near the apex of enrollment seen in the district during the 2019-20 school year. The enrollment projection included in this year’s CFP update assumes that some, but not all, of the student enrollment loss over the past two years will be regained in the next few years.

[Birth Rate Trend](#)

From 2016 to 2022, Pierce County saw birth counts decrease from 11,757 births to 11,045 births. This information is relevant to K-12 school districts, as annual birth counts are viewed as a leading indicator of future kindergarten enrollment. The district will continue to monitor annual birth counts in Pierce County include this factor in future enrollment projections.

[K-3 Class Size Reduction](#)

Research shows that smaller classes in the early grades help teachers succeed with low-achieving students. Class size reduction for primary grade levels has been a topic in the forefront with the state legislature in its attempt to meet its paramount duty to provide “ample” funding for basic education, as clarified by the widely-known State Supreme Court “McCleary” decision on public education funding reform (2012), together with historic legislative bills ESHB 2261 (2009) and HB 2776 (2010).

The additional funding to lower class sizes has had an impact on elementary school building capacity. Lower class sizes require additional classrooms to house the same number of students districtwide. The district’s ability to meet the K-3rd grade class size target levels will result in the district’s ability to fully maximize the state funding available for which it is eligible as calculated by the Office of Superintendent of Public Instruction (OSPI).

[November 2019 High School Improvements Bond Election](#)

The school district’s proposed High School Facility Improvements Bond for Safety, Security, and Growth fell short of the required 60 percent supermajority of yes votes needed to pass the measure, receiving 53.15% yes votes. If approved, the funds would have funded improvements at Puyallup, Rogers, Emerald Ridge, and Walker high schools designed to provide:

- Comprehensive safety and security design for all four high schools.



- Appropriately configured instructional spaces for educational programs.
- Additional classroom space in controlled access buildings.

As a result of the bond failure, a projected gap at the high school level between the Level of Service Needed vs. Provided will remain.

Kindergarten Academy & General Education Preschool

Kindergarten Academy is a free 20-week transitional kindergarten program beginning in late January through June. The program is designed to assist young learners who would benefit from additional support to be successful in kindergarten. Children who turn five after August 31st will be eligible. The program is offered currently at 13 elementary schools throughout the district. Please visit the [Kindergarten Academy page](#) on the Puyallup School District website for more information.

The district is also partnering with [Right at School](#) to offer a regional preschool program at designated school sites. This tuition-based preschool program is independent of the district's special education preschool program. Since both the RAS preschool and Kindergarten Academy programs are housed in elementary school classrooms, they are included in [Table 5 – Elementary School Capacity Summary](#).



III. Inventory of School and Support Facilities and Other District Property

The Puyallup School District maintains over two million square feet of building space and owns over six hundred acres of property. The following tables provide a summary of:

- Inventory of Current School Facilities
- Inventory of Specialized Instruction and Support Facilities
- Inventory of Undeveloped and Underdeveloped Property



TABLE 1 - Inventory of Current School Facilities

Name	City / County Jurisdiction	Address	*Program Capacity
Elementary (K- 6th grade)			
Brouillet	Pierce County	17207 94th Ave E, Puyallup 98375	448
Carson	Pierce County	8615 184th St E, Puyallup 98375	638
Dessie Evans	Pierce County	7911 144th St E, Puyallup 98375	944
Edgerton	Pierce County	16528 127th Ave Ct E, Puyallup 98374	592
Firgrove	Pierce County	13918 Meridian E, Puyallup 98373	636
Fruitland	City of Puyallup	1515 S Fruitland, Puyallup 98371	438
Hunt	Pierce County	12801 144th St E, Puyallup 98374	641
Karshner	City of Puyallup	1328 8th Ave NW, Puyallup 98371	286
Maplewood	City of Puyallup	1110 W Pioneer, Puyallup 98371	198
Meeker	City of Puyallup	409 5th St SW, Puyallup 98371	328
Mountain View (K-5th)	City of Edgewood	3411 119th Ave E, Edgewood 98372	210
Northwood (K-5th)	City of Edgewood	9805 24th St E, Edgewood 98371	671
Pope	Pierce County	15102 122nd Ave E, Puyallup 98374	687
Ridgecrest	Pierce County	12616 Shaw Rd E, Puyallup 98374	426
Shaw Road	City of Puyallup	1106 Shaw Rd, Puyallup 98372	668
Spinning	City of Puyallup	1306 E Pioneer, Puyallup 98372	286
Stewart	City of Puyallup	426 4th Ave NE, Puyallup 98372	308
Sunrise	City of Puyallup	2323 39th Ave SE, Puyallup 98374	648
Waller Road	Pierce County	6312 Waller Rd, Tacoma 98443	220
Wildwood	City of Puyallup	1601 26th Ave SE, Puyallup 98374	340
Woodland	Pierce County	7707 112th St E, Puyallup 98373	472
Zeiger	Pierce County	13008 94th Ave E, Puyallup 98373	390
Junior High (7th-9th grade)			
Aylen	City of Puyallup	101 15th St SW, Puyallup 98371	784
Ballou	Pierce County	9916 136th St E, Puyallup 98373	958
Edgemont (6th-9th)	City of Edgewood	2300 110th Ave E, Edgewood 98372	636
Ferrucci	City of Puyallup	3213 Wildwood Park Dr, Puyallup 98374	898
Glacier View	Pierce County	12807 184th St E, Puyallup 98374	784
Kalles	City of Puyallup	501 7th Ave SE, Puyallup 98372	823
Stahl	Pierce County	9610 168th St E, Puyallup 98375	1,019
High School (10th-12th grade)			
Emerald Ridge	Pierce County	12405 184th St E, Puyallup 98374	1,316
Puyallup	City of Puyallup	105 7th St SW, Puyallup 98371	1,517
Rogers	Pierce County	12801 86th Ave E, Puyallup 98373	1,423
Walker (9th-12th)	Pierce County	5715 Milwaukee Ave E, Puyallup 98372	37

* Permanent capacity is based upon District capacity standards described herein. Portable classrooms are excluded from permanent capacity calculation.



TABLE 2 - Inventory of Specialized Instruction and Support Facilities

Name	City / County Jurisdiction	Address	Ownership
Specialized Instruction			
Kessler Center <i>(including PDL, P4, others)</i> *	City of Puyallup	1501 39th Ave SW, Puyallup 98373	Own
Summit/Advance	City of Puyallup	1507 39th Ave SW, Puyallup 98373	Own
Karshner Museum and Center for Culture & Arts	City of Puyallup	309 4th St NE, Puyallup 98372	Own
Sparks Stadium	City of Puyallup	601 7th Ave SW, Puyallup 98371	Own
Support Facilities			
Business Services ("109")	City of Puyallup	109 E Pioneer, Puyallup 98372	Own
Education Service Center ("ESC")	City of Puyallup	302 2nd St SE, Puyallup 98372	Own
Operations & Transportation	City of Puyallup	323 12th St NW, Puyallup 98371	Own
South Hill Support Campus**	City of Puyallup	3607 17th St SW, Puyallup 98373	Own
Family, Student and Staff Support Services	City of Puyallup	214 W. Main, Puyallup 98371	Own
Instructional Materials Processing Center ("IMPC")	City of Edgewood	2110 Ave E, Edgewood 98372	Own
* includes Support Facilities as well as specialized instruction.			
** see Appendix iii for a list of support services located at the Support Campus.			

TABLE 3 - Inventory of Undeveloped and Underdeveloped Property

Name	City / County Jurisdiction	Location	Approx. Acreage
Ballou/Firgrove Meridian frontage	Pierce County	XXX Meridan E, Puyallup 98373	5
Elementary 24 site	Pierce County	124XX 180th St E, Puyallup 98374	22
Former Hilltop Elementary site	City of Edgewood	2110 Ave E, Edgewood 98372	9
Heritage site	Pierce County	133XX 94th Ave E, Puyallup 98373	8.8
Lidford site ¹	Pierce County	60XX 44th Ave E, Tacoma 98443	1.1
Masters site	Pierce County	16907 110th Ave E, Puyallup 98374	14.1
Northwood Parcel B ¹	City of Edgewood	9805 24th St E, Edgewood 98371	4.7
Penn site (next to Hunt Elementary)	Pierce County	12917 144th St E, Puyallup 98374	4
Junior High 8 site	Pierce County	XXX 144th St E, Puyallup 98374	43.2
Worm Farm site	City of Puyallup	25XX 17th St SW, Puyallup 98373	9.6
¹ = Puyallup School Board has approved property surplus to district need			

The school facilities in the Puyallup School District are comprised of properties and buildings that range in size from the 2.7-acre property at Meeker Elementary up to the 55-acre site for Emerald Ridge High School. The building sizes range, using permanent square feet as a metric, from Walker High School with approximately 8,500 square feet up to Puyallup High School with more than 233,000 square feet.



TABLE 4 - School Building Square Feet and Site Acreage				
Name	Site Size (Acres)	Permanent Square Feet	Number of Portable Classrooms	Portable Square Feet
Elementary				
Brouillet	10.2	46,698	10	8,000
Carson	15	71,734	7	5,968
Dessie Evans	16.3	113,742	0	0
Edgerton	12	71,734	10	8,000
Firgrove	15	94,625	0	0
Fruitland	11	47,200	7	5,600
Hunt	15.9	62,837	8	6,400
Karshner	7	31,445	9	7,200
Maplewood	5.5	43,621	7	5,792
Meeker	2.7	39,415	2	1,792
Mountain View	10	28,862	6	4,992
Northwood	14.9	83,389	3	2,592
Pope	9.6	81,296	3	2,400
Ridgecrest	7.3	42,228	8	6,592
Shaw Road	14.2	63,347	3	2,400
Spinning	4.5	37,287	4	3,200
Stewart	3.6	43,728	4	3,200
Sunrise	9.4	83,590	4	3,200
Waller Road	6.8	31,241	8	6,592
Wildwood	10	45,565	8	6,400
Woodland	9.8	46,731	8	6,592
Zeiger ^{1,3}	11.7	47,066	12	9,984
Elementary subtotal	222.4	1,257,381	131	106,896
Junior High				
Aylen	17.7	100,597	4	3,392
Ballou	25	111,443	0	0
Edgemont ²	23.8	78,569	4	3,200
Ferrucci	21.4	112,064	4	3,200
Glacier View	21	102,299	4	3,584
Kalles	16	100,597	5	4,000
Stahl	30	111,635	0	0
Junior High subtotal	154.9	717,204	21	17,376
High School				
Emerald Ridge	55	203,119	13	11,168
Puyallup	13.8	233,531	13	10,400
Rogers ¹	35	206,505	15	12,000
Walker	3.4	8,543	11	9,376
High School subtotal	107.2	651,698	52	42,944
K-12 Total	484.5	2,626,283	204	167,216
<i>Note: Table includes portable moves completed or planned through 2022.</i>				
¹ Located on a 77-acre campus that includes the Heritage Recreation Center.				
² Includes the 9.1-acre former Hilltop Elementary parcel to the north of EJH.				
³ Excludes the restroom and Pierce County ECEAP portables.				



IV. Identification of Level of Service for Capital Facilities Planning

Level-of-service (LOS) standards may be defined as measures of the minimum amount of a public facility which must be provided to meet the community's basic needs and expectations. For a school district specifically, it is an adopted measure that is used to ascertain its overall student capacity of a school building.

In recent history, the Puyallup School District has used a square footage per student calculation as the adopted LOS standard which is a common metric used in educational state funding formulas. However, the continued focus in our state about class size has provided a new capacity currency which is more applicable and intuitive for current and future facilities planning.

Program Capacity Model

The Program Capacity model calculates student capacity first by identifying the number of teaching stations provided in the school building. A teaching station can be a classroom or other instructional area, for example the gymnasium for a PE teacher. The number of teaching stations is then multiplied by the adopted LOS to provide the Teaching Station Capacity.

The Teaching Station Capacity is then compared with the number of Special Education and Core Programs within the building. Special Education and Core Programs are identified specifically because they do not support the adopted LOS for general education teaching stations. For example, a special education classroom may provide a reduced Teaching Station Capacity (i.e., Support Centers) or provide no additional capacity to the building (i.e., pull out programs such as Resource or Music at the elementary level). The number and type of Special Education and Core Programs vary from building to building and may change annually or possibly in the course of the school year. For that purpose, an annual review of educational programs within each school will be completed in following plan updates that may adjust the Program Capacity of the building in any given year.

The Current Capacity of the school building is then calculated by subtracting the Program Capacity from the school year enrollment. A negative number in parenthesis represents that the building is overcrowded by that number of students. A positive number indicates the building still has the identified number of student capacity in the permanent building. The number of portable teaching stations, with its related capacity, is shown for informational purposes only and not included in the Program Capacity calculation.

Starting in school year 1999-2000, the Puyallup School District determined not to use the portable classrooms as part of the "level of service capacity". This is consistent with other school districts in the State of Washington and with the Office of the Superintendent of Public Instruction. The district does not consider portables as being adequate long-term instructional space for students and/or staff members. By design, portable classrooms separate their occupants from the rest of a school's student body and/or staff members. In addition, the increased enrollment that portables afford a school serve, tax the "core" facilities of the permanent building(s), such spaces as the gymnasium, the library, the restrooms, the main office and the food service facilities.



It is unrealistic to achieve 100% utilization of teaching stations at the secondary level because of the conflicts for student programs and the need for specialized rooms for certain programs and the need for teachers to have a workspace during their planning periods. Based upon the common model that provides a planning period for each teaching station during a six-period day, this plan assumes a Utilization Factor of 83% (5/6) that is factored into the Program Capacity at the junior high and high school level.

Level-of-Service Standards

This plan continues the long-established standard that students should be housed within permanent facilities designed to support all needs of students and staff. To this end, instructional space within portable classrooms is considered temporary instructional space and not included in the capacity analysis that follows in later chapters.

At the Elementary level, the Puyallup School District plans to maximize the use of state funding available for reducing class sizes to meet the K-3rd grade districtwide class size targets specified by OSPI. Over the past several years, the district has transitioned to fully comply with the class size targets, which have lowered the districtwide K-6 class size average to 22 students per general education classroom. For K-5 elementary schools, the class size average is best represented by 21 students per general education classroom, specifically at the K-3 grade level. Other instructional programs have a specific class size standard based on the program unique from general education – see Table 5.

**The adopted LOS at K-6th grade schools is 22 students per general education classroom.
The adopted LOS at K-5th grade schools is 21 students per general education classroom.**

The Level-of-Service standard at the secondary level includes a classroom utilization factor which recognizes some expected inefficiency related to a six-period daily instructional model currently followed by all secondary schools in Puyallup.

The adopted Junior High LOS is 30 students per general education classroom x 83% utilization factor

The adopted High School LOS is 32 students per general education classroom x 83% utilization factor.

This plan recognizes that Walker High School and other instructional programs at the secondary level have a specific class size standard unique from general education – see Table 6.



TABLE 5 - Elementary School Capacity Summary

Elementary School	# of K-6 Teaching Stations	# of PreK Teaching Stations	# of Kindergarten Academy Teaching Stations	K-6 Teaching Station Capacity	K-6 Sp. Ed. & Core Programs	K-6 Sp. Ed. & Core Programs Capacity	K-6 Program Capacity ¹	K-6 2021-22 Enrollment ²	K-6 Current Capacity Surplus / Deficit	# of Portable Teaching Stations ⁵	# of Portable Teaching Station Capacity ⁵	Sp. Ed. & Core Programs with Building Capacity Impacts ³
Brouillet	24	0	0	528	5	(80)	448	543	(95)	10	220	Music, Resource, Support Center(2), Dev.K
Carson	32	1	1	704	3	(66)	638	676	(38)	7	154	Resource, Music(2)
Dessie Evans	47	2	1	1,034	5	(90)	944	878	66	0	0	WRAP(2), Resource, Music(2)
Edgerton ⁵	31	2	1	682	5	(90)	592	667	(75)	10	220	Resource, Music(2), WRAP(2)
Firgrove	33	4	1	726	5	(90)	636	561	75	0	0	Resource, Music(2), Support Center(2)
Fruitland	23	0	0	506	4	(68)	438	559	(121)	7	154	Resource, Music, Support Center(2)
Hunt	35	0	1	770	6	(129)	641	709	(68)	8	176	Resource, Music(2), Dev.K, Support Center(2)
Karshner	15	0	0	330	2	(44)	286	376	(90)	9	198	Resource, Music
Maplewood	11	5	1	242	2	(44)	198	335	(137)	7	154	Resource, Music
Meecker	18	0	0	396	4	(68)	328	355	(27)	2	44	Support Center(2), Resource, Music
Mountain View ⁴	12	2	0	252	2	(42)	210	297	(87)	6	126	Music, Resource
Northwood ⁴	35	0	1	735	4	(64)	671	587	84	3	63	Music(2), Resource, Support Center(2)
Pope	35	2	1	770	4	(83)	687	613	74	3	66	Resource, Music(2), KITE
Ridgecrest	23	0	0	506	5	(80)	426	445	(19)	8	176	Music, Support Center(2), Dev.K., Resource
Shaw Road	35	0	1	770	6	(102)	668	621	47	3	66	Music(2), Dev.K, Support Center(2), Resource
Spinning	15	0	1	330	2	(44)	286	286	0	4	88	Music, Resource
Stewart	16	2	0	352	2	(44)	308	284	24	4	88	Resource, Music
Sunrise	34	2	0	748	5	(100)	648	632	16	4	88	Resource, Music(2), KITE(2)
Waller Road	12	0	1	264	2	(44)	220	311	(91)	8	176	Resource, Music
Wildwood	19	2	1	418	4	(78)	340	357	(17)	8	176	Dev.K, Resource, Title/LAP, Music
Woodland	25	0	0	550	4	(78)	472	557	(85)	8	176	KITE(2), Resource, Music
Zeiger	23	1	1	506	6	(116)	390	485	(95)	12	264	Music, Resource, DHH(2), DHH PreK, P4-PDL(2)
Totals	553	25	13	12,119	87	(1,644)	10,475	11,134	(659)	131	2,873	

¹ Program Capacity includes 100% classroom utilization rate at the elementary level.

² Based on October 2021 P223 Headcount report. Excludes Preschool, P4, Puyallup Online Academy & Kindergarten Academy students.

³ Libraries, Stages and PE teaching stations are excluded from the Teaching Station and Core Program analysis at the elementary level. Reflects programs planned for 2022-23 school year.

⁴ Kindergarten-5th grade elementary.

⁵ Portable Teaching Stations and Capacity include portable classroom moves completed or planned in 2022.



TABLE 6 - Secondary School Capacity Summary

Secondary School	# of Teaching Stations	Teaching Station Capacity	Sp. Ed. & Core Programs	Sp. Ed. & Core Programs Capacity	Net Classroom Capacity	Program Capacity ¹	2021-22 Enrollment ²	Current Capacity Surplus / Deficit	# of Portable Teaching Stations	# of Portable Teaching Station Capacity	Net Portable Classroom Capacity	Sp. Ed. & Core Programs with Building Capacity Impacts
Junior High												
Aylen	36	1,080	6	(136)	944	784	698	86	4	120	100	Support Center(2), Resource(3), KITE
Ballou	43	1,290	6	(136)	1,154	958	879	79	0	0	0	Support Center(2), Resource(3), DHH
Edgemont	27	810	2	(44)	766	636	509	127	4	120	100	Resource(2)
Ferrucci	40	1,200	5	(118)	1,082	898	815	83	4	120	100	Resource(2), WRAP(2), Support Center
Glacier View	36	1,080	6	(136)	944	784	826	(42)	4	120	100	Support Center(2), Resource(3), KITE
Kalles	36	1,080	4	(88)	992	823	821	2	5	150	125	Support Center(2), Resource(2)
Stahl	44	1,320	4	(92)	1,228	1,019	895	124	0	0	0	Resource(3), EXCEL
JH Totals	262	7,860	33	(750)	7,110	5,901	5,443	458	21	630	523	
High School												
Emerald Ridge	57	1,824	10	(238)	1,586	1,316	1,349	(33)	13	416	345	Resource(4), EXCEL(3), Support Center(2), Urban Farming
Puyallup	63	2,016	8	(188)	1,828	1,517	1,650	(133)	13	416	345	Resource(4), Support Center(2), KITE, Gateway
Rogers	61	1,952	10	(238)	1,714	1,423	1,653	(230)	15	480	398	Resource(5), Support Center(2), DHH, KITE, WRAP
Walker	3	45	0	0	45	37	82	(45)	11	165	137	
HS Totals	184	5,837	28	(664)	5,173	4,294	4,734	(440)	52	1,477	1,226	

¹ Program Capacity includes an 83% classroom utilization rate at the secondary level.

² Based on October P223 Headcount. Excludes P4, Puyallup Online Academy, Puyallup Open Doors & Full-time Running Start students.

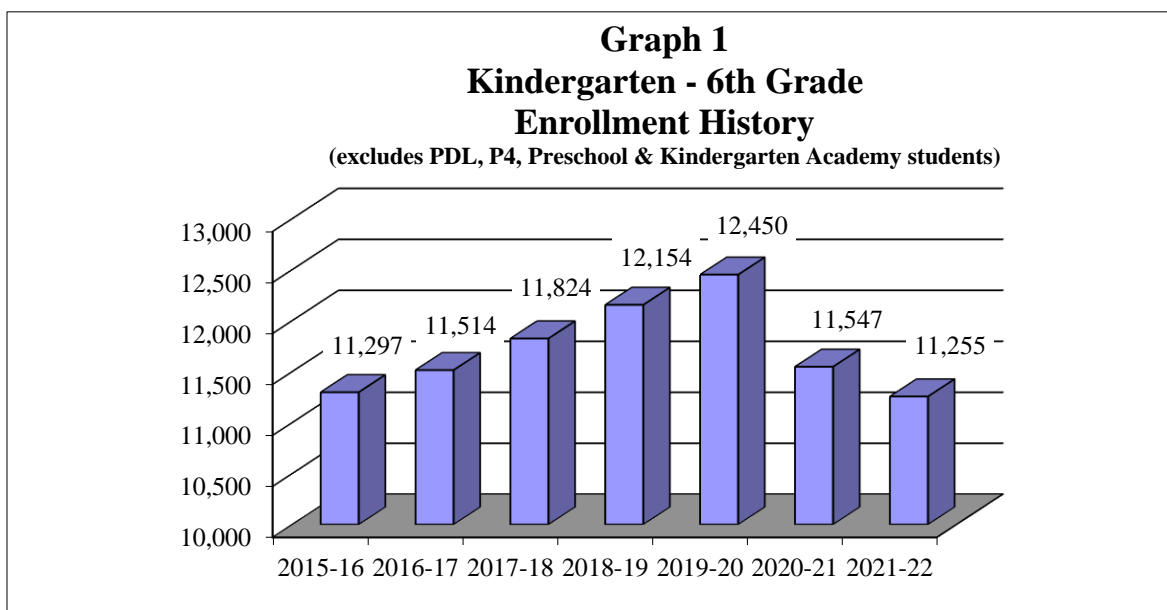
V. Enrollment History and Projections

In this section, the plan will examine (a) the District's student enrollment history housed in a school building over the past six school years, (b) the District's 2021-22 enrollment figures by grade, and (c) enrollment projections through the 2027-2028 school year. The plan utilizes enrollment projections developed by the Puyallup School District Facilities Planning Department. For reporting past and present enrollment information, this plan utilizes October P223 headcount enrollment counts and excludes students enrolled in Puyallup Digital Learning, Chief Leschi students and full-time Running Start students have been excluded from the enrollment figures presented in this document. A series of graphs is provided to display the district's enrollment data.

Enrollment History

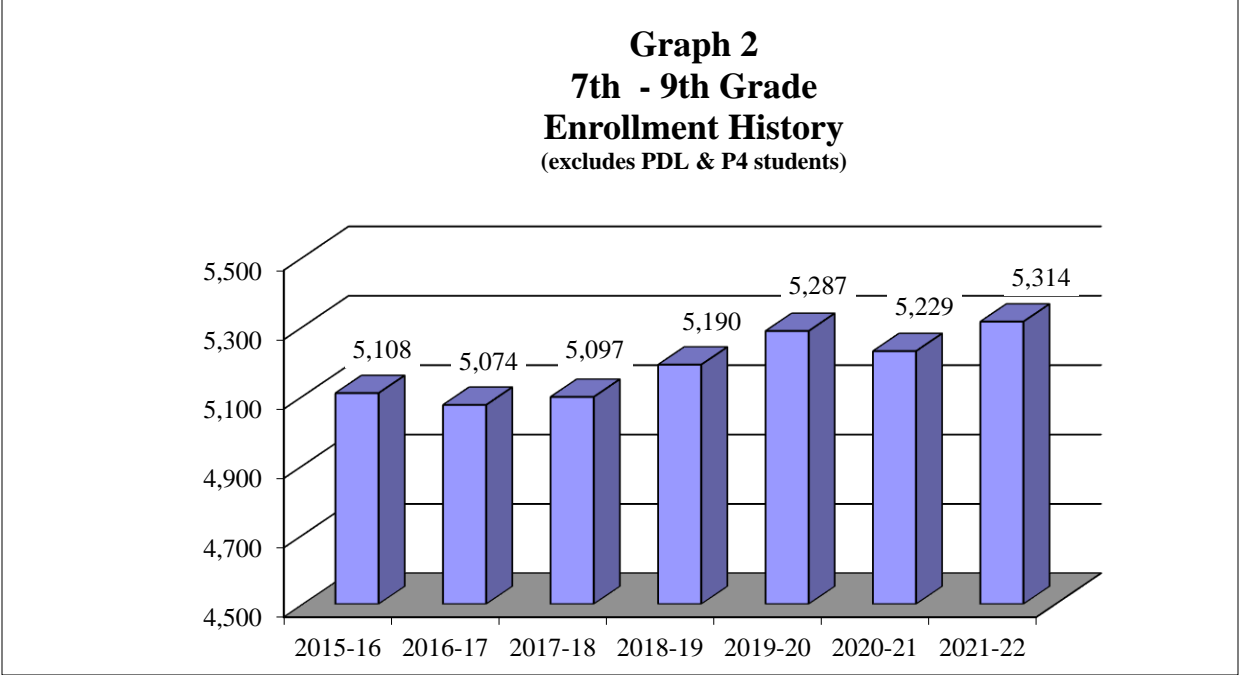
Graph 1 shows the recent enrollment history at the elementary level. Enrollment had increased steadily through 2019-20 and reached an all-time high of 12,450 K-6 students. However, the most recent two years have seen a decrease of nearly 1,200 students in the elementary school buildings. The decrease coincides with the pandemic, which resulted in the temporary closure of school buildings and remote instruction followed by hybrid schedules as students and staff were reintroduced to onsite instruction. Alternative programs, such as Puyallup Digital Learning, have increased in enrollment during this same period. Enrollment in Puyallup Digital Learning is not included in the Graph below.

The elementary enrollment numbers reported in Graph 1 include all 6th grade students, including past or present sixth grade students housed at junior high schools, to provide a trend comparison at the K-6 level.



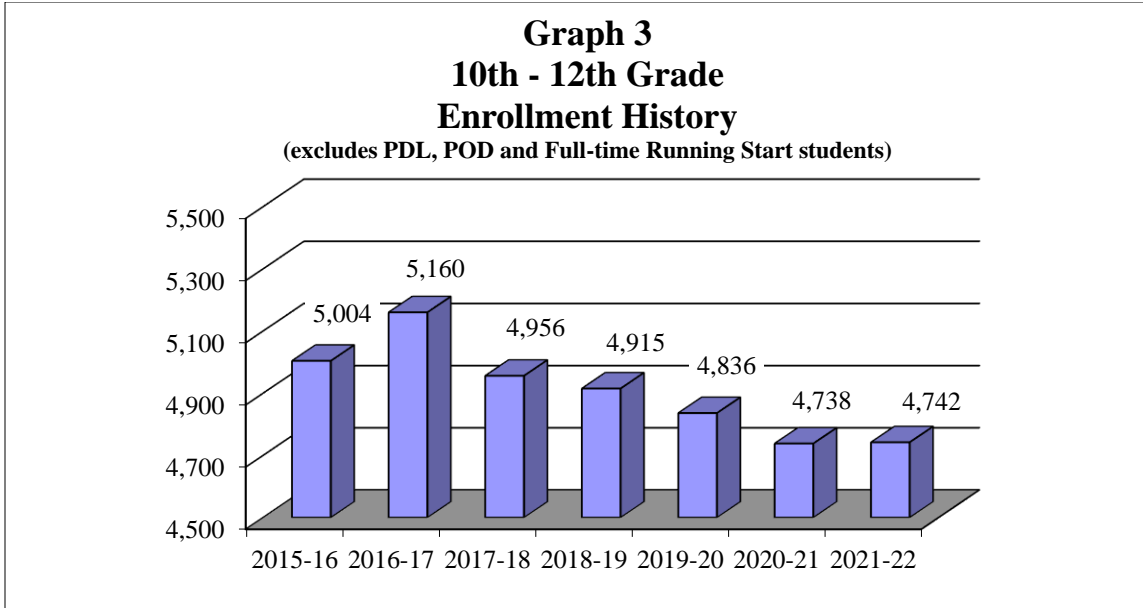
Graph 2 shows recent enrollment history at the junior high level. Enrollment has gradually increased from 2016-17 with a 7th-9th grade enrollment of 5,074 students to 5,314 students enrolled in 2021-22. The seventh grade cohort was the largest grade in the 2021-22 school year with 1,848 students. It is important to note that junior high and high school enrollment wasn't impacted by the pandemic when compared to trends at the elementary level.

The junior high enrollment numbers reported in Graph 2 exclude all 6th grade students, including past or present students housed at junior high schools, to provide a historical trend comparison at the 7th-9th grade level.



Graph 3 shows recent enrollment history at the high school level. Enrollment has decreased each year beginning in the 2016-17 school year. These numbers exclude full-time Running Start students.



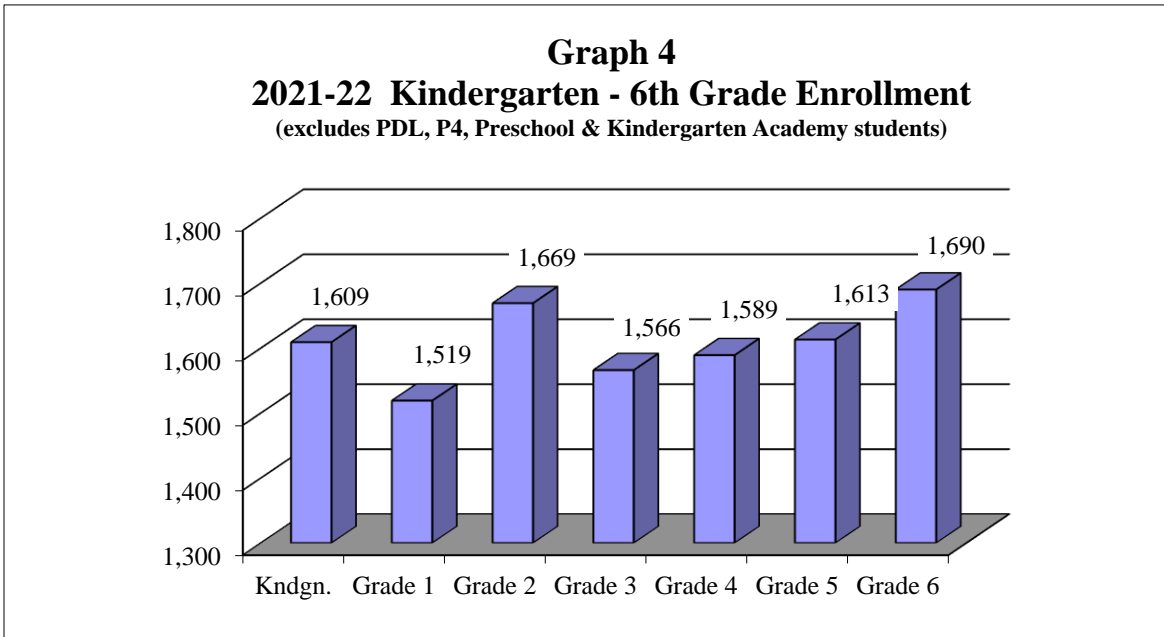


Current Enrollment

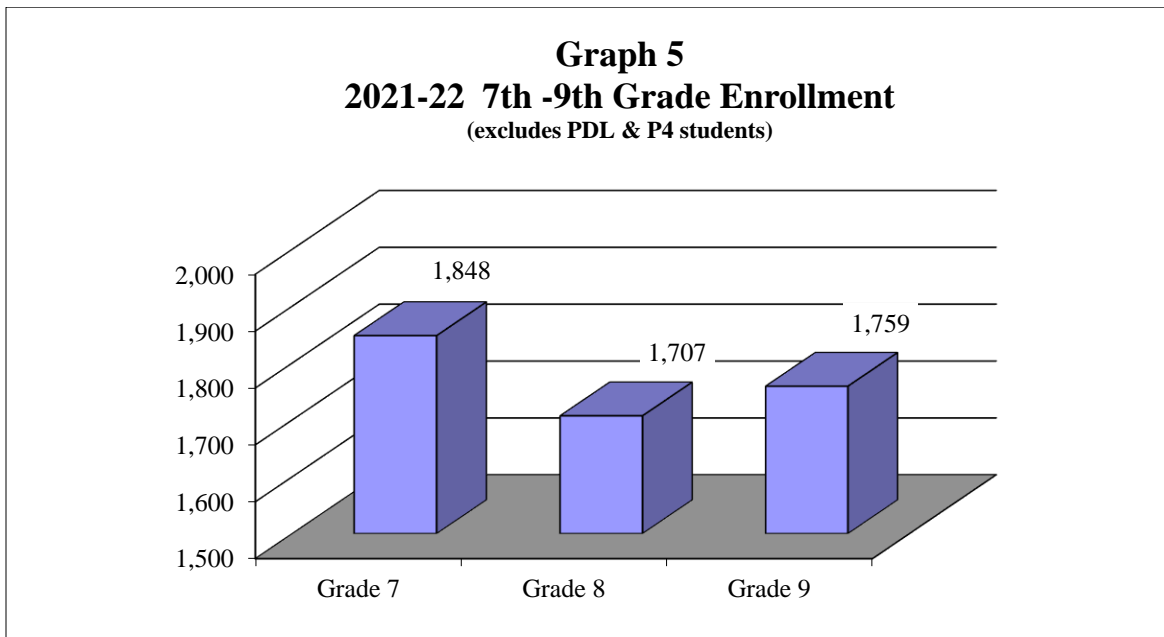
This report includes annual enrollment counts from October to have a consistent reporting basis for enrollment comparison between years. However, enrollment is a dynamic figure that changes month to month, day to day. The 2021-22 school year saw a larger than normal enrollment fluctuation from beginning to end. At elementary, for example, enrollment increased districtwide by 412 students between October 2021 and June 2022. One hundred sixty-two of the 410 additional students were enrolled in [Kindergarten Academy](#) which begins each year at the end of January.



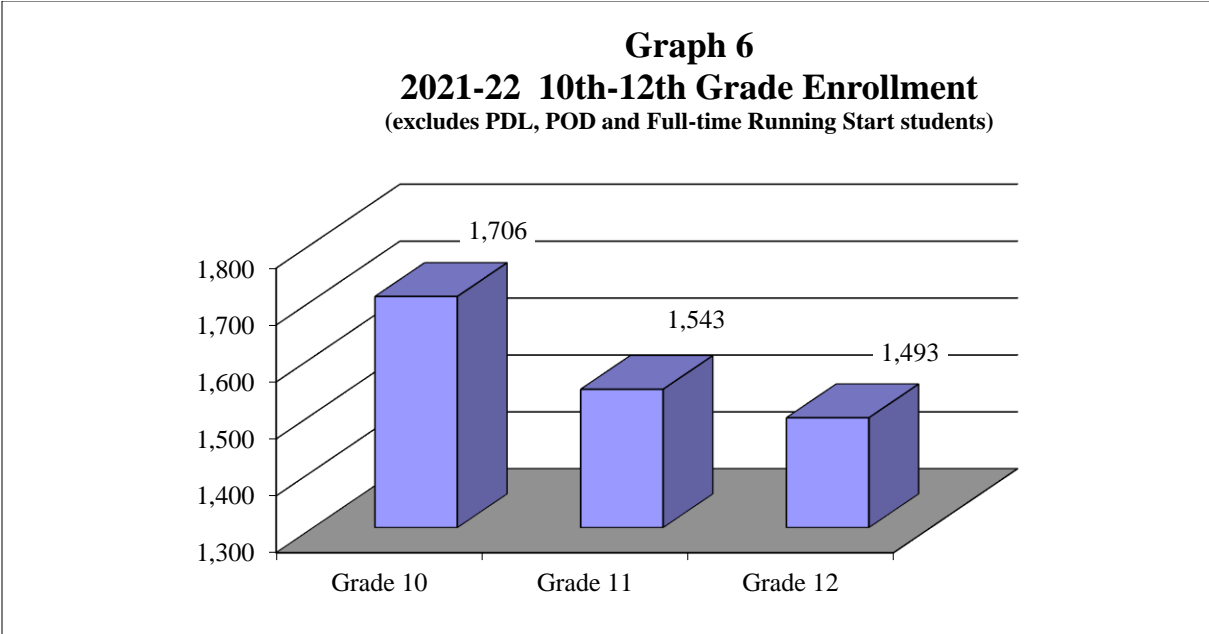
The Puyallup School District 2021-22 Kindergarten - 6th grade enrollment totals 11,255 students. The largest grade level this year was in sixth grade, while the lowest was in first grade. The K-6 cohort average is 1,608 students.



The 2021-22 seventh through ninth grade enrollment totals 5,314 students, which is the largest junior high enrollment in the district’s history. The largest grade level this year was in 7th grade, while the lowest was in 8th grade. The 7th-9th grade cohort average is 1,771 students.



The 2021-22 high school enrollment totals 4,742 students. The largest grade level this year was in 10th grade while the lowest was in 12th grade, which is a typical trend historically. The high school cohort average in grades 10-12 is 1,581 students.



Six Year Enrollment Projection

Projecting enrollment is a complex endeavor subject to considerable uncertainties. Since forecasting is largely based on the assumption that past trends predict future trends, the shorter the forecast the more likely it is that its underlying assumptions and predictions will be accurate. But as we have seen over the last several years, rates of residential development can change radically in a very short time as housing market conditions vary.

***Please note that the projections included in the 2020-2025 Capital Facilities Plan were created prior to the COVID-19 pandemic. It is possible that the pandemic may result in short-term and long-term impacts to district enrollment. Future annual updates to this plan will better assess these potential short- and long-term impacts to enrollment. ***

Student Generation Rates

The Puyallup School District has established its Student Generation Rates by examining a sampling of the District's newer single-family and multi-family developments. Periodically, the number of single-family homes and the number of multi-family homes are counted in those developments identified in the samples. Subsequently, using the District's Geographic Information System (GIS), the number of elementary, junior high and senior high students residing in the sample developments is established. The Student Generation Rates are calculated by dividing the number of students currently living in the homes and living units by the number of homes and living units.

Student Generation Rates are used to help predict the impact a new development will have on the District. For example, when a new single-family or multi-family development comes online, the District's Student Generation Rates can be used to estimate the number of elementary, junior high, and senior high students that will come from said development. Accuracy in determining these rates is critical to long range planning by the District.

An estimate of the new students coming from a new development is one of the early measures of how that development will impact the school system. Once the impact is determined, then steps can be taken to help mitigate such impact.



Puyallup School District - Student Generation Rates

Table 7 - Single Family

Description	Elementary Area	# of Units	# of K-6	# of JH	# of HS	Total Students	K-6 Grade SGR	7-9 Grade SGR	10-12 Grade SGR	Total SGR
Arbors at Sunrise	Edgerton	33	14	11	7	32	0.42	0.33	0.21	0.97
Arborvue at Fruitland	Meeker	18	5	5	6	16	0.28	0.28	0.33	0.89
Brookfield Farms Ph. 2-4	Firgrove	245	117	44	46	207	0.48	0.18	0.19	0.84
Crossroads	Hunt	168	95	29	28	152	0.57	0.17	0.17	0.90
East Park ¹	Pope	13	10	3	0	13	0.77	0.23	0.00	1.00
Emerald Pointe at Sunrise ¹	Pope	318	146	55	50	251	0.46	0.17	0.16	0.79
Fruitland Ridge ¹	Fruitland	15	15	1	0	16	1.00	0.07	0.00	1.07
Fruitland View Estates ¹	Fruitland	46	15	2	0	17	0.33	0.04	0.00	0.37
Heritage Grove ¹	Hunt	31	8	3	4	15	0.26	0.10	0.13	0.48
Massarra	Woodland	19	7	2	1	10	0.37	0.11	0.05	0.53
Meridian Greens ¹	Firgrove	92	35	17	25	77	0.38	0.18	0.27	0.84
Newberry Trails ¹	Zeiger	20	4	3	3	10	0.20	0.15	0.15	0.50
Northwood Estates	Northwood	38	16	4	1	21	0.42	0.11	0.03	0.55
Puyallup Highlands	Shaw Rd	285	150	44	36	230	0.53	0.15	0.13	0.81
Ridge at Glacier Creek Ph 2	Zeiger	55	26	10	8	44	0.47	0.18	0.15	0.80
Sara's Garden	Hunt	12	6	2	1	9	0.50	0.17	0.08	0.75
Shawnee Ridge ¹	Ridgecrest	62	27	4	4	35	0.44	0.06	0.06	0.56
Simons Creek	Northwood	18	5	2	1	8	0.28	0.11	0.06	0.44
Southwood Estates II	Edgerton	85	41	23	23	87	0.48	0.27	0.27	1.02
Stewart Crossing ¹	Karshner	238	97	34	36	167	0.41	0.14	0.15	0.70
Terra Vista	Hunt	29	13	3	4	20	0.45	0.10	0.14	0.69
The Retreat at Sunrise ¹	Pope	33	10	5	2	17	0.30	0.15	0.06	0.52
The Ridge at Sunrise ¹	Edgerton	67	25	13	9	47	0.37	0.19	0.13	0.70
The Woodlands at Sunrise ¹	Edgerton	20	6	5	2	13	0.30	0.25	0.10	0.65
View Pointe	Northwood	43	8	5	2	15	0.19	0.12	0.05	0.35
Villages at South Hill PH.1&2 ¹	Sunrise	223	57	22	19	98	0.26	0.10	0.09	0.44
Westridge ¹	Northwood	184	63	19	8	90	0.34	0.10	0.04	0.49
Willow Ridge ¹	Zeiger	26	8	8	4	20	0.31	0.31	0.15	0.77
Wohlford Addition	Firgrove	20	9	7	8	24	0.45	0.35	0.40	1.20
Totals		2456	1038	385	338	1761	0.423	0.157	0.138	0.717

Note: Data from all projects last updated in Fall 2019.

¹ = residential development is partially built-out.

SGR-Student Generation Rate = Students per Residence

Puyallup School District - Student Generation Rates

Table 8 - Apartments/Multifamily

Name	Unit Type	Address	Avg Bdrm per unit	# of Units	# of K-6	# of JH	# of HS	Total Students	K-6 Grade SGR	7-9 Grade SGR	10-12 Grade SGR	Total SGR
Arbors at Edgewood	Apartment	10304 20th St E	1.9	254	31	13	11	55	0.12	0.05	0.04	0.22
Copper Valley	Apartment	12110 104th Ave E	2.1	220	95	26	18	139	0.43	0.12	0.08	0.63
Emerald Pointe at Sunrise ¹	Townhome	17408 118th Ave Ct E	2.5	52	6	1	4	11	0.12	0.02	0.08	0.21
Glacier Run ¹	Apartment	12020 Sunrise Blvd E	1.8	64	5	1	1	7	0.08	0.02	0.02	0.11
Linden Lane	Apartment	2505 E Main	2.0	254	41	10	6	57	0.16	0.04	0.02	0.22
Lipoma Firs Townhomes	Townhome	18002 Lipoma Firs E	2.5	56	14	5	5	24	0.25	0.09	0.09	0.43
Meridian Glen PDD	Townhome	13621 91st Ave E	4.0	8	1	1	2	4	0.13	0.13	0.25	0.50
Robbins Hollow	Townhome	404 23rd Ave SE	2.3	84	9	5	6	20	0.11	0.06	0.07	0.24
Silver Creek Apts.	Apartment	9202 176th St E	1.5	182	27	1	3	31	0.15	0.01	0.02	0.17
Simon's Mill	Apartment	2629 Meridian Ave E	1.6	152	11	7	2	20	0.07	0.05	0.01	0.13
South Hill Apts.	Apartment	14108 Meridian Ave E	2.3	216	82	25	19	126	0.38	0.12	0.09	0.58
Wynstone	Townhome	5502 121st St Ct E	2.5	64	21	6	4	31	0.33	0.09	0.06	0.48
Totals				1606	343	101	81	525	0.214	0.063	0.050	0.327

¹ = residential development is partially built-out. All project data last updated in Fall 2019.

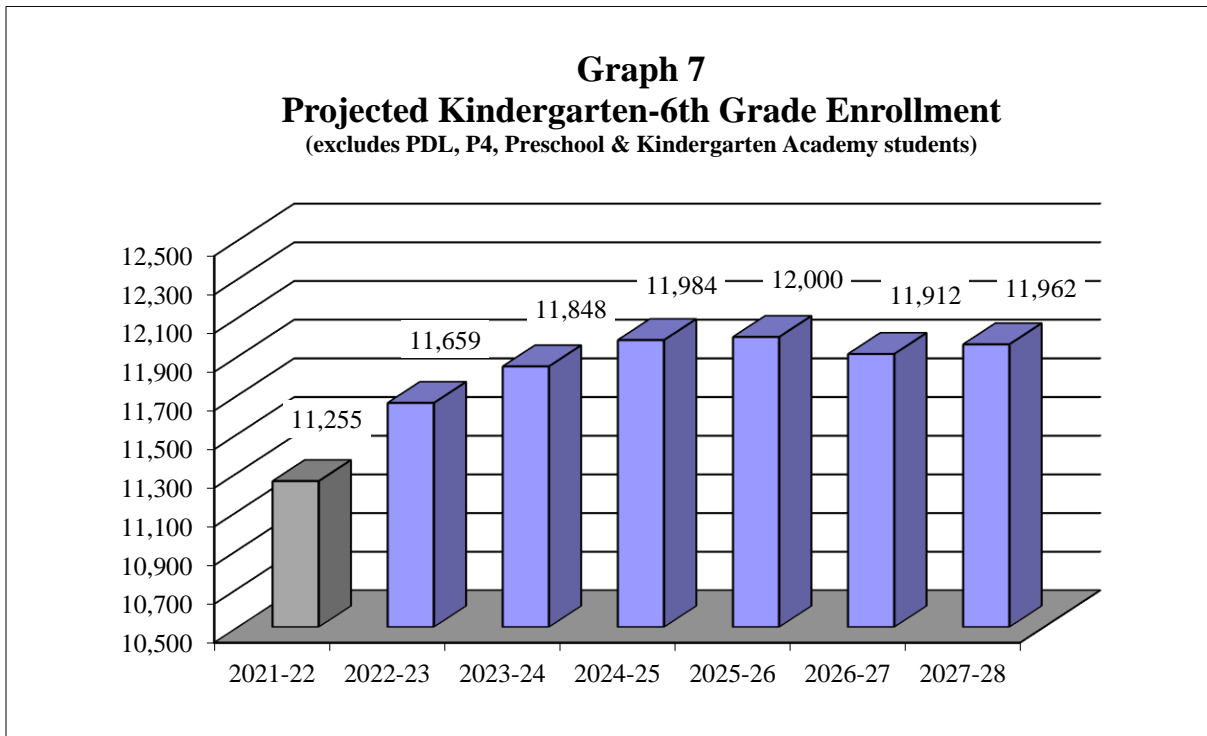


Enrollment Projections

Over the next six-year period the District's elementary school enrollment is expected to increase from the current enrollment of 11,255 students to 11,962 students in 2027-28. School year 2025-26 will be the high watermark for elementary enrollment at 12,000 students, a 6.6% increase from 2021-22.

On average, the elementary school enrollment is expected to increase by approximately 118 elementary students each year through the 2027-28 school year. However, more than half of the enrollment gain, however, is expected by 2022-23. Graph 7 sets forth the projected elementary school enrollment data over the next six years.

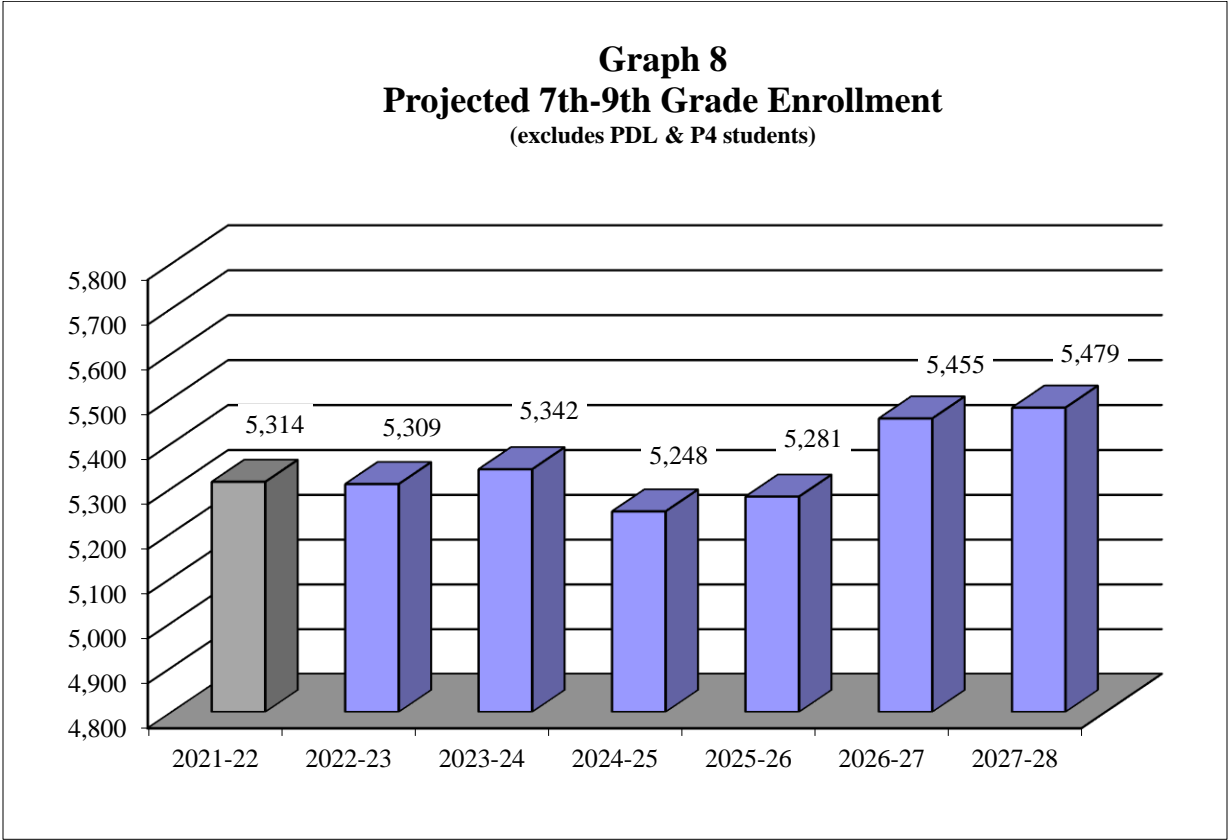
The projected elementary enrollment numbers reported in Graph 7 include all sixth-grade students, including students housed Edgemont Junior High, to provide a trend comparison at the K-6 level.



Over the next six-year period the District's junior high school enrollment is expected to increase from the current enrollment of 5,314 students to 5,479 students in the 2027-28 school year. The projected increase of 165 junior high students represents a 3.1% increase.

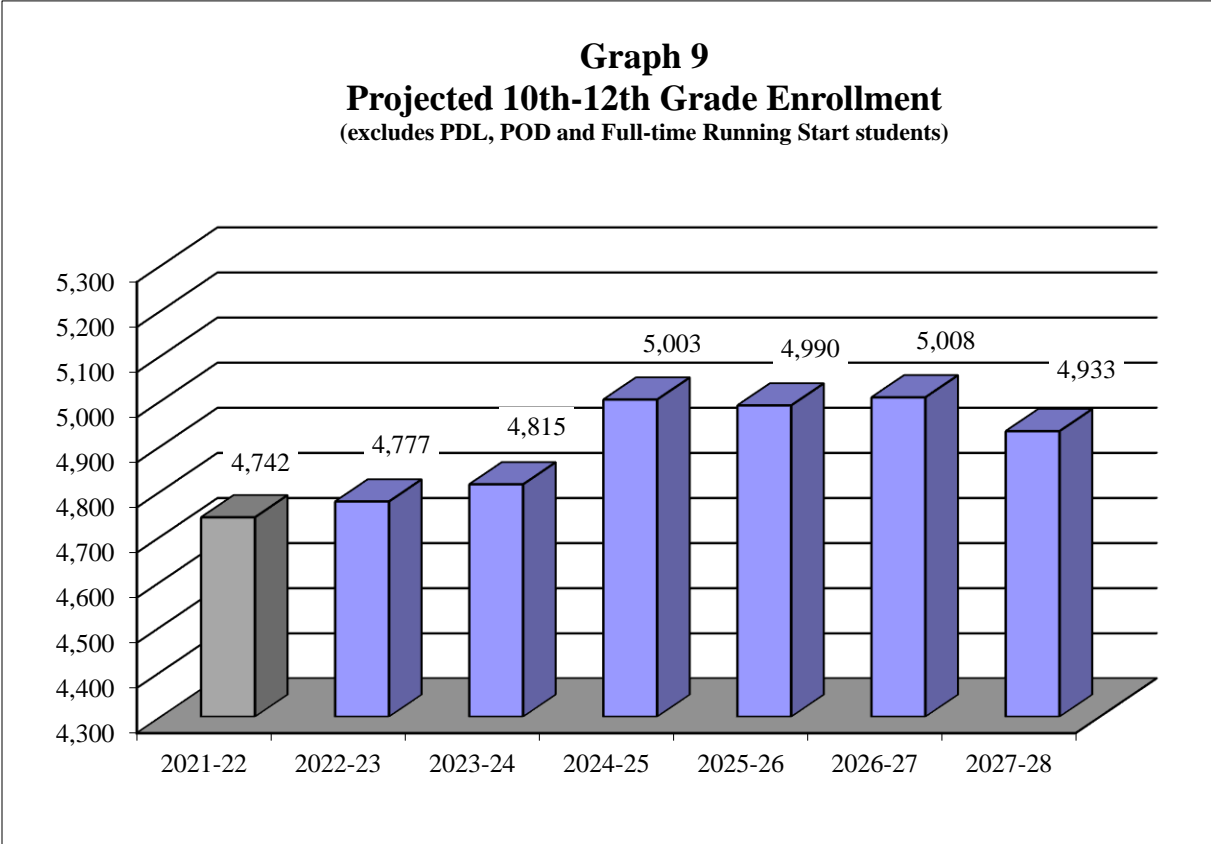
On average, the junior high school enrollment is expected to increase approximately 28 junior high students each year through the 2027-28 school year. Graph 8 sets forth the projected junior high school enrollment data over the next six years.

The junior high enrollment numbers reported in Graph 8 exclude all sixth-grade students, including students housed at junior high schools, to provide a trend comparison at the seventh to ninth grade level.

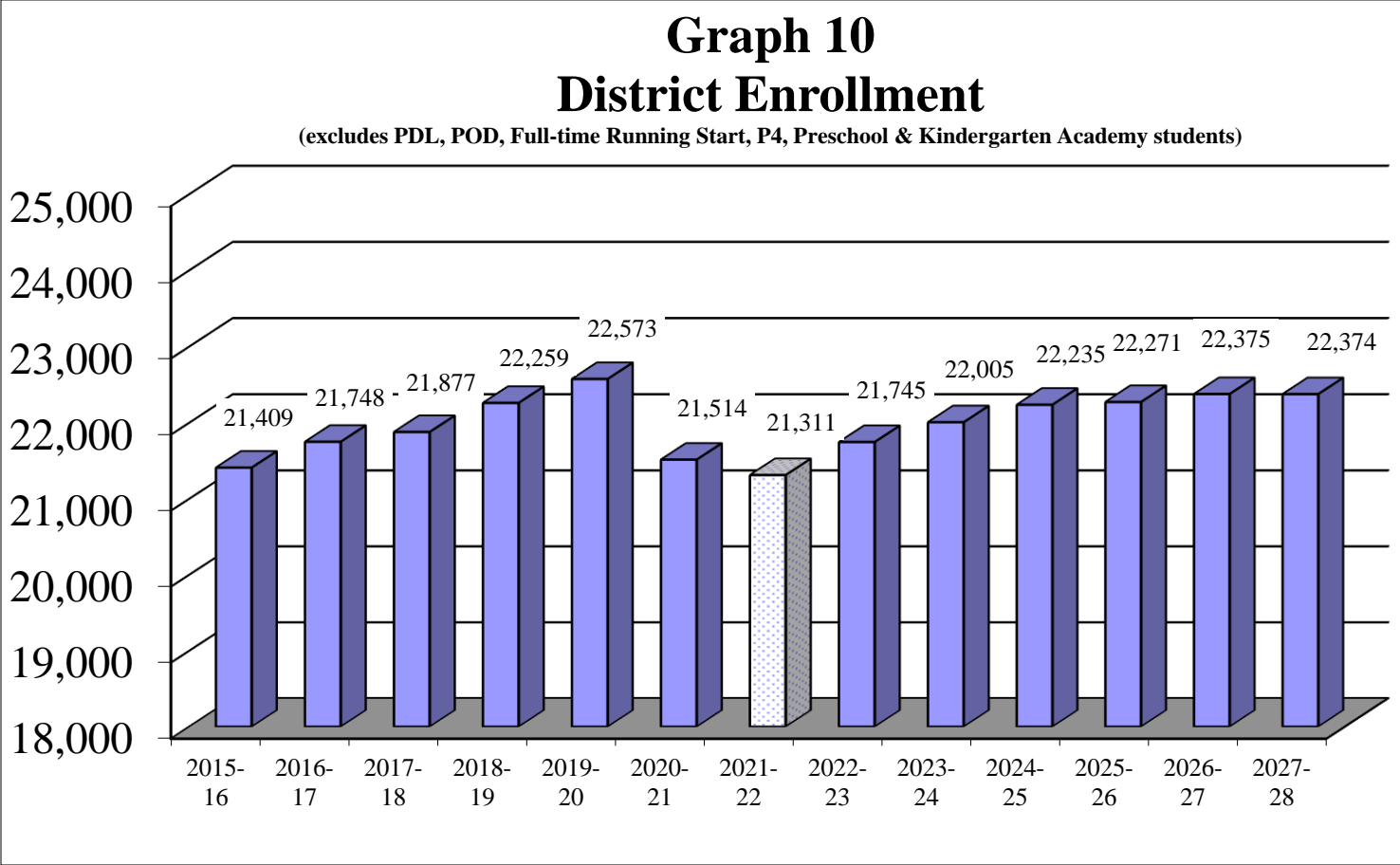


Over the next six-year period the District's high school enrollment is expected to increase from the current enrollment of 4,742 students to 4,933 students in the 2027-28 school year. The projected increase of 191 high students represents an approximate 4% increase.

On average, the high school enrollment is expected to increase approximately 32 high students each year through the 2027-28 school year, with the biggest gain expected in the 2024-25 school year. Graph 9 sets forth the projected high school enrollment data over the next six years.



Graph 10 sets forth the District’s total enrollment data from the 2015-16 school year to the 2027-28 school year. Districtwide enrollment is projected to increase from 21,311 K-12 students in the 2021-22 school year to 22,374 K-12 students in the 2027-28 school year. This represents a projected increase of 1,063 students districtwide over the coming six-year period. In other words, the districtwide enrollment is expected to increase on average approximately 177 students each year through the 2027-28 school year.



VI. Forecast of Capital Facilities Needs

In the paragraphs to follow, we'll explore how the district's projected student enrollments over the next six years compared with the district's available permanent and portable space to house this projected number of students in the absence of any new construction. Specifically, based on the Level of Service (LOS) capacity calculations for each grade configuration (elementary/secondary), what space surplus or deficit is the district expecting to experience over the next six years, based on our enrollment projections over that same period of time.

Elementary Level

The district's future school space needs for the elementary level are shown in Table 9. The K-6th grade enrollment projections show growth through the 2027-28 school year. Based on the Program Capacity calculations for elementary students, as shown in [Table 5](#), the district presently has permanent capacity for 11,475 students at the elementary level.

The district is currently over capacity at the elementary level by 659 students. This number assumes all 6th grade students remain housed at the elementary level, except at Northwood and Mt. View, schools that are planned to remain K-5 elementary schools. The existing gap between student enrollment and capacity is expected to widen until 2027-28 in the absence of additional permanent capacity constructed within the district.

Table 9			
Future School Space Needs			
Elementary Level			
School Year	Future Enrollment Projections¹ (# of students)	Current Program Capacity² (# of students)	Projected Capacity Surplus/Deficit³ (# of students)
2022-23	11,539	10,475	(1,064)
2023-24	11,728	10,475	(1,253)
2024-25	11,864	10,475	(1,389)
2025-26	11,880	10,475	(1,405)
2026-27	11,792	10,475	(1,317)
2027-28	11,842	10,475	(1,367)
¹ A 120-student reduction has been taken to represent the K-5 and 6-9 grade alignment for Edgemont JH and its feeder schools.			
² Current Program Capacity number calculated in Table 5. Includes permanent building area only.			
³ Numbers in parenthesis represent a building capacity deficit.			



Junior High Level

The district’s future school space needs for the junior high level are shown in Table 10. Enrollment projections show growth through the 2027-28 school year. Based on the Program Capacity calculations, as shown in Table 6, the district presently has permanent capacity for 5,901 students at the junior high level.

The district has a current capacity surplus of 458 students when including the recent junior high school expansion projects at Ballou, Stahl, and Ferrucci Junior High. This number assumes all 6th grade students remain housed at the elementary level, except at Northwood and Mt. View, schools that are planned to remain K-5 elementary schools. The capacity surplus is projected to be reduced by the 2027-28 school year.

It should be noted that analyzing district-wide numbers mask a building capacity deficit that currently exists at Glacier View Junior High, which is expected to increase over the next six-year period.

Table 10			
Future School Space Needs			
Junior High Level			
School Year	Future Enrollment Projections¹ (# of students)	Current Program Capacity² (# of students)	Projected Capacity Surplus/Deficit³ (# of students)
2022-23	5,429	5,901	472
2023-24	5,462	5,901	439
2024-25	5,368	5,901	533
2025-26	5,401	5,901	500
2026-27	5,575	5,901	326
2027-28	5,599	5,901	302
¹ A 120-student increase has been taken to represent the K-5 and 6-9 grade alignment for Edgemont JH and its feeder schools.			
² Current Program Capacity number calculated in Table 6. Includes permanent building area only.			
³ Numbers in parenthesis represent a building capacity deficit.			



Senior High Level

The district’s future school space needs for the high school level are shown in Table 11. Based on the Program Capacity calculations for high school students, as shown in Table 6, the district presently has permanent capacity for 4,294 students at the high school level.

The district is currently over capacity at the high school level by 440 students (Table 6). The existing gap between student enrollment and capacity is projected to increase over the next six years in the absence of additional permanent capacity constructed within the district.

Table 11			
Future School Space Needs			
Senior High Level			
School Year	Future Enrollment Projections (# of students)	Program Capacity¹ (# of students)	Projected Capacity Surplus/Deficit² (# of students)
2022-23	4,777	4,294	(483)
2023-24	4,815	4,294	(521)
2024-25	5,003	4,294	(709)
2025-26	4,990	4,294	(696)
2026-27	5,008	4,294	(714)
2027-28	4,933	4,294	(639)
¹ Current Program Capacity number calculated in Table 6. Includes permanent building area only.			
² Numbers in parenthesis represent a building capacity deficit.			



Property Acquisition Forecasting

When considering property acquisition, the district considers plans 20+ years into the future. The largest percentage of long-term growth continues in the southern portion of the district, which includes the Sunrise Master Plan area with an estimated 1,350 additional housing units yet to be built in the Master Plan area alone. Long-range district enrollment projections show student growth is expected through the 2033-34 school year. In October 2033, the district's K-12 enrollment is projected to be 23,270 students. This represents an 9.1% enrollment increase over the next twelve-year period.

The primary means to construct new permanent capacity is planned by expanding existing campuses or building on vacant property previously acquired by the district. To support the expansion of existing school facilities, site expansion may also be necessary through future acquisition of adjacent property. Alternatively, the district has also identified a site for a future secondary level school adjacent to Hunt Elementary. This section lists the potential areas of property acquisition over the next six-year period as of the date of the report.

Elementary Level

- Stewart Elementary– At 3.99 acres, the Stewart Elementary campus is second only to Meeker Elementary in terms of the smallest elementary school site in the district. Long-range plans for Stewart Elementary include a two-story classroom-wing addition. There are private properties adjacent to the school site located south and west of the school. District staff will look for future opportunities to purchase the adjacent properties when made available by the owners, potentially within the next six years.
- Spinning Elementary – The Citizens Facilities Advisory Committee has identified Spinning Elementary for a future school replacement and expansion project. Additional property adjacent to Spinning Elementary may be considered for acquisition in the future, to add to the existing 4.5-acre site.

Secondary Level

- Puyallup High School – The Puyallup High School campus remains significantly undersized to accommodate the site improvements identified by the district's high school education specifications for a comprehensive high school facility. To provide space for athletic fields and onsite parking for staff and students, additional land acquisition is a priority for its ability to serve a projected enrollment increase. On November 4, 2019, the district purchased 1.1 acres from Immanuel Lutheran Church, across the street from the school's main entrance, funded by school impact fee revenue. District staff will continue to work with adjacent property owners, as opportunities arise, to increase the footprint of the high school campus.
- Sparks Stadium – Sparks Stadium is the premier outdoor athletic venue within the Puyallup School District and supports games, practices, and events from schools throughout the district, including the three comprehensive high schools. It also supports physical education instruction for Puyallup High School during the school day and is used by the



community as available. The district has looked to acquire additional property next to Sparks Stadium over the past 50+ years. The most recent property acquisition was the purchase of the Manweiler property in 2013 at the corner of 5th Ave SW and 7th St SW.

On September 6, 2022, the PSD Board of Directors approved Resolution #2 2022-23 to purchase a 1/3-acre vacant lot surrounded by the stadium property to the north, east and south. The property purchase is expected to close in October 2022. Long terms plans include additional property acquisition west/southwest of the stadium site to support the construction of a full-sized practice field.

Support Services

- Aliza Property (next to Costco on South Hill) – The PSD Board of Directors approved Resolution #157 2021-22 authorizing the district to purchase 4.5-acres east of the district’s South Hill Support Campus known as the Aliza Parcel B property. The need for additional property was identified through the Operations Master Plan process which was presented to the Board of Directors at its regular meeting on October 18, 2021. The plan includes expansion of school bus parking on the South Hill site. The property purchase is currently under contract and anticipated to close by early 2023 or sooner.

Property Surplus

The Kessler Center project allowed the district to consolidate several remote offices and educational programs into the new building located on the South Hill Support Center Campus. This allowed the district to relocate district programs such as Digital Learning and Parent Partnership and the Advance Program to move from leased facilities resulting in annual savings to the General Fund budget. The Special Services Department also relocated to the Kessler Center building.

The Lidford Property and the Northwood Elementary – Parcel B parcel have both been approved for surplus by the board and district staff remain engaged in efforts to sell these properties following Board Policy 6882 – Sale of Real Property. Other properties from Table 3 – Inventory of Undeveloped and Underdeveloped Property may also be considered for surplus by the board in the future.



VII. Capital Improvement Plan

In the paragraphs to follow, we'll explore the district's plans to meet its facility needs for the next six years. Specifically, this report will examine over the next six-year period what new school facilities will be built, when they will be ready for occupancy, and where they will be located. An analysis will be made of how the new school construction will help mitigate the need for additional building capacity, as defined by our future enrollment projections.

The "District Standard" educational specification for all K-12 programs will be utilized as a blueprint for creating "Site Level" educational specifications for all the district's buildings. This will establish a districtwide program standard to be articulated at each site, considering the constraints of the specific site.

November 2015 Capital Bond Program

As part of the November 3, 2015, General Election voters approved a \$292.5 million bond with a 69% approval. The funds for the capital bond have financed six major capital bond projects, all at the elementary level. The projects include:

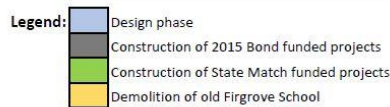
- School building replacements at [Firgrove](#), [Northwood](#), and [Sunrise](#) elementary with larger elementary schools that include 30 home rooms. These school buildings opened for the beginning of the 2019-20 school year.
- New construction of [Dessie Evans Elementary](#) with 44 home rooms on district-owned property 7911 144th St. E., located west of Meridian on South Hill. This new school opened for the 2019-20 school year.
- Remodel and expansion of [Pope Elementary](#) with 32 home rooms, consisting of 28 general classrooms, along with two preschool classrooms and two self-contained rooms for special education. The project provided a new gym/cafeteria, relocation of some play areas, and expansion of the bus loop and parking areas. Staff and students at Pope Elementary were temporarily housed at the Firgrove Elementary site in the 2019-20 school year to allow for the major phases of construction. The project was complete for the beginning of the 2020-21 school year.
- A 12-classroom addition at [Hunt Elementary](#). This project was completed and opened for the 2018-19 school year.

The schedule tied to the 2015 Capital Bond Program is outlined in the diagram below.



Bond Projects/State Match Projects Schedule

Project	2018				2019				2020				2021				2022				2023			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
Hunt Addition																								
Dessie F. Evans Elementary																								
Firgrove Elementary (replacement)																								
Northwood Elementary (replacement)																								
Sunrise Elementary (replacement)																								
Pope Elementary (remodel/expansion)																								
Ballou JH Addition																								
Kessler Center																								
Stahl JH Addition																								
Ferrucci JH Addition																								
Portable Moves																								



Junior High Classroom Additions

Ballou JH and Stahl JH addition projects were completed in Fall 2021. The Ferrucci JH addition is planned to open in Fall 2022. These projects were funded primarily with state match monies received from the state for the 2015 Bond Program projects, as recommended by the Bond Oversight Committee and approval by the Board of Directors.

Temporary Classroom Facilities (Portables)

The bond schedule diagram above demonstrates the point that construction of new permanent facilities is a multi-year process. The district will continue to utilize portable classrooms over the next six-year period, particularly at elementary and at high school, to house students that cannot be accommodated in permanent classroom space.

While the district does not plan to purchase new portables, relocating existing portables will be driven by growth demands in combination with other factors,

Kessler Center

The 40,000 square foot multipurpose building opened in September 2021 at the South Hill Support Campus located next to Costco at 1501 39th Ave SW. Kessler Center is home for the following:

- Puyallup Digital Learning (PDL)
- Advance Program (Special Services young adult program);
- Child Find;
- Highly Capable headquarters; and
- Puyallup Special Services staff



In addition, the central location provides an opportunity for professional development space for staff and a school board meeting room. The building was funded through State Match funds from the 2015 bond program.

Citizens Facilities Advisory Committee

A committee of 24-members made up of parents, high school students, educators, and community members was commissioned by the school board in April 2021 to update the 12-year comprehensive facilities planning document known as the Citizens Facilities Advisory Committee report, as well as prepare a recommendation for a future bond package. The committee's work began in May 2021 and continued through the 2021-22 school year, including 15 committee meetings and an [update report](#) to the school board on January 21, 2022. The committee plans to finalize its work following the November 2022 Capital Levy Election.

November 2022 Capital Levy

At their June 21, 2022, meeting, the Board of Directors unanimously approved placement of a \$125 million capital levy on the November 8, 2022, general election ballot for PSD voters to consider. The levy would provide [needed infrastructure improvements that address safety, security, and technology access throughout PSD schools and facilities.](#)

The levy of taxes over a six-year period would include:

- Upgraded security intrusion systems, cameras, alarms, and fire protection;
- Expanded student and staff access to technology through infrastructure and equipment enhancements, internet access, device life cycle replacements, and network cabling upgrades;
- Improved heating, ventilation and air conditioning systems and equipment, lighting, roofing, and flooring;
- Improved parking and traffic flow at schools to ensure safe and efficient access; and
- Enhanced outdoor learning spaces through playground, all-weather athletic tracks at junior high schools and field improvements.

A previous capital levy request was narrowly rejected by a majority of voters in the Feb. 8, 2022, special election. Since then, community feedback was gathered, and adjustments were made to the capital levy request voters will consider on November 8. The main difference between the previous and new capital levy request is that Proposition 1 will not include funds for constructing a central transportation facility or rebuilding the current maintenance facility. The funds that would have been used for those facilities have been reallocated in the new capital levy request to fund additional safety, security, and technology improvements districtwide.



Future Bond Program

For purposes of this plan update, the preliminary work of the Citizens Facilities Advisory Committee will be used as the basis of the proposed capital facilities projects planned over the future six-year window. However, it should be noted that the timing, sequencing, and construction of a future bond program will ultimately be contingent on the following:

- Citizens Facilities Advisory Committee final report, and
- Bond Advisory Committee recommendation (BAC not yet commissioned), and
- Bond Program approval by Puyallup School Board, and
- Voter approval of Bond Program

This plan assumes a February 2024 Bond Program Special Election proposal approved by voters. Design work for some projects would begin in early 2024 with construction spanning into the 2029 calendar for the final projects.

2024 Bond Projects Schedule																								
Project	2024				2025				2026				2027				2028				2029			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
PHS Master Plan Phase 2	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design				
Rogers HS Phase 1	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design	Design				
Elementary 24 New Constr.																								
ERHS Addition																								
Spinning Elem Replacement																								
Waller Rd. Elem Replacement																								
Walker HS Addition																								
Glacier View JH Addition																								
					Design				Construction															



Level of Service Comparison

The following tables and figures will demonstrate how the implementation of the Future Bond Program described in this six-year plan will impact the district’s ability to meet the District Level of Service standards by comparing future permanent capacity to projected enrollment at each grade level.

Elementary Level

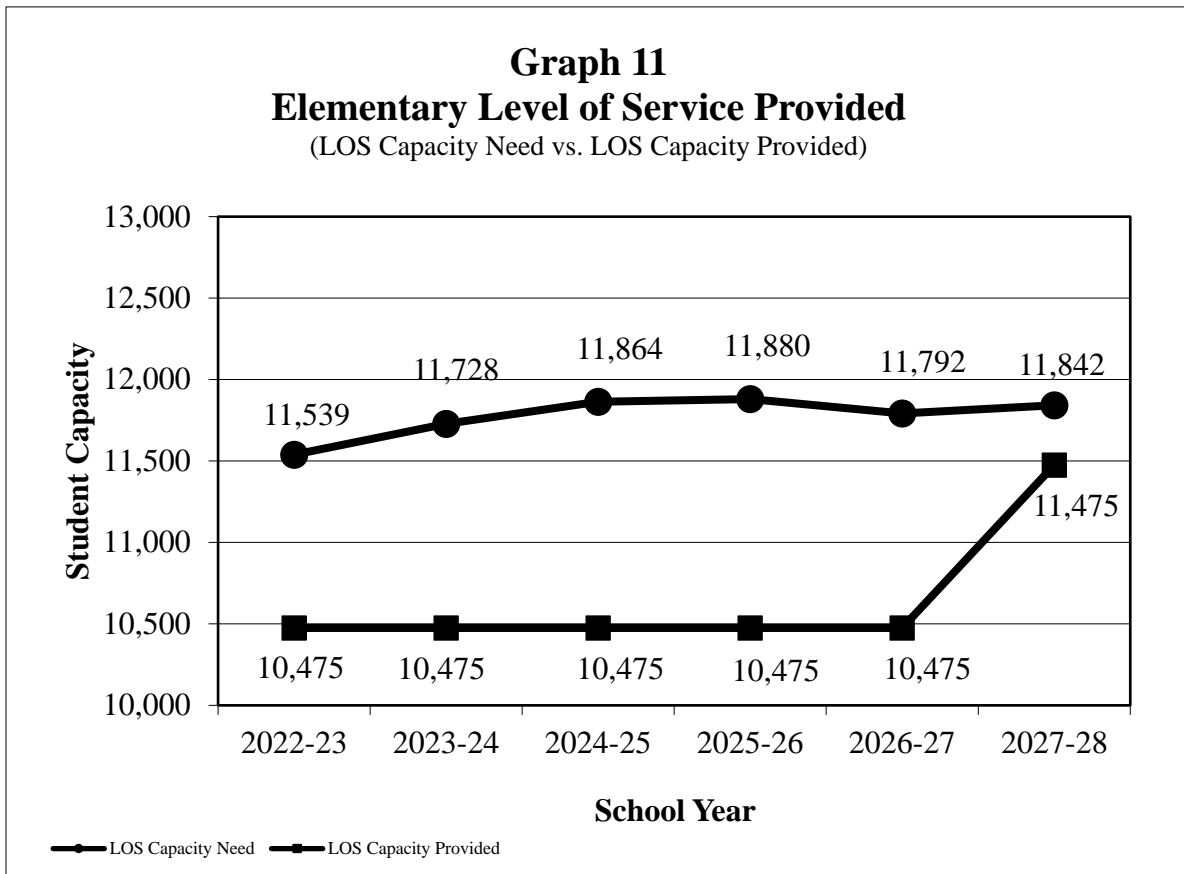
In 2022-23, the district will provide total permanent capacity for 10,475 students based upon the adopted Level of Service standards. A 1,000-student capacity new elementary school, similar in size to Dessie Evans Elementary, is proposed to be constructed and open for the 2027-28 school year known as Elementary 24. The Future Bond Program also includes two school building replacement projects at Spinning Elementary and Waller Road Elementary that will be under construction during the 2027-28 school year. Both projects will add additional elementary student capacity beginning in the 2028-29 school year, outside of the six-year window of this plan.

Table 12				
Existing and Proposed Permanent Student Capacity				
at the				
Elementary Level				
School Year	Existing Permanent Capacity	Proposed Permanent Capacity Addition	Total Permanent Capacity	School Project
2022-23	10,475	Existing Capacity (Table 5)	10,475	
2023-24	10,475	0	10,475	
2024-25	10,475	0	10,475	
2025-26	10,475	0	10,475	
2026-27	10,475	0	10,475	
2027-28	10,475	1,000	11,475	Elementary 24

Note: Numbers represent student capacity.



Graph 11 charts the projected student housing need vs. the planned student housing provided at the elementary level. The opening of New Elementary 24 in 2027-28 school year closes the project gap significantly. The gap will be further decreased with the opening of the Spinning Elementary and Waller Road Elementary replacement buildings in the 2028-29 school year. Over the next six-year period, portable classrooms will be utilized to supplement the permanent building capacity to house the larger number of projected student enrollment.



Junior High Level

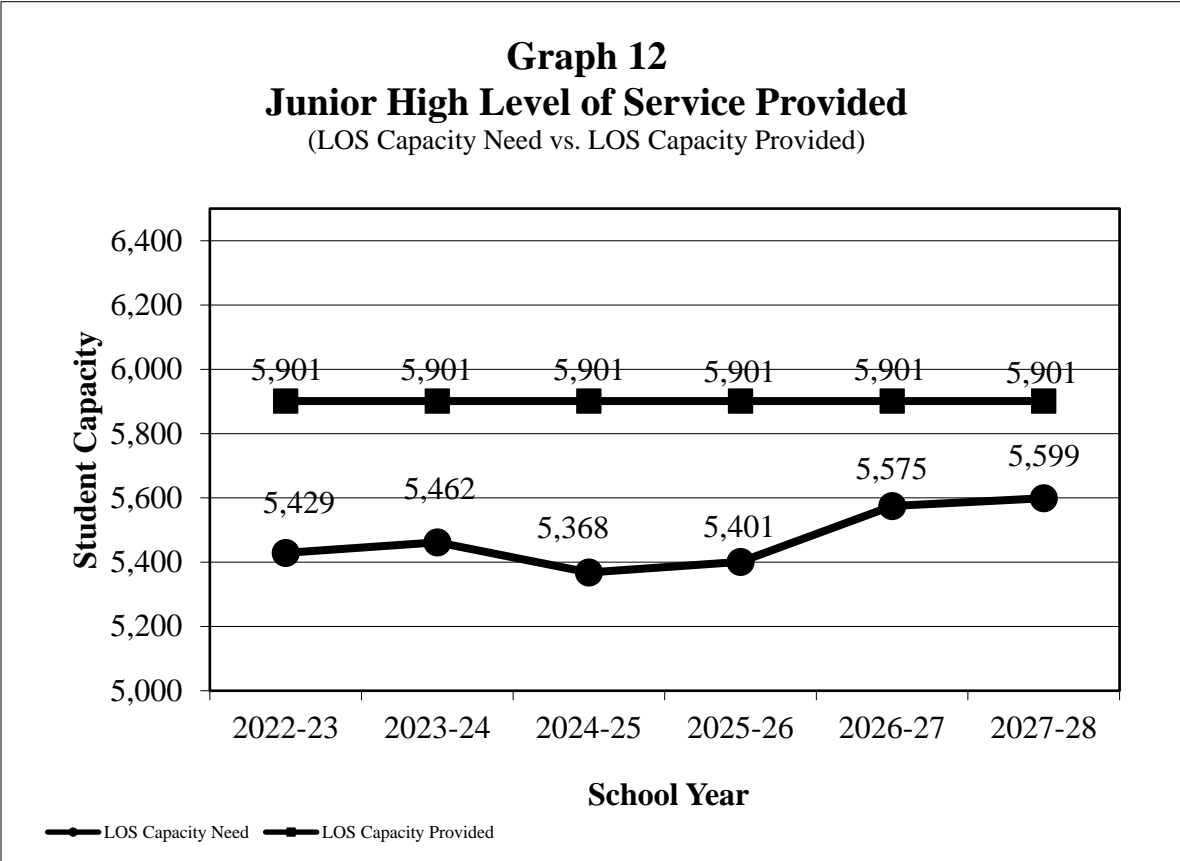
Presently, the district is providing total permanent capacity for 5,901 students based upon the adopted Level of Service standards, which includes the recent classroom additions of Stahl Junior High and Ballou Junior High school in 2021-22, as well as the opening of the Ferrucci Junior High classroom addition in 2022-23.

Table 13				
Existing and Proposed Permanent Student Capacity				
at the				
Junior High Level				
School Year	Existing Permanent Capacity	Proposed Permanent Capacity	Total Permanent Capacity	School
2022-23	5,901	0	5,901	
2023-24	5,901	0	5,901	
2024-25	5,901	0	5,901	
2025-26	5,901	0	5,901	
2026-27	5,901	0	5,901	
2027-28	5,901	0	5,901	

Note: Numbers represent student capacity. Glacier View Junior High Classroom Addition planned to open in Sept. 2029



Graph 12 charts the projected student housing need vs. the planned student housing provided at the junior high level. There is a clear trend of increasing student enrollment at the junior high level projected through 2027-28. With the recent classroom addition projects at Ballou, Stahl, and Ferrucci Junior High schools, the projection shows sufficient student capacity at the Junior High level over the next six years. A classroom addition at Glacier View Junior High is planned to open in Fall 2029 to address longer-range student growth in its attendance area, primarily within the Sunrise Master Plan community.



High School Level

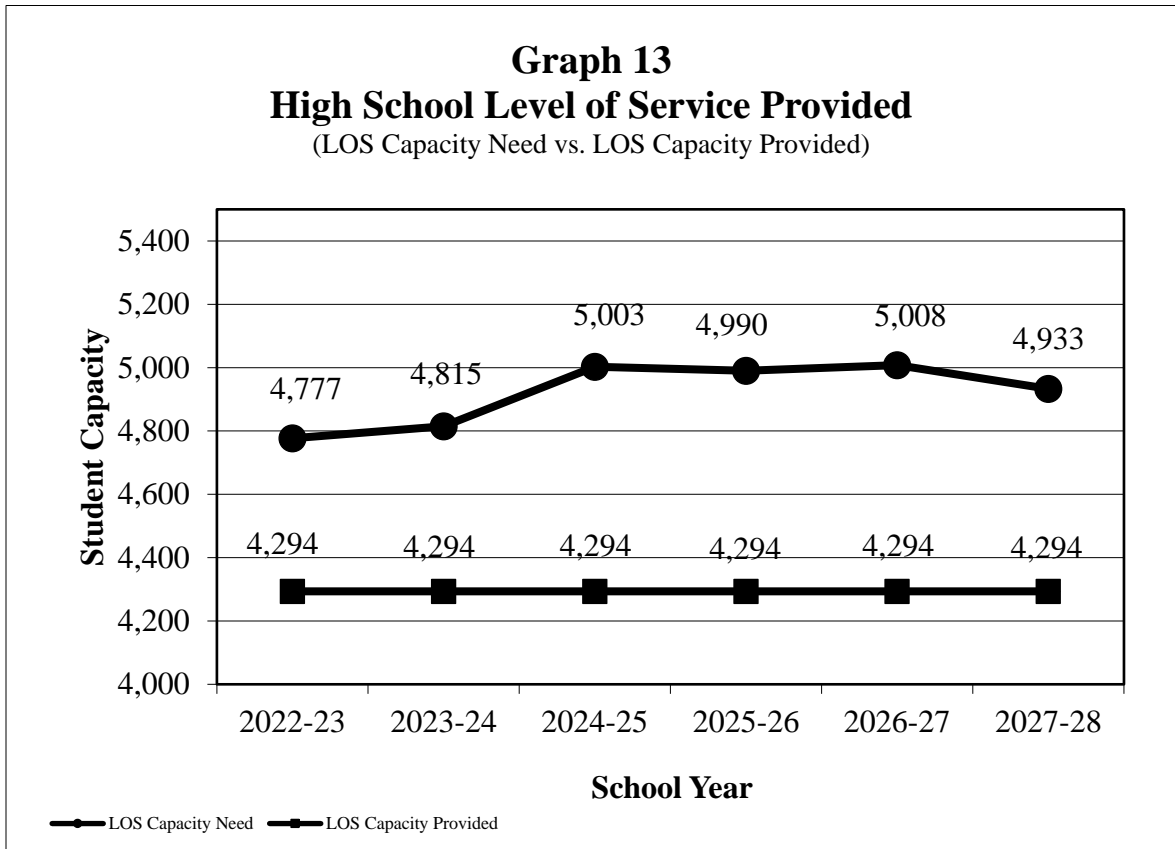
Presently, the district is providing total permanent capacity for 4,294 students based upon the adopted Level of Service standards. Building remodel and expansion projects are planned for all four high school sites and will be under construction during the six-year window of this plan. Projects at Emerald Ridge, Rogers, and Puyallup High School buildings will be completed for the 2028-29 school year, while Walker High School improvements are planned for completion in the 2029-30 school year. Portable classrooms will be used in the interim to address overcrowding and growth issues until permanent building capacity can be constructed.

Table 14				
Existing and Proposed Permanent Student Capacity				
at the				
Senior High Level				
School Year	Existing Permanent Capacity	Proposed Permanent Capacity	Total Permanent Capacity	School
2022-23	4,294	0	4,294	
2023-24	4,294	0	4,294	
2024-25	4,294	0	4,294	
2025-26	4,294	0	4,294	
2026-27	4,294	0	4,294	
2027-28	4,294	0	4,294	

Note: Numbers represent student capacity. Remodel and expansion projects at PHS and RHS and the ERHS Classroom Addition project are scheduled to to be complete in Sept. 2028. Walker HS addition scheduled to open in 2029.



Graph 13 charts the projected student housing need vs. the planned student housing provided at the high school level. A significant gap exists between the two. The November 2019 High School Improvements bond program would have provided the needed permanent space by the 2022-23 school year, however, the bond failed to receive the 60% supermajority approval by voters. Future bond projects are planned to begin design and construction over the next six years but will open beginning in the 2028-29 school year, outside the timeframe of the chart below. Portable classroom facilities will be used to meet the student house need until permanent building capacity can be constructed.



VIII. Finance Plan

Introduction

The Puyallup School District recognizes the value of long-range capital facilities planning. The development of the six-year capital improvement plan identified earlier in the previous section addresses the district's need for additional permanent and temporary instructional space to accommodate the additional students anticipated to enroll over the next six school years. In addition, replacement and modernization of existing space is needed to address code improvements, energy enhancements and educational upgrades.

In conjunction with the capital improvement plan, the district needs a means of financing the new construction, replacement construction, and modernization. In the paragraphs to follow, the costs associated with the construction projects identified in the Capital Improvement Plan will be presented. In addition, the fund sources available to implement said construction projects will also be identified.

Construction Costs

A number of factors influence the total cost and, specifically, the local share of any school construction project. Even within the same school district, two (2) identical schools constructed at the same time will likely not be constructed for the same cost. The major factors that impact the cost of school construction are as follows:

1. The per acre cost of school sites will vary considerably from district to district. In general, the more urban a district tends to be, the costlier the school sites.
2. The acreage of available property will vary from site to site.
3. The proximity of needed utilities (i.e., water, sewer, electricity, etc.) and roadways to a school site are often times significant cost variables.
4. As mentioned earlier, the nature of the instructional programs housed in school facilities drastically impact the cost of those facilities. The square foot cost of senior high schools is almost always higher than elementary and junior high schools. The square footage costs of junior high schools are usually higher than elementary schools. Specialized facilities for Vocational and Special Education programs can also increase construction costs.
5. The posture of the local governmental planning agencies (City or County) will affect such items as off-site street improvements, landscaping, street signaling and signage.
6. The "bidding climate" at the time a school construction project comes online is terribly important. Normally, the less construction works available the more competitive the general contractors become and visa-versa.



7. The experiences and competence of the lowest bidding general contractor and their major subcontractors can also impact the final cost of any school construction project.
8. The State's "matching percentage", as determined in accordance with the formula set forth in RCW 28A.525.166, establishes the relationship between the local and state funding of any school construction project.
9. The enrollment projection provisions of the State's "space allocations" as outlined in WAC 392-343-045 determine just how much area of a school facility will be eligible for state matching funds. Building a new school (i.e., elementary, junior high, senior high) without full "unhoused" eligibility increases the amount of local funds that have to be spent on a project.
10. The State's "construction cost allocation" also impacts the level of state financial assistance, as spoken to in WAC 392-343-060.
11. Increases over time of the basic costs of construction, labor, materials, and equipment. Over short periods these costs can be volatile. In particular, recent dramatic escalations in material costs have greatly impacted project costs.

Funding Sources

School districts utilize budgets consisting of several discrete funds. However, for the most part, the capital needs of any school system are addressed with the Capital Projects Fund and the Debt Service Fund.

The Capital Projects Fund is used for purposes such as: (a) to finance the purchase and development of school sites; (b) the construction of new and replaced facilities and the modernization of existing facilities; and (c) the purchase of initial equipment, library books and textbooks for new, replaced and remodeled facilities. Revenues accruing to the Capital Project Fund come primarily from bond sale proceeds, capital levy collections and state matching funds. However, revenues from the General Fund, the sale or lease of property and contributions can also be accrued to the Capital Projects Fund. Under the authority of the Growth Management Act (GMA), impact fees are accrued to the Capital Projects Fund. Mitigation funds that accrue under the authority of SEPA or the State Subdivision Act are also deposited in the District's Capital Projects Fund.

The Debt Service Fund is used as a mechanism to pay for bonds. When a Bond Issue passes, a school district sells bonds that have a face value and an interest rate. Local property taxes are adjusted to provide the funds necessary to meet the approved periodic payments on sold bonds. The proceeds from the taxes collected for this purpose are deposited in the Debt Service Fund and drawn out for payments at the appropriate times.



Sources of Public Money

Bonds

These are financial instruments having a face value and an interest rate that is determined at the time and by the conditions of their sale. Bonds are backed by the "full faith and credit" of the issuing school district and may be paid from proceeds derived from a specific increase in the property taxes for that purpose. The increase in taxes results in an "excess levy" of taxes beyond the constitutional limit, so the bonds must be approved by a vote of the people in the jurisdiction issuing them. The total of outstanding bonds issued by the jurisdiction may not exceed five percent of the assessed value of the property within that jurisdiction at the time of issuance.

Bonds are multi-year financial instruments, generally issued by school districts for 20 years. Because of their long-lasting impact, they require both an extraordinary plurality of votes and a specific minimum number of voters for validation. The positive votes must equal or exceed 60 percent of the total votes cast on the issue and the total number of voters must equal or exceed 40 percent of the total number of voters in the school district who cast ballots in their last general election.

Proceeds from bond sales are limited by bond covenants and must be used for the purpose(s) for which the bonds are issued. They cannot be converted to a non-capital or operating purpose. The life of the improvement resulting from the bonds must meet or exceed the term of the bonds themselves.

Capital Levies

These differ from bonds in that they do not result in the issuance of a financial instrument and, therefore, do not affect the "bonded indebtedness" of a school district. This method of financing is a straight increase in property tax rates to produce a voter-approved dollar amount. The amount generated from the capital levy is then available to a district in the approved year. The actual levy rate itself is determined by dividing the number of dollars approved by the assessed valuation of the total school district at the time the taxes are set by the County Council.

Capital levies can be approved for up to a six-year period. The amounts to be collected are identified for each year separately and the tax rates set for each individual year. Like bond issues, capital levies must be used for the specified capital purpose(s) for which they were passed. They cannot be converted to a non-capital or operating purpose.



State Matching Funds

The State of Washington has a Common School Construction Fund. The State Board of Education is responsible for administration of the funds and the establishment of matching ratios on an annual basis. The Office of the Superintendent of Public Instruction (OSPI), on behalf of the State Board of Education, has determined that Puyallup School District's matching ratio for 2022 is 63.48%, for those expenses that are defined as match eligible.

The base to which the percent is applied is the cost of construction, as determined by the Construction Cost Allocation. The Construction Cost Allocation is an index of construction costs that is used by the state to help define or limit their level of support. This construction cost index rarely matches the actual cost of school construction in districts across Washington State. Nevertheless, the Construction Cost Allocation for school construction costs per OSPI as of July 1, 2022, is \$246.83 per square foot.

The formula for determining the amount of state matching support can be expressed as $A \times B \times C = D$, where:

A = eligible area (determined by OSPI's student square foot allowances)

B = the Construction Cost Allowance (in dollars per square foot)

C = a school district's applicable matching rate

D = the amount of state fiscal assistance to which a district will be entitled

Qualification for state matching funds involves an application process. Districts may submit information for consideration by the State Board of Education. Once approved, a district qualifies for matching funds in a sequence that recognizes the existing approvals of previous submittals. Failure of a school district to proceed with a project in a timely manner can result in the loss of a district's "place in line."

Funds for the state match come from the Common School Construction Fund using revenues accruing predominantly from the sale of renewable resources, primarily timber, from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet current needs, the legislature can appropriate additional funds, or the State Board of Education can establish a moratorium on certain projects (Chapter 392, Sections 341-347 of the Washington Administrative Code).

Market demand for timber and wood products has been declining over the past decade resulting in a substantial decrease in state matching revenues. Efforts in the State Legislature to supplement timber-generated revenues with general fund moneys have been partially successful. As noted in WAC 392-343-057, if state matching monies are not available to fund a specific school project, then school districts may proceed at their own financial risk. At such time state monies do become available, reimbursement will be made to the district for the state's share of said school project.



Mitigation/Impact Fees

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee."

Mitigation or impact fees can be calculated based on "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development. A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or portable school space or to pay for permanent and/or portable school space previously constructed due to growth in the district. The amounts to be charged are then calculated based on the costs for providing the space and the projected number of students in each residential unit. A district's School Board must first approve the application of the mitigation or impact fees, and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns. In the Puyallup School District those general government jurisdictions include the City of Puyallup, City of Edgewood, and City of Fife, along with Pierce County.

Furthermore, developers may contribute properties that will have value to a district. In such cases, the developer is entitled to a credit for the actual cost of the provided property. This credit can reduce or eliminate the mitigation or impact fee that would have been chargeable under the mitigation/impact fee calculation. Following is the mitigation fee calculation for this year (see Table 16).

The district anticipates receipt of approximately \$9,000,000 over the next six years. This calculates to be an average annual collection rate of \$1,500,000.

Table 15 is a summary of the impact fee calculation factors with brief comments related to their origin. The factors are used in the calculation to determine the fee.

Table 16 represents Puyallup School District's Unfunded Need calculation for 2022. The Unfunded Need calculation represents the average financial impact, per new residential unit, to the district to pay for the necessary public facilities to serve new student growth. Ultimately, in the case of the Puyallup School District, the municipalities of Puyallup, Fife, Edgewood, and Pierce County determine the rate of impact fee collection as adopted in their respective impact fee ordinances. At the request of Pierce County, a note has been added at the bottom of Table 16 that calculates the Fee Obligation, per Pierce County code 4A.30.030



Table 15				
Impact Fee Calculation Factors				
Description	Grade Span	Value	Units	Comments
Student Generation Factor - Single Family Residence	Elementary	0.421	Students/Resid	See Table 7
" "	Jr. High	0.158	Students/Resid	" "
" "	Sr. High	0.138	Students/Resid	" "
Student Generation Factor - Multi-Family Residence	Elementary	0.214	Students/Resid	See Table 8
" "	Jr. High	0.063	Students/Resid	" "
" "	Sr. High	0.050	Students/Resid	" "
Facility Acreage	Elementary	17	Acres	Based on Dessie Evans Elementary site acreage
"	Jr. High	43.2	Acres	Based on Tacoma Water property purchase next to Hunt Elementary. Site has critical area and entitlement constraints.
"	Sr. High	1.1	Acres	Based on Immanuel Lutheran property acquisition near Puyallup High School.
Cost per Acre	Elementary	\$0	Cost/Acre	
"	Jr. High	\$46,875	Cost/Acre	Based on Tacoma Water property purchase
"	Sr. High	\$681,818	Cost/Acre	Based on Immanuel Lutheran property acquisition near PHS
Facility Capacity - New Construction	Elementary	1,000	New Student Capacity	Elementary 24 Planned Capacity
" "	Jr. High	1,000	New Student Capacity	Based upon proposed student capacity for Stahl Junior High.
" "	Sr. High	400	New Student Capacity	Projected new capacity of ERHS classroom addition project.
Facility Size - Temp Construction	Elementary	22	Adopted Elementary LOS	22 students per general education teaching station.
" "	Jr. High	30	Adopted Secondary LOS	30 students per general education teaching station.
" "	Sr. High	32	Adopted Secondary LOS	32 students per general education teaching station.
Permanent Student Capacity	Elementary	1,257,381	Square Feet	see Table 4
" "	Jr. High	717,204	Square Feet	see Table 4
" "	Sr. High	651,698	Square Feet	see Table 4
Portable Sq. Footage(Total)	Elementary	106,896	Square Feet	see Table 4
" "	Jr. High	17,376	Square Feet	see Table 4
" "	Sr. High	42,944	Square Feet	see Table 4
Facility Cost - New Construction	Elementary	\$96,831,457	Cost of new 44 homeroom school	Based upon Mid Point Construction Cost Estimate for Elementary 24.
" "	Jr. High	\$16,800,000	Cost/Grade Level	Based upon total project costs for Stahl Junior High classroom addition.
" "	Sr. High	\$51,320,000	Cost/Grade Level	ERHS Classroom Addition Mid Point (Jan 2027) Cost Estimate
Facility Cost - Temp Construction	Elementary	\$250,000	Cost/Portable	Assumes the reuse / relocation of existing portables within the district.
" "	Jr. High	\$250,000	Cost/Portable	" "
" "	Sr. High	\$250,000	Cost/Portable	" "
Construction Cost Allocation	All	\$246.83	Cost/Sq Foot	Per State OSPI as of July 1, 2022
OSPI Space Allocation/Student	Elementary	90.0	Sq Foot/Student	Per State Funding Allocation
"	Jr. High	121.3	Sq Foot/Student	" "
"	Sr. High	130.0	Sq Foot/Student	" "
State Funding Assistance	All	63.48%	Percent	2022 State Funding Assistance for Puyallup SD
Average Assessed Value - Single Family	All	\$ 549,702	Cost/Unit	Per Pierce County Assessor-Treasurer 2022 Residential Revaluation Report
Average Assessed Value - Multi-Family	All	\$ 344,551	Cost/Unit	Per Pierce County Assessor-Treasurer 2022 Residential Revaluation Report, using "Townhouse" avg
Capital Bond Interest Rate	All	3.36%	Percent	Estimated average rate of outstanding bond sales.
Years Amortized	All	10	Years	Pierce County Code 4.A.30.030, Table 4A-1.
Property Tax Levy Rate - Capital Construction Portion	All	\$ 1.68	Cost/1000 of Assessed Value	Per Pierce County Assessor-Treasurer Assessed Values, Levy Rates & Taxes for tax year 2022.



**Table 16
Impact Fee Calculation**

School Site Acquisition Cost:								
(((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor)								
	Facility	Cost/	Facility	Student	Student	Calculated		
	Acreage	Acres	Size	Factor	Factor	Cost/	Cost/	
				SFR	MFR	SFR	MFR	
Elementary	17.00	\$0	1,000	0.421	0.214	\$ -	\$ -	
Jr. High	43.20	\$46,875	1,000	0.158	0.063	\$ 319.95	\$ 127.58	
Sr. High*	14.50	\$681,818	1,800	0.138	0.050	\$ 757.95	\$ 274.62	
<i>*includes costs for potential additions to existing campuses only</i>						TOTAL	\$ 1,077.90	\$ 402.20
School Construction Cost:								
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft))								
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR	
				SFR	MFR	SFR	MFR	
Elementary	100.00%	\$96,831,457	1,000	0.421	0.214	\$ 40,766.04	\$ 20,721.93	
Jr. High	100.00%	\$16,800,000	200	0.158	0.063	\$ 13,272.00	\$ 5,292.00	
Sr. High	100.00%	\$51,320,000	400	0.138	0.050	\$ 17,705.40	\$ 6,415.00	
TOTAL						\$ 71,743.44	\$ 32,428.93	
Temporary Facility Cost:								
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet))								
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR	
				SFR	MFR	SFR	MFR	
Elementary	100.00%	\$250,000	22	0.421	0.214	\$ 4,784.09	\$ 2,431.82	
Jr. High	100.00%	\$250,000	30	0.158	0.063	\$ 1,316.67	\$ 525.00	
Sr. High	100.00%	\$250,000	32	0.138	0.050	\$ 1,078.13	\$ 390.63	
TOTAL						\$ 7,178.88	\$ 3,347.44	
State Matching Credit:								
Area Cost Allowance X SPI Square Footage X State Match % X Student Factor								
	Area Cost	SPI	State	Student	Student	Cost/	Cost/	
	Allowance	Footage	Match %	Factor	Factor	SFR	MFR	
				SFR	MFR	SFR	MFR	
Elementary	246.83	90.0	63.48%	0.421	0.214	\$ 5,936.90	\$ 3,017.80	
Jr. High	246.83	121.3	63.48%	0.158	0.063	\$ 3,002.98	\$ 1,197.39	
Sr. High	246.83	130.0	63.48%	0.138	0.050	\$ 2,810.98	\$ 1,018.47	
TOTAL						\$ 11,750.86	\$ 5,233.67	
Tax Payment Credit:								
						SFR	MFR	
Average Assessed Value						\$ 549,702	\$ 344,551	
Capital Bond Interest Rate						3.36%	3.36%	
Net Present Value of Average Dwelling						\$ 4,604,085	\$ 2,885,822	
Years Amortized						10	10	
Property Tax Levy Rate						\$ 1.68	\$ 1.68	
Present Value of Revenue Stream						\$ 7,724.76	\$ 4,841.85	
Fee Summary:								
				Single -	Multiple -			
				Family	Family			
Site Acquisition Costs				\$ 1,077.90	\$ 402.20			
Permanent Facility Cost				\$ 71,743.44	\$ 32,428.93			
Temporary Facility Cost				\$ 7,178.88	\$ 3,347.44			
State Match Credit				\$ (11,750.86)	\$ (5,233.67)			
Tax Payment Credit				\$ (7,724.76)	\$ (4,841.85)			
Unfunded Need				\$ 60,524.62	\$ 26,103.06	YEAR 2022		
Note: Pierce County code 4A.30 calculates the Unfunded Need x 50% = the Fee Obligation (The Fee Obligation is the lesser of the Fee Calculations or the Maximum Fee Obligation as defined in Pierce County code 4A.30.030 School Impact Fee Schedule)				\$ 30,262.31	\$ 13,051.53			



Funding for School Facilities

The ability to move forward on school construction projects in the Puyallup School District hinges primarily on two factors. First, the district needs to have local funding available to help pay for the cost of any school construction project. Normally, school districts secure most of their local funds through the sale of general obligation bonds, as approved by the voters of their districts. The authority to issue and sell such bonds rests in the Constitution and laws of the State of Washington, including RCW 28A.530.010 and RCW 84.52.056.

Second, and of importance to the Puyallup School District, is its eligibility for State Matching Funds. Such state financial assistance is used along with local funds to pay for the cost of school construction projects. However, state monies cannot be used to purchase school sites, to make off-site improvements and/or fund those specific items spoken to in WAC 392-343-120. The formula for determining the exact amount of State Matching Funds a district can receive is set forth in WAC 392-343-020.

Table 17 shows how the district plans to fund the projects enumerated in this report. The allocation of bond-related funds is subject to review by the Bond Oversight Committee and ultimately consideration by the Board of Directors.



Table 17
Six Year Finance Plan
Costs in Millions (M)³

Project ⁴										Source of Revenue ¹						
	Pre-2022 ⁵	2022	2023	2024	2025	2026	2027	Post-2027 ⁶	Total Project Cost	2015 Bond Program ⁷	2015 Bond State Match	2024 Bond Program	Other Capital Funds	Planned Impact Fee Allocation	Pre-2022 Impact Fee Allocation	Impact Fee Funding - % of Growth-Related Project Costs ⁸
Firgrove Elementary Replacement (2019)	\$45.9 M								\$45.9 M	\$44.7 M					\$1.2 M	7%
Hunt Elementary Classroom Addition (2018)	\$10.7 M								\$10.7 M	\$10.2 M					\$.6 M	5%
Northwood Elementary Replacement (2019)	\$38.0 M								\$38.0 M	\$34.1 M				\$1.0 M	\$2.9 M	12%
Sunrise Elementary Replacement (2019)	\$42.7 M								\$42.7 M	\$40.5 M				\$.5 M	\$1.7 M	9%
Pope Elementary Remodel and Expansion (2020)	\$40.0 M								\$40.0 M	\$38.7 M				\$.5 M	\$.8 M	4%
Dessie Evans Elementary New Construction (2019)	\$51.6 M								\$51.6 M	\$47.4 M				\$1.0 M	\$3.1 M	6%
Ballou Junior High Addition (2021)	\$22.9 M								\$22.9 M		\$22.4 M			\$.5 M		
Stahl Junior High Addition (2021)	\$16.5 M								\$16.5 M		\$16.0 M			\$.5 M		
Ferrucci Junior High Addition (2022)		\$25.6 M							\$25.6 M		\$25.1 M			\$.5 M		
Kessler Center (2021)	\$25.6 M								\$25.6 M		\$25.6 M					
Property Acquisition next to Puyallup High School	\$.8 M		\$.3 M						\$1.1 M				\$.3 M		\$.8 M	100%
Property Acquisition from Tacoma Public Utilities (2021)	\$2.0 M								\$2.0 M				\$1.0 M	\$1.0 M		
Property Acquisition next to Sparks Stadium		\$.2 M							\$.2 M				\$.2 M			
Elementary 24 New Construction							\$96.8 M		\$96.8 M			\$95.8 M		\$1.0 M		
Puyallup HS Master Plan Phase 2							\$119.7 M		\$119.7 M			\$119.2 M		\$.5 M		
Rogers HS Master Plan Phase 1							\$84.5 M		\$84.5 M			\$84.0 M		\$.5 M		
Emerald Ridge HS Addition							\$51.3 M		\$51.3 M			\$50.8 M		\$.5 M		
Walker HS Addition							\$20.6 M		\$20.6 M			\$20.6 M				
Spinning Elementary Replacement							\$58.1 M		\$58.1 M			\$58.1 M				
Waller Road Elementary Replacement							\$61.1 M		\$61.1 M			\$61.1 M				
Glacier View JH Addition							\$20.5 M		\$20.5 M			\$20.5 M				
Temporary Instructional Space (Portables)		\$6.2 M	\$.8 M	\$.8 M	\$.8 M	\$.8 M	\$.8 M		\$10.2 M	\$6.2 M			\$3.0 M	\$1.0 M		
Total Cost		\$32.0 M	\$1.1 M	\$.8 M	\$.8 M	\$.8 M	\$97.6 M	\$415.9 M	\$549.0 M	\$221.8 M	\$89.1 M	\$510.2 M	\$4.5 M	\$9.0 M	\$11.0 M	

Note¹: 2015 Bond Program projects were front-funded by the bond issue. When state matching funds are received, bond funds are released and reallocated at the Board's discretion.

Note²: Shaded cells represent the planned design and construction timeline for each major capital project. Although costs will occur throughout said timeline, the total cost of the project is displayed in the year of projection completion.

Note³: Future project dollars are adjusted for expected inflation. All numbers are rounded to the Tenth Million.

Note⁴: Includes growth-related projects only. Year of project completion in parenthesis for completed projects.

Note⁵: Growth-related projects completed prior to 2022 will remain in the finance plan for 10 years after completion, or until the growth portion of the project has been fully reimbursed by impact fee revenue, whichever is first.

Note⁶: Growth-related projects completed after 2027. Projects costs will begin in the years indicated by a shaded cell.

Note⁷: District-wide Infrastructure (Life Cycle) and Bond Contingency funds from 2015 Bond Program not included.

Note⁸: Percentage represents the portion of Pre-2022 Impact Fee Revenue expended towards a Pre-2022 project (growth portion only, if pro-rated).



IV. Appendix



School Property Descriptions

This Capital Facilities Plan provides a brief description of each school facility. The descriptions include such items as the date of construction and/or modernization, names of the architect and contractors and the identification of funding sources. They may include a short explanation of how the school was named. In addition, the descriptions identify what kind of permanent instructional spaces exist, the school's Condition and Suitability Score and a perspective of when the facility will be eligible for State Matching Funds for modernization.

BROUILLET ELEMENTARY SCHOOL

17207 94th Avenue East

Puyallup, WA 98375

Brouillet Elementary School was opened in 1990 and is located in the Gem Heights Development on South Hill, west of Meridian Street South. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was C & T Construction, also of Tacoma, Washington. Brouillet Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named after Dr. Frank "Buster" Brouillet. Dr. Brouillet was a graduate of Puyallup High School where he also served as a teacher and counselor. Later, he served as a State Legislator and finished his professional career as the Superintendent of Public Instruction and President of Pierce College.

The education specifications for the permanent building were designed with a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms, and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 70. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2010. However, redevelopment of the Brouillet Elementary site is limited by Pierce County zoning regulations related to Thun Field. In general terms, these regulations restrict building improvements to the existing footprint.



CARSON ELEMENTARY SCHOOL

8615 184th Street East

Puyallup, WA 98375

Carson Elementary School opened in September 2007 and was dedicated a month later in October 2007. The school is located on approximately 15 acres inside the Silver Creek Master Plan Development on South Hill, west of Meridian Street South, south of 176th Street East, having frontage along the west side of Gem Heights Drive.

The school was named after Emma L. Carson, who was the first teacher in the Puyallup School District in 1854. Classes were held in the Blockhouse along the Puyallup River, and there were four students in her class. A stone marker stands today at the site of the Blockhouse, and a chestnut tree that the Carson's planted is still living. Carson was one of 150 people honored during the Puyallup School District's 150th Anniversary celebration.

Carson Elementary was a state-matched project with the local funds coming from the 2004 Bond Issue. The project architect was BLRB Architects from Tacoma, Washington, and the general contractor was Commercial Structures, Inc. from Burien, Washington.

The school is designed to house a 750-student population and includes twenty-four (24) general classrooms, twelve (12) Small Group project rooms, three (3) kindergarten classrooms, two (2) music classrooms, three (3) specialty classrooms together with a library, technology lab, stage and gymnasium program areas.

In 2012, the school building received a Building Assessment Score of 90, which is the maximum score allowed for buildings older than one year. It will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.

DESSIE F. EVANS ELEMENTARY

7911 144th St. E.

Puyallup, WA 98375

This 16.84-acre property was purchased in January of 2007 for a total sum of \$5,810,000 (approximately \$345,000 per acre) excluding district consultant costs. The site was purchased as a location for a future elementary school to relieve overcrowding and accommodate anticipated enrollment growth in the southwest area of the district.

The property is located on 144th Street East, just west of 80th Avenue Court East. It is an "L" shaped property with a relatively uniform slope from east to west. The school, Dessie F. Evans Elementary, opened to students for the 2019-20 school year.

The Dessie F. Evans Elementary project was constructed with funding from the 2015 Bond Issue. The project architect was NAC Architecture from Seattle, Washington, and the general contractor was Garco Construction from Tacoma, Washington.



Dessie Evans taught in the district for 33 years. Evans was 21 years old in 1975 when she moved to the Pacific Northwest from Frierson, Louisiana. She grew up in a very small town where all students in her school were African American. It wasn't until she started high school that integration began, and she had a few Caucasian teachers.

A graduate from Southern University in Baton Rouge, Louisiana and looking for adventure, she moved to Washington on an affirmative action program. After student teaching in Redmond, she interviewed with a couple of districts before landing at Kalles Junior High in Puyallup. Evans spent her entire career at Kalles teaching social studies and language arts to seventh graders, and some eighth graders. She retired in 2008, then served as a substitute teacher until 2011.

Dessie F. Evans Elementary is 110,000 sq. ft. school consisting of forty-four (44) classrooms and twenty-one (21) project rooms as well as two (2) special education classrooms, two (2) music rooms, library, gymnasium/commons/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. At time of construction, Dessie F. Evans Elementary was the largest elementary school in the State of Washington.

The school will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.

EDGERTON ELEMENTARY SCHOOL
16528 127th Avenue Court East
Puyallup, WA 98374

Edgerton Elementary School opened in September 2007 and was dedicated a month later in October. The school is located on approximately 12 acres inside the Sunrise Master Plan Development on South Hill, east of Meridian Street South on the south side of 164th Street East.

The school was named after George W. Edgerton, a founding father of Puyallup, who served as a civic and business leader in the community. He was one of the 71 people who signed a petition to incorporate Puyallup in 1890 and was the last survivor of the group. His list of civic contributions is lengthy, including founder and director of Citizen's State Bank for 46 years, a founder and director of the Western Washington Fair, and a member of the Puyallup School Board for 24 years.

Edgerton Elementary was a state-matched project with the local funds coming from the 2004 Bond Issue. The project architect was BLRB Architects from Tacoma, Washington, and the general contractor was Neeley Construction from Puyallup, Washington.

The school is designed to house a 750-student population. The school includes twenty-four (24) general classrooms, twelve (12) small group project rooms, three (3) kindergarten



classrooms, two (2) music classrooms, three (3) specialty classrooms together with a library, technology lab, stage and gymnasium program areas.

In 2012, the school building received a Building Assessment Score of 89, compared to a districtwide rating average of 76.4. It will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.

FIRGROVE ELEMENTARY SCHOOL

13918 Meridian East

Puyallup, WA 98373

Firgrove Elementary School is located on South Hill, west of Meridian Street South and south of 136th Street East. The original school opened in 1930 as part of the former Firgrove School District. In 1946, the Firgrove School District consolidated with the Puyallup School District. In 1951, a single classroom and a workroom were added to the original structure. A main classroom building was constructed and opened in 1961. A six (6) classroom addition was made on the north side of the building in 1977. A play shed was constructed in 1980. In 1986, the original school was completely modernized. The remodel was a state matched project with local funding coming from the 1984 Bond Issue.

As part of the 2015 bond package, the Firgrove Elementary replacement school was a \$31.5 million project that increased the building capacity to 730 students. This was an 82,000 sq. ft. replacement school consisting of 30 classrooms and 15 project rooms as well as four (4) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the west of the original school and south of Ballou Junior High. The new school, a design of Mahlum Architects from Seattle, Washington, and constructed by Neeley Construction from Puyallup, Washington, was built according to Washington State's green building standard for high performance buildings. This environmentally friendly design includes energy efficiency, daylighting, water conservation, stormwater treatment and sustainable materials.

The school opened to students in September 2019 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.



FRUITLAND ELEMENTARY SCHOOL

1515 South Fruitland

Puyallup, WA 98371

Fruitland Elementary School opened in 1965 and is located within the western portion of the City of Puyallup. The project architect was Seifert, Forbes and Berry of Tacoma, Washington, and the general contractor was KAM Construction, also of Tacoma, Washington.

The school was named Fruitland Elementary because it was located in an area that had become known as Fruitland. The Ross family, early pioneers to that area, had extensive fruit orchards, hence, the name Fruitland.

In 1991, the building was completely modernized, and a small addition was made to the library. This remodel/addition was a state matched project with the local funds coming from the 1988 Bond Issue.

In 2006, an eight (8) classroom, 12,700 SF addition was completed as part of the 2004 Bond Program.

The education specifications for the permanent building were designed with a total of 19 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 68, compared to a districtwide rating average of 76.4. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

HUNT ELEMENTARY SCHOOL

12801 144th Street East

Puyallup, WA 98374

Hunt Elementary School was opened in 1990 and is located on South Hill, east of Meridian Street South and just north of 144th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was C & T Construction, also of Tacoma, Washington. Hunt Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named after Mr. Warren D. Hunt. Mr. Hunt was a graduate of Puyallup High School and the University of Puget Sound. Warren was a local businessman and civic leader for many years. For 16 years he served as a member of the Puyallup School District's Board of Directors.



The education specifications for the permanent building were designed with a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In 2012, the building received a Building Assessment Score of 76, compared to a districtwide rating average of 76.4. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in 2010.

A 12 classroom, 16,000 square foot addition opened at the beginning of the 2018-19 school year funded by the 2015 Bond Issue. The school will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2048.

KARSHNER ELEMENTARY SCHOOL

1328 8th Avenue Northwest

Puyallup, WA 98371

Karshner Elementary School opened in 1953 and is located in west Puyallup, west of Meridian Avenue and north of Stewart Avenue. A major addition to the school was completed in 1962. The entire school was modernized in 1989. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The school was named after Dr. Warner Karshner, who was a well-known doctor in Puyallup. Before becoming a doctor, he taught at Spinning School for a few years. Dr. Karshner was also a member of the state legislature for 12 years. He was always a supporter of the value of education.

Dr. Karshner and his wife traveled extensively throughout the world bringing many interesting souvenirs back to Puyallup. With those souvenirs, they founded the Karshner Museum in memory of their deceased son. The Museum is located in the old Stewart School Building, located in east Puyallup, east of Meridian Avenue and north of Main Avenue East.

The permanent school building was designed with a total of 12 general-use classrooms, one (1) pre-first classroom, one (1) kindergarten classroom and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 68, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2009.

On July 5, 2020, a fire significantly damaged the east wing of the Karshner building, among other areas. For the 2020-21 school year, Karshner Elementary was housed in the former Firgrove Elementary building on South Hill. Restoration was completed at Karshner and the opened to students in September 2021.



MAPLEWOOD ELEMENTARY SCHOOL

1110 West Pioneer

Puyallup, WA 98371

The first Maplewood School was constructed in 1891 and consisted of four (4) classrooms. The school is located in west Puyallup, west of Meridian Avenue and just south of West Pioneer. Maplewood School was named in recognition of all the maple trees that existed in the vicinity.

The original structure was razed, and the current building was constructed and opened in 1934. In 1948, a gym/stage and a seven (7) classroom addition were built. In 1952, an additional two (2) classrooms were built on the east wing.

In 1998, Maplewood Elementary School was completely modernized. The project also included construction of a gymnasium/stage facility. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington. The general contractor was Neeley Construction of Puyallup, Washington. The modernization/addition was a state matched project with local funding coming from redirected 1991 Bond Issue revenues.

The education specifications for the permanent building are designed with 13 general-use classrooms, one (1) kindergarten classroom, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 83, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2029.

MEEKER ELEMENTARY SCHOOL

409 5th Street Southwest

Puyallup, WA 98371

Meeker Elementary School was built in 1923 and is located in southwest Puyallup, west of Meridian Avenue and south of West Pioneer Avenue. In 1936, the school was remodeled and expanded. In 1948, another new addition was constructed.

In 1979, an arson fire damaged most of Meeker Elementary School, doing \$500,000 worth of damage. Double shifting at Maplewood Elementary School and the use of rooms at the Presbyterian Church enabled students to attend school while Meeker was being rebuilt.

It is assumed that Meeker Elementary School was named for Puyallup Valley pioneer, Ezra Meeker. Others have disputed that claim and think possibly another member of the Meeker family was the intended honoree. However, sometime in the 1960's the Puyallup School Board put the question to rest by officially designating the school as Ezra Meeker Elementary.



A major remodel and expansion of Meeker was completed in the summer of 2006. The work included a multi-purpose addition of about 4,000 SF and conversion of the existing gym into two classrooms.

The education specifications for the permanent building are designed for a total of 14 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 81, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2036.

MOUNTAIN VIEW ELEMENTARY SCHOOL

3411 119th Avenue Court East

Edgewood, WA 98372

Mountain View Elementary School was opened in 1966 as part of a separate Edgemont School District. In 1967, the Edgemont School District and the Puyallup School District consolidated. Mountain View Elementary School is located on North Hill, east of Meridian Avenue North and south of 32nd Street East.

In 1979, the kindergarten and music addition was constructed. In 1991, the school was remodeled and several of the buildings were connected. This remodel/addition was a state matched project with local funds coming from the 1988 Bond Issue.

The education specifications for the permanent buildings are designed to have a total of 11 general-use classrooms, one (1) kindergarten room, one (1) special education classroom and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the district's prototype play sheds. In 2012, the main building received a Building Assessment Score of 68, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

NORTHWOOD ELEMENTARY SCHOOL

9805 24th Street East

Edgewood, WA 98371

The original Northwood Elementary School opened in 1974 and was located on North Hill, west of Meridian Avenue North and just north of 24th Street East. This school was one of seven (7) school projects constructed in Washington under the Washington School Building Systems Program (WSBSP), Program One. In this program, bidders were invited to design structural, roofing, mechanical, space division, ceiling lighting, carpet, casework and fire protection systems. The design of each of the seven (7) schools was finalized in the local districts using the same low bid components for each project. Non-system items such as site work, utilities, foundations, slabs, exterior walls, finish hardware, specialties and plumbing required to complete each project were added and bid on an individual basis.



The project architect for Northwood Elementary School was Brudevold & Putnam Architects of Puyallup, Washington, and the general contractor was William. B. Johnson of Sumner, Washington. In 1977, an addition was made at Northwood that added more classroom spaces.

The voter approved 2015 bond enabled the district to replace Northwood Elementary. The Northwood Elementary replacement school was a \$26.2 million project that increased the building capacity to 730 students. The 83,000 sq. ft. replacement school consists of 30 classrooms and 15 project rooms as well as two (2) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the northeast of the original school. The new school was designed by Studio Meng Strazzara from Seattle, Washington, and constructed by CE&C Inc. from Tacoma, Washington. It was built according to Washington State's green building standard for high performance buildings. This environmentally friendly design includes energy efficiency, daylighting, water conservation, stormwater treatment and sustainable materials.

The school opened to students in September 2019 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.

POPE ELEMENTARY SCHOOL

15102 122nd Avenue East

Puyallup, WA 98374

Pope Elementary School was opened in 1981 and is located on South Hill, east of Meridian Street South and just north of 152nd Street East. The project architect was Seifert, Forbes and Berry of Tacoma, Washington, and the general contractor was Pilcher Construction of Puyallup, Washington. Pope Elementary School was a state matched project with the local funds coming from the 1978 Bond Issue.

The school was named after Ms. Florence Pope. Ms. Pope was born on June 17, 1909, in Mabton, Washington, and was a graduate of Central Washington University and Columbia University. Florence began teaching in Prosser, Washington, in 1929, and later taught at Spinning Elementary in the Puyallup School District. She served as the Director of Elementary Schools in Puyallup from 1945 until her retirement in 1974. Florence Pope passed away on March 1, 1992.

The voter approved 2015 Bond provided funds to expand and remodel the school to a 30-homeroom classroom elementary. The work included construction of a 12-classroom addition, along with two (2) music rooms, and modernization of the existing building (approximately 83,000 square feet total construction), selective demolition of existing structures, removal of portables, relocation of some play areas, the addition of a detached cover play shed, and expansion of the bus loop and parking areas. The design accommodates all-day kindergarten and special education and tuition preschool.



The permanent building has a total of 30 homeroom classrooms, two (2) music rooms, and a number of smaller specialty instructional spaces.

The school opened to students in September 2020 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2050.

RIDGECREST ELEMENTARY SCHOOL
12616 Shaw Road East
Puyallup, WA 98374

Ridgecrest Elementary School was opened in 1981 and is located on South Hill, east of Meridian Street South and north of 128th Street East. The project architect was Seifert, Forbes and Berry of Tacoma, Washington, and the general contractor was Pilcher Construction Company of Puyallup, Washington. Ridgecrest Elementary School was a state match project with the local funds coming from the 1978 Bond Issue.

The school was named in recognition for its proximity to the western edge of the Sumner-Orting Valley.

The education specifications for the permanent building were designed for a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 69, compared to a districtwide rating average of 76.4. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

SHAW ROAD ELEMENTARY SCHOOL
1106 Shaw Road
Puyallup, WA 98372

Shaw Road Elementary School was opened in 1992 and is located in east Puyallup, south of East Pioneer and just west of Shaw Road. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was Absher Construction Company of Puyallup, Washington. Shaw Road Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named in recognition of its location. The north-south roadway that borders this school site and connects East Pioneer Avenue with Old Military Road was named Shaw Road after the Shaw family who moved to this area in 1901.

The education specification for the permanent building was designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment



Score of 81, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2012. A 12-classroom, 16,000 square foot addition opened at the beginning of the 2017-18 school year.

SPINNING ELEMENTARY SCHOOL

1306 East Pioneer

Puyallup, WA 98372

Spinning Elementary School began as a four (4) room schoolhouse in 1891. Spinning Elementary School is located in east Puyallup, east of Meridian Avenue and just south of East Pioneer Avenue.

The school was named after Frank R. Spinning. Mr. Spinning was born in Olympia, Washington, on August 6, 1860. Frank received his early education in an Indian school on the Puyallup reservation, later attending the public schools of Puyallup and Sumner, and completing his studies in the schools of Portland, Oregon.

In 1882, Mr. Spinning engaged in farming at a location in the Stuck Valley, three (3) miles north of Sumner. For many years Mr. Spinning took an active part in public affairs and served in a number of important official positions. For example, from 1883 to 1887 he was a member of the Board of County Commissioners and was a member of the Sumner School Board for 18 years.

A two (2) room addition was made to Spinning Elementary School in 1923 and a four (4) room addition was added in 1926. The V-shaped building was remodeled in 1935 and the play court, which was an outside play court, was made into an enclosed play court with a stage.

The east and west classroom wings were added to the V-building in 1961. In 1977, the special education wing was added. In 1985, the entire building was modernized with the exception of the special education wing. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The education specifications for the permanent building were designed to have a total of 12 general-use classrooms, one (1) kindergarten room, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 59, compared to a districtwide rating average of 76.4. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.



STEWART ELEMENTARY SCHOOL

426 4th Avenue Northeast

Puyallup, WA 98372

The present Stewart Elementary School was constructed under the 1997 Bond Program as a replacement for the 1962 building and opened in 2002. During the 2001-02 school year, the school was temporarily relocated to the old Edgemont Junior High building to allow for construction of the new building. It is located on the same site as the old Stewart Elementary School, which is now known as the Karshner Museum building. The site also housed Puyallup's Central School. Stewart Elementary School is located in east Puyallup, east of Meridian Avenue and north of Main Avenue East.

The school was named after James P. Stewart. Mr. Stewart was born near Croten, New York, now known as Treadway, New York, on September 20, 1833. Stewart came to the Puyallup Valley in 1859 and was the first permanent settler to file a claim in the valley following the Indian War of 1855-56.

In 1860, Stewart began teaching school near Spanaway Lake. That same year, he was elected as probate judge of Pierce County. About that same time, the Puyallup School District was revived, and directors voted to place a school on his land, near the location of Puyallup's Meridian Street Bridge. In 1861, J.P. Stewart was appointed as a school director.

Later in 1862, Stewart became the postmaster, a position he held for 11 years. By 1870, Mr. Stewart had gone into the hop farming business, while also continuing in the mercantile business. James P. Stewart died on January 13, 1895, at the age of 61.

An effort was made in the design to exploit the relationship with the Karshner Museum; thus, the school serves as an extended gallery for the museum. Furthermore, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 90, which is the maximum score for a building over one-year-old. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in 2032.

SUNRISE ELEMENTARY SCHOOL

2323 39th Avenue Southeast

Puyallup, WA 98374

The original Sunrise Elementary School opened in 1973 and was located on South Hill, east of Meridian Street South and just north of 39th Avenue Southeast. In 1977, a separate building addition was made, including the construction of a play shed. The education specifications for the permanent buildings were designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, two (2) special education classrooms and a number of smaller specialty instructional spaces.



In 2012, the building received a Building Assessment Score of 63, compared to a districtwide rating average of 76.4.

The Sunrise Elementary replacement school was a \$30 million 2015 bond package project to increase the building capacity to 730 students.

This 82,000+ sq. ft. replacement school consists of 30 classrooms and 15 project rooms as well as two (2) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the west of the original school. The new school, designed by Studio Meng Strazzara of Seattle, Washington, and constructed by Forma Construction Co. of Olympia, Washington, was built according to Washington State's green building standard for high performance buildings. This environmentally friendly design includes energy efficiency, daylighting, water conservation, stormwater treatment and sustainable materials.

The school opened to students in September 2019 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.

WALLER ROAD ELEMENTARY SCHOOL

6312 Waller Road

Tacoma, WA 98443

Waller Road Elementary School first began in 1913 as a one-room schoolhouse named Woodrow School, in honor of our twenty-eighth president of the United States, Woodrow Wilson. The name was later changed to Waller Road Elementary School to fit the location of the school.

In the early 1920's, this small school building was moved to the rear of the school's current site. In 1936, a new three (3) classroom building was constructed on the same site. Waller Road Elementary School is located west of Puyallup, north of 64th Street East and just west of Waller Road.

In 1950, the Waller Road School District consolidated with the Puyallup School District and in 1953, the equivalent of three (3) more classrooms were added to the original 1936 structure. In 1960, three (3) classrooms and a play court were added on the north end of the building and six (6) classrooms, kindergarten, office area and multi-purpose rooms were added on the south side of the building.

The original Woodrow School remains a community center at its present location, about one quarter mile west and south of the Waller Road Elementary School site. Renovated as part of a 1976 Bicentennial project by the Waller Road Grange, the little schoolhouse earns its keep mainly as a museum and center for community historical materials.



In 1985, the school was completely modernized. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The education specifications for the permanent building were designed with a total of 12 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 66, compared to a districtwide rating average of 76.4. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

WILDWOOD PARK ELEMENTARY SCHOOL

1601 26th Avenue Southeast

Puyallup, WA 98374

Wildwood Park Elementary School opened in 1965 and is located in southeast Puyallup, east of Meridian Street South and south of 23rd Avenue Southeast. The project architect was Seifort, Forbes and Berry of Tacoma, Washington, and the general contractor was Absher Construction Company of Puyallup, Washington.

The school was named in recognition for its proximity to Wildwood Park, a city park located east of Meridian Street South and just north of 23rd Avenue East.

In 1976, a six (6) classroom addition was made on the east end of the building and a play shed was added in 1979. In 1991, the building was completely modernized, and a small addition was made to the library. This remodel/addition was a state matched project with the local funds coming from the 1988 Bond Issue.

The education specifications for permanent building were designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, five (5) special education classrooms and a number of smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 67, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

WOODLAND ELEMENTARY SCHOOL

7707 112th Street East

Puyallup, WA 98373

Woodland Elementary School began as a one-room schoolhouse in 1884 in a separate Woodland School District. The original school was located at its present South Hill site, west of Meridian Street South and just north of 112th Street East. Between 1884 and 1907, two other replacement school buildings were constructed on this same site.

In 1937, the fourth replacement building was built at the corner of 112th Street East and Fruitland Avenue. Additions were made on the east and north sides of the school in 1943,



1952, and again in 1955. In 1956, the Woodland School District consolidated with the Puyallup School District. In 1962, on the east side of the main classroom building, a covered play court was constructed. A new Woodland Elementary School building was opened on the east side of the site in 1993 and, at the same time, the structures located on the corner of 112th Street East and Fruitland Avenue were razed. The project architect on the new building was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was L P & H Construction Company of Longview, Washington. This new Woodland Elementary School was a state matched project with the local funding coming from the 1991 Bond Issue.

The education specifications for the permanent building were designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 82, compared to a districtwide rating average of 76.4. The building will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

ZEIGER ELEMENTARY SCHOOL

13008 94th Avenue East

Puyallup, WA 98373

Zeiger Elementary School was opened in 1996 and is located on South Hill, west of Meridian Street South and south of 128th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was Neeley Construction of Puyallup, Washington. Zeiger Elementary School was a state matched project with the local funding coming from the 1991 Bond Issue.

The school was named in honor of Mr. C. Edward Zeiger. Mr. Zeiger began his career in education as a fifth and sixth grade teacher at Maplewood Elementary School in 1952. In 1958, Ed moved to Firgrove Elementary School where he served as the principal and taught in grades five/six. Mr. Zeiger opened three new Puyallup School District schools as their principal. Ed retired in 1994 after 43 years of service to the district.

The education specifications for the permanent building were designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 86, compared to a districtwide rating average of 76.4. Zeiger Elementary will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2026.



AYLEN JUNIOR HIGH SCHOOL

101 15th Street Southwest

Puyallup, WA 98371

The present Aylen Junior High School building opened in 2008 and was constructed under the 2004 Bond Program as a replacement project for the old Aylen Junior High building. The new Aylen Junior High remains on the same 17.67-acre site located just north of West Pioneer in downtown Puyallup, on the east side of 15th Street SW. The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Jody Miller Construction from Tacoma, Washington. The new 100,000 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800-student population.

Aylen Junior High School was first opened as West Junior High School in 1962, modernization /addition projects constructed in 1979 and 1986. In 1970, the school's name was changed from West Junior High School to Aylen Junior High School. Dr. Charles H. Aylen graduated from the University of Manitoba Medical School in Winnipeg, Canada, in 1915. He served as a general practitioner in Puyallup until he retired in 1950. Dr. Aylen also served on the Puyallup School Board for 12 years. Charles Aylen passed away on April 18, 1981.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating possible for a building of one year or more. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2038.

BALLOU JUNIOR HIGH SCHOOL

9916 136th Street East

Puyallup, WA 98373

The newly remodeled and expanded Ballou Junior High School was completed in 2001 as part of the 1997 Bond Program. It is located on South Hill, west of Meridian Street South and just south of 136th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma. Ballou Junior High was a state matched project with the local funds coming from the 1997 Bond Issue.

The school was originally built in 1970 and named in honor of Mr. Frank H. Ballou. Mr. Ballou was born in Sanborn, Iowa, and moved to the Firgrove Community in 1943. Frank was very interested in youth and the activities of youth. In an effort to provide better education for Firgrove children, he spearheaded the consolidation of the Firgrove Elementary School District with the Puyallup School District in 1950.

The permanent buildings have a total of 30 classroom spaces, one (1) enlarged gymnasium, one (1) multi-purpose space, two (2) special education rooms and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 81, compared to a districtwide rating average of 76.4. Ballou JH will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2031.



In 2020, construction began to add an addition funded with state match funds generated from the 2015 Bond. The project was a GC/CM (*General Contractor/Construction Manager*) project which constructed an addition south of the existing facility to increase capacity to 1,000 students. This is the first project built by PSD using this delivery method.

Modifications included seven (7) additional classrooms, two (2) science rooms, a new library, an auxiliary gym, and removal of portables.

The project was completed in Sept. 2021.

EDGEMONT JUNIOR HIGH SCHOOL

2300 110th Avenue East

Edgewood, WA 98372

The new Edgemont Junior High School, one of the 1997 Bond Program projects, opened in the fall of 2001 and replaced the original school at the same site.

The Edgewood, Jovita and Mountain View school districts consolidated in 1936 creating the new Edgemont School District. Named for this "new" school district, the original Edgemont School was opened in 1938 on North Hill, east of Meridian Avenue North and just north of 24th Street East. In the beginning, the old school only had eight (8) classrooms and housed students in grades one through grade eight. Edgemont School changed to a junior high school in 1957 with the opening of Hilltop Elementary.

The permanent building has a total of 20 classroom spaces, one (1) gymnasium, one (1) practice gym, and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 89, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2031.

FERRUCCI JUNIOR HIGH SCHOOL

3213 Wildwood Park Drive

Puyallup, WA 98374

Ferrucci Junior High School was opened in 1982 and is located on South Hill, east of Meridian Avenue South and south of 23rd Avenue Southeast. The project architect was Burr and Associates of Tacoma, Washington, and the general contractor was Neeley Construction of Puyallup, Washington.

The school was named in honor of Dr. Vitt Ferrucci, a long-time area resident, veterinarian, and businessman. In addition, Dr. Ferrucci served the community as a School Board Member for over 38 years, from 1957 to 1995. Dr. Ferrucci was also a Board of Regents



member for Washington State University. Vitt Ferrucci was involved in numerous civic programs and resided in Puyallup until his death on June 1, 2009.

The 2004 Bond program funded a project to replace the roof along with the windows and flooring.

The permanent building has a total of 30 classroom spaces, one (1) gymnasium, one (1) multi-purpose space, three (3) special education rooms and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 67, compared to a districtwide rating average of 76.4. Ferrucci is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

In 2020, construction began to add an addition funded with state match funds generated from the 2015 Bond. The Ferrucci project added an addition of approximately 18,000 sq. ft. east of the existing facility and an addition to the commons of approximately 3,700 sq. ft. The modifications include ten (10) classrooms, expansion of the office and commons, removal of portables, expansion of the bus loop and parking areas, and conversion of a computer lab to a drama classroom. Remodeling changed the building entry to the commons through a secure vestibule to increase safety and security.

The project is scheduled to be complete by Oct. 2022.

GLACIER VIEW JUNIOR HIGH SCHOOL

12807 184th Street East

Puyallup, WA 98374

Glacier View Junior High School was opened in 2008 and is located on South Hill, east of Meridian within the Sunrise Master Planned Community. The school building sits just east of Emerald Ridge High School on the shared 100-acre campus. It was constructed under the 2004 Bond Program to serve a growing population in the southeast area of the district.

The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Commercial Structures, Inc. from Burien, Washington. The new 102,299 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800-student population.

Glacier View Junior High was named after the Glacier View Wilderness area that borders the west boundary of Mt. Rainier National Park. It can be seen from the GVJH site when looking southeast towards Mt. Rainier. Glacier View Wilderness area was officially designated by Congress in 1984 to protect and preserve the scenic, alpine environments and to compliment the adjacent Mount Rainer National Park. Glacier View Junior High is a complimentary name to its neighbor, Emerald Ridge High School, while maintaining its own separate identity.



The site for Glacier View Junior High was purchased in December of 1992 from Rainier Ventures Limited Partnership for a sum of \$640,000.00. The parcel was originally purchased as a location for a future elementary school (Elementary 24) to accommodate anticipated enrollment growth from the Sunrise Development. Master planning for the 100-acre district-owned campus subsequently identified it as the appropriate location for the junior high.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating allowed for a building of at least one year of age. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2038.

KALLES JUNIOR HIGH SCHOOL
501 7th Avenue Southeast
Puyallup, WA 98372

The present Kalles Junior High School opened in 2007 and was constructed under the 2004 Bond Program as a replacement project for the old Kalles Junior High buildings. Although the address did change (previously 515 3rd St SE), the new Kalles Junior High remains on the same 15.49-acre site located east of Meridian Avenue South and on the north side of 7th Avenue Southeast in downtown Puyallup. The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Absher Construction from Puyallup, Washington. The new 100,000 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800-student population.

Kalles Junior High School was first opened as East Junior High School in 1956. In 1970, the name was changed to Eileen B. Kalles Junior High School. Mrs. Eileen B. Kalles, a long-time Puyallup resident and a leading citizen in education and community affairs, was a member of the Puyallup School Board for fifteen years, from 1952 through 1966. She was well known in state education programs and served on the Washington State Board of Education from October 1962 until January 1981. In addition to her heavy school responsibilities, Mrs. Kalles was active in numerous civic organizations in the city and county.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating allowed for a building of at least one year of age. The new Kalles Junior High building will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.



STAHL JUNIOR HIGH SCHOOL
9610 168th Street East
Puyallup, WA 98375

Stahl Junior High School was opened in 1993 and is located on South Hill, west of Meridian Street South and just south of 168th Street East. The project architect was Erickson McGovern Peterson Storaasli of Tacoma, Washington, and the general contractor was L P & H Construction Company of Longview, Washington. Stahl Junior High School was a state matched project with the local funding coming from the 1991 Bond Issue.

The school was named in honor of Mrs. Doris M. Stahl. Doris began her teaching career in 1939 in the Montesano School District. She moved to the Puyallup School District in 1942 and taught junior high spelling and penmanship.

After spending six years in Arizona, Mrs. Stahl returned to the Puyallup School District in 1953 and taught English at Puyallup High School. At the time of her retirement, in 1981, Doris had taught for 33 years in the Puyallup School District, 31 at the junior high level.

The school was named in recognition of a teacher who represented excellence in the teaching profession and in the Puyallup School District. She was the consummate junior high teacher and was loved, respected, and appreciated by all that knew her. Doris Stahl passed away on January 20, 1983.

The permanent building has a total of 30 classroom spaces, two (2) gymnasiums, four (4) special education rooms and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 70, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

In 2020, construction began to add an addition funded with state match funds generated from the 2015 Bond. The project included changes to the existing building and construction of an addition to align more closely with our 1,000 student educational specification and will be completed in two phases.

Phase 1 included renovations of approx. 9,000 sq. ft. of the existing CTE and performing arts areas and approx. 2,500 sq. ft. addition to custodial/receiving and Commons, removal of thirteen (13) portables, mechanical upgrades, and a secure vestibule at the building entry.

Phase 2 will constructed a 16,000 sq. ft. addition including six (6) general education classrooms, two (2) science and two (2) special ed classrooms, support spaces, and enhanced courtyard.

The project was completed, and the addition opened in Sept. 2021.



EMERALD RIDGE HIGH SCHOOL

12405 184th Street East

Puyallup, Washington 98374

Emerald Ridge High School opened in 2000 as the district's third comprehensive high school. Emerald Ridge High School was the premier project of the 1997 Bond Program. The architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Lydig Construction from Spokane, Washington.

The building is based on the house concept which clusters classrooms into smaller areas which contain a common project area. The school is located on the 100-acre Sunrise campus on South Hill. The school is named after Emerald Ridge on Mount Rainier, which it faces. The building has one (1) gymnasium, and one (1) practice gymnasium, a student commons which serves as a lunchroom, and a theatre which seats 450.

The site opened without a swimming pool, unlike the existing two comprehensive high school facilities. The space for a future pool facility has been set aside in the grassy area to the front of the gymnasium. A 400-student addition is also planned to connect to the classroom wing near the southeast end of the building. The mechanical and electrical systems have been sized for this addition.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating possible for a building at least one-year old. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2030.

PUYALLUP HIGH SCHOOL

105 7th Street Southwest

Puyallup, WA 98371

The district's first high school classes were held at Central School, the present site of the Karshner Museum building. In 1910, a newly constructed two-story brick building was built at 105 7th Street Southwest and named Puyallup High School for its geographical location. Puyallup High School is located in the Puyallup Valley, west of Meridian Avenue and just north of West Pioneer.

In 1919, a gymnasium and auditorium were added to the original structure. However, a disastrous fire occurred in 1927, which virtually destroyed all the existing buildings.

Following the fire, a three-story building was rebuilt along with the addition of a south wing and an entry foyer. In 1935, a large auditorium was added to the building and two east wings were added to the buildings in 1938.

The Gym Building was built in 1958 and a swimming pool was constructed in 1962. The Library-Science Building was also constructed in 1962. It consists of a single-story library wing with a two-story classroom building serving the science program needs. In addition, a



metal shop addition to the original Agriculture Shop Building was completed in 1962. In 1969, a 7,079 square foot Auto Shop Building was constructed on the southeast corner of the existing campus. In 1987, the Pool Building was torn down due to massive rot in the structural members. In 1989, a new Pool Building was constructed, which was attached to the Gym Building.

Several portions of the Puyallup High School campus have been modernized since the early 1970's. The Main Classroom Building was remodeled in 1971. In 1986, the Library-Science Building was modernized and in 1984 the Gym Building was remodeled.

The Main Classroom Building was again completely modernized in 1995. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was Absher Construction Company of Puyallup, Washington. This remodel was a state matched project with local funding coming from the 1991 Bond Issue.

A one-story building addition known as Phase I of the Puyallup High School Master Plan was completed prior to the 2009-2010 school year. The PHS Phase I construction is the last major project part of the 2004 Bond Program to be completed. It included relocating the Career and Technical Education classrooms and tennis courts along with the new softball field.

The permanent buildings have a total of 68 classroom spaces, and one (1) gymnasium, one (1) swimming pool, nine (9) special education classrooms and several smaller specialty instructional spaces. In 2012, the buildings had Building Assessment Scores as follows: 71 for the Main Classroom Building, 65 for the Gymnasium & Pool Building, 67 for the Library-Science Building, and 90 for the Career and Technical Education building.

Eligibility for state matching funds for modernization or new construction in lieu of modernization will occur as follows: 2025 for the Main Classroom Building, 2009 for the Gymnasium & Pool Building, 2006 for the Library-Science Building and 2039 for the Career and Tech Building.

ROGERS HIGH SCHOOL

12801 86th Avenue East

Puyallup, WA 98373

The original Rogers High School was opened in 1968 and is located on South Hill, west of Meridian Street South and just south of 128th Street East. The project architect was Seifort, Forbes and Berry of Tacoma, Washington and the general contractor was KAM Construction Company, also of Tacoma, Washington.

Rogers High School was named in honor of Governor John R. Rogers. Governor Rogers was a former schoolteacher, businessman and author, who moved to the Puyallup area in 1890. Elected to the House of Representatives in 1894, he introduced the Barefoot Schoolboy Law which provided state tax money (\$6.00 per child) to subsidize county schools. He was



elected as Governor in 1896 and re-elected in 1900. Governor Rogers is buried in the Puyallup cemetery.

A separate Auto Shop Building was constructed in 1971 and a shop addition was built in 1977. A two (2) classroom addition to the Administration Building, a three (3) classroom science addition on the southwest side of the Main Classroom Building, Performing Arts Center were all added in 1983. The Rogers Swimming Pool facility was constructed in 1987.

All but the Performing Arts Center and the pool facility were completely remodeled as part of the 1997 Bond Program and a student commons area was added to connect the cafeteria and gymnasium with the classroom building. Major mechanical system improvements and roof replacement were completed in 2005 for the Rogers Pool building.

The permanent buildings have a total of 53 classroom spaces, one (1) gymnasium, one (1) swimming pool, one (1) special education classrooms and several smaller specialty instructional spaces. In 2012, the buildings had Building Assessment Scores as follows: 82 for the Main Building, 59 for the Pool Building, 84 for the Administrative Building, 74 for the Technology Building, 66 for the Art Studio Building.

Eligibility for state matching funds for modernization or new construction in lieu of modernization for the buildings not remodeled in 2000 will occur as follows; 2003 for the Performing Arts Building, weight room and other 1983 classroom additions and 2007 for the Swimming Pool Building. Those buildings remodeled in 2000 will be eligible in 2030.

WALKER HIGH SCHOOL

5715 Milwaukee Avenue East

Puyallup, WA 98372

In 1975, at the time of its origin, E. B. Walker High School was known as the Puyallup Continuation School (PCS) and was located in the gym portion of the old North Puyallup Elementary School. A separate North Puyallup School District consolidated with the Puyallup School District in 1958; however, only the gym portion of the original building remained. The school is located in North Puyallup, east of Meridian Avenue and south of Valley Avenue Northeast.

In 1986, a new PCS building was constructed on the south side of the present site and the old North Puyallup gym was burned down. The project architect was Erickson McGovern Architects of Tacoma, Washington, and the general contractor was Robert Smith Builders, also of Tacoma, Washington. This was a state matched project with the local funding coming from the 1984 Bond Issue. Also, when the new school opened it was renamed the Puyallup Alternative School (PAS).

In 1994, the PAS was again renamed E.B. Walker High School in honor of Mr. Edmund B. Walker. Mr. Walker was born in New Albany, Indiana, in 1861 and that was where he began his career in public education. After moving west, Edmund Walker became principal of



Spinning School in Puyallup, then superintendent of the Auburn School District and then superintendent of the Puyallup School District. During Walker's twelve (12) year tenure as Puyallup's Superintendent, he was very active in civic affairs. He was known for his progressive and helpful spirit toward all educational policies. E.B. Walker passed away in 1921.

The permanent building has a total of five (5) classroom spaces, as well as a multi-purpose room. In 2012, the building had a Building Assessment Score of 80. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.



Support Facilities Inventory

Support Facility Descriptions

This plan provides a brief description of each support facility. The description includes such items as the use of the facility, the square footage of the buildings, the site size, the purchase date and price, from whom it was purchased and other related information.

BUSINESS SERVICES BUILDING

109 East Pioneer

Puyallup, WA 98372

This office building presently houses support staff from Accounting and Purchasing Services. The facility is located in east Puyallup, east of Meridian Avenue and just north of East Pioneer Avenue, see location. The building has a total of 6,284 square feet on two (2) levels and an adjacent parking lot with nine (9) regular parking stalls and one (1) handicap parking stall. The building was previously referred to as the Learning Resource Center.

The building was constructed in 1928. The district leased it from Puget Sound Power & Light Company in 1963 and relocated their central administrative staff from a location by Puyallup High School. The district purchased the building in 1966.

The McVittie Building was located adjacent to 109 (east side) at the corner of East Pioneer Avenue and 2nd Street Southeast. The district purchased that property in 1981 and razed the building and constructed the parking lot in 1988. In 2012, the building received a remodeled façade, including new windows providing better energy efficiency and comfort for staff working in the front offices.

CENTRAL KITCHEN

1501 39th Avenue Southwest

Puyallup, WA 98373

This facility provides all the elementary school lunches, as well as supplying food products to support all of the district's secondary kitchens. The Central Kitchen is located on South Hill, west of Meridian Avenue and north of 39th Avenue Southwest. The building is connected to the west side of the Warehouse building.

The Central Kitchen was constructed in 1997, with funding coming from the 1991 Bond Issue. The project architect was Burr Lawrence Rising + Bates Architects of Tacoma, Washington, and the general contractor was Jody Miller Construction Company, also of Tacoma, Washington.

The kitchen facility has a total of 16,900 square feet, including office and conference room spaces, and an adjacent parking lot with 39 regular parking stalls and two (2) handicap parking stalls.



EDUCATION SERVICE CENTER (ESC)

302 2nd Street Southeast

Puyallup, WA 98372

The Educational Service Center (ESC) is located at the southeast corner of Meridian and Pioneer in downtown Puyallup, Washington. The building has an area of 22,262 square feet and serves to house many of the district's central office functions. The district moved its offices to this leased location in 1998 and subsequently purchased the building. While this consolidation was a considerable improvement over the previously spread-out offices, it lacks the space needed to consolidate business services, special services, operations, and other support services into one central location.

EDUCATION TECHNOLOGY and ENGAGEMENT CENTER SOUTH HILL SUPPORT CAMPUS

1501 39th Avenue Southwest

Puyallup, WA 98373

In the summer of 2007, Education Technology (formerly known as "ITC") was relocated from a 5,000 square foot building located at the Kalles Junior High campus to the newly constructed 10,000 square foot building located at the Support Campus site near Costco. Other site improvements at the SC at that time included parking lot improvements to accommodate a portion of the school bus fleet on South Hill, installation of a double portable to house a new office location for the Transportation department, and frontage improvements along 17th St SW as required by the City of Puyallup.

FAMILY, STUDENT AND STAFF SUPPORT CENTER

214 West Main

Puyallup, WA 98371

This office building houses the Student Engagement Services Program, instructional coaches and health services staff.

The facility is located in west Puyallup, west of Meridian Avenue and north of West Pioneer Avenue. The building has a total of approximately 9,000 square feet combined including an unfinished mezzanine and an adjacent parking lot with 22 regular parking stalls and 1 handicap parking stall.

The building had been operated as the Black Kettle Restaurant prior to its purchase by the district in 1985. The purchase price was \$120,000.00. The building was then remodeled, and the district relocated the administrative and support staff for the Special Services and Programs Department from a house located across the street (west side) from Puyallup High School. The Special Services and Programs staff was housed in the building until Aug. 2021 when they relocated to the Kessler Center.



KARSHNER MUSEUM AND CENTER FOR CULTURE AND ARTS

309 4th Street Northeast

Puyallup, WA 98372

The Karshner Museum is a teaching museum owned and operated by the Puyallup School District. The museum was founded by Dr. and Mrs. Warner M. Karshner as a lasting memorial for their only son, Paul, who died in 1924 from polio. The Karshner's idea for the memorial grew and took form after a visit to the British Museum in London. They saw the English students thoroughly enjoying their visit to the museum. It was their wish that Puyallup children might have these experiences too.

When the museum was founded in 1930, it was located in Puyallup High School. The museum was moved in 1965 to its present location in the old Stewart School building. A major interior remodel of the museum was completed prior to the 2014-15 school year in conjunction with the site's renewed mission to create exhibitions and learning experiences which will help visitors make connections between themselves and the world in which we live.

The museum is located next to Stewart Elementary in the northeast area of Puyallup (see Map 4). The museum building has approximately 5,000 square feet.

KESSLER CENTER

1501 39TH Ave SW

Puyallup, WA 98373

The Kessler Center is located on the frontage of 39th Ave SW and is part of the South Hill Support Campus. It is built on part of the property that was originally purchased in April of 1986 from Donald and Edith Kessler for the sum of \$320,000. The Kessler Center project was funded with state match funds from the 2015 bond and was designed by BCRA. The general contractor was Pease and Sons.

Puyallup Special Services, Child Find, Quest, Advance, Digital Learning, and Summit has been housed at the site since it opened in Sept. 2021. The building is approximately 35,000 square feet and includes student classrooms and administrative office space.

OPERATIONS/TRANSPORTATION

323 12th Street Northwest

Puyallup, WA 98371

These buildings house a portion of each of the district's Operations and Transportation departments. The site houses two permanent structures and three portable buildings. It is the home of the district's sole bus mechanic shop. It also provides bus parking for 113 bus vehicles, not including staff parking areas.

A portion of the main bus driveway located on the north side of the two-story office building is not owned by the district; rather the land is leased by the district to provide ingress/egress from 12th Street NW to the bus yard. In 2010, the district purchased an additional .5-acre site



on the south side of the office building to, in part, provide an alternative means of access in the future. The land acquisition also allowed for a parking lot expansion, the addition of a second and third portable building, and a 30-ft. landscape buffer between the parking lot/portable improvements and the neighboring property to the south.

SPARKS STADIUM
601 7th Avenue Southwest
Puyallup, WA 98371

Before the opening of Rogers High School in 1968, the sports facility, now known as Sparks Stadium, was called Viking Field. The field was grass, with a wooden covered grandstand on the south side of the field and open metal bleachers on the north side of the field. The cinder track ran in front of the grandstands, but behind the bleachers, due to the small size of the overall site.

In 1969, Viking Field was renamed Sparks Stadium in recognition of Mr. Carl Sparks. Mr. Sparks moved to Puyallup in 1939. He served as head basketball and head football coach at Puyallup High School. Carl was also Puyallup School District's first Athletic Director.

In 1987, the Sparks Stadium facilities were completely remodeled and expanded. Covered grandstands were constructed on both the home side and visitor side of the field. An artificial turf was installed on the field and the track has a rubberized all-weather surface. A parking lot was constructed just south of the home grandstand.

A total of 15 separate properties were purchased on the south side of the site, along 7th Avenue SW. One property was purchased on the west side of the site, along 7th Street SW. Most recently, in 2013, the district purchased a second property along 7th Street SW, at the corner of 5th Avenue SW, known as the Sparks Stadium five-unit apartments. The apartment building has since been demolished and the district has submitted to the City of Puyallup a right-of-way vacation request related to the abutting alley. The district plans to utilize the area in the future as an additional practice field.

The stadium is located west of Meridian Avenue and south of West Pioneer Avenue. In the summer of 2018, Sparks Stadium was renovated to include a new field turf and track, along with other stadium improvements.

The district and the Washington State Fair have maintained an agreement to provide overflow parking at the Fair's Red Parking Lot, located to the south across 7th Ave SW from Sparks Stadium, over the past several decades.



***SUMMIT AT SPARKS
615 7th Avenue Southwest
Puyallup, WA 98371***

This property was purchased from John and Joanne Hopper in 1986 for \$67,500.00. It's located west of Meridian Avenue and south of West Pioneer Avenue, just west and adjacent to the home grandstand parking lot at Sparks Stadium. At the time of the purchase, the property consisted of a single-family home sited on a city lot. The property was purchased to accommodate future expansion of the facilities at Sparks Stadium.

Soon after its purchase, the house was remodeled to house the STARS, Assessment Center and Options programs. In the fall of 1995, the house suffered an arson fire and was subsequently demolished. Now two modular buildings totaling approximately 3,600 sq. ft. combined, house the STARS/SUMMIT programs.

***TEXTBOOK AND MEDIA CENTER AND SCIENCE RESOURCE CENTER (Former Hilltop Elementary Multi-Purpose Building)
2110 110th Avenue East
Edgewood, WA 98372***

This building houses and maintains an inventory of the district's instructional materials and supports the elementary science kit program.

The facility, located on North Hill next to Edgemont Junior High, east of Meridian Avenue North and north of 24th Street East, is the former Hilltop Elementary multi-purpose building. The building was originally constructed in 1977.

***WAREHOUSE/CENTRAL KITCHEN (at Support Campus)
1501 39th Avenue Southwest
Puyallup, WA 98373***

This building houses an inventory of food products and general school supplies for the Puyallup School District. The facility is located on South Hill, west of Meridian Avenue and north of 39th Avenue Southwest. The Warehouse was constructed in 1987, with funding coming from the 1984 Bond Issue. The building has a total of 12,873 square feet, including some office spaces. In 2019, the district built a 12,000 sq. ft. warehouse addition to house the print shop and laundry services funded from state match funds from the Shaw Road addition project.

In 2007, a remote 1,728-square foot portable transportation facility was completed to go along with the paved parking improvements adding an additional 82 school bus parking capacity within the district. In addition, the 10,000-square foot Education Technology and Engagement Center (EdTec) was completed, allowing the district's EdTec department to relocate from Kalles Junior High.



Undeveloped / Underdeveloped Properties Descriptions

Property Descriptions

This Capital Facilities Plan provides a brief description of each property. The descriptions include such items as the site size, the purchase date and price, from whom it was purchased, the current zoning and other related information.

BALLOU SITE

When Ballou Junior High School was first constructed in 1970, it was built on leased land owned by the Washington State Department of Natural Resources. On May 28, 1992, the district purchased the Ballou site for a sum of \$1,675,000.00. The Ballou site has approximately 29.69 acres and is L-shaped with street frontage on Meridian Avenue (SR 161) and 136th Street E.

This property is located in an unincorporated area of Pierce County. The entire site has a zoning designation of Community Center. One can locate the site by traveling south on Meridian (SR 161), turning right and heading west on 136th Street E. The site is immediately on your left.

The work of the Citizens Facilities Advisory Committee, submitted to the Board in 2011, indicated a need to replace Firgrove Elementary to the west of its present location and to the south of Ballou Junior High School. Relocating Firgrove Elementary School in this manner will allow the potential sale of school property along Meridian Ave E.

Consideration of selling any of this property would best be deferred until such time that the Firgrove relocation project becomes a reality, and the site design has been completed. This approach allows the district the needed flexibility in site design and the conditional use process.

ELEMENTARY #24 SITE (Sunrise property)

This property was purchased in October of 1993 from Rainier Ventures Limited Partnership for a sum of \$1,100,000.00. This site is contiguous with Emerald Ridge High School and Glacier View Junior High school. The site was originally purchased as a location for what is now Glacier View Junior High. Master planning for the 100-acre district-owned property, subsequently identified the site as the appropriate location for the elementary school.

This site has approximately 24 total acres, although it is estimated at this time that the net usable acreage is approximately 17 acres, based upon the presence of some steep slope and wetland areas. It is mostly rectangular in shape with future street frontage along 180th Street E. This site is covered with a stand of second growth trees. The site topography is mostly flat



or slightly sloping with the exception of the steep slope that borders the southern boundary of the parcel.

This property is located inside the Sunrise Master Plan Development, an unincorporated area of Pierce County. The Sunrise Development is subject to the Pierce County 2001 zoning regulations and the Sunrise Master Plan currently designates the site as “School” space. The Sunrise developers are contractually obligated to provide the basic infrastructure to this future school site, including the main street systems and utility trunk lines.

One can locate the site by traveling south on Meridian (SR 161), turning left (going east) on Sunrise Blvd., turning right onto 122nd Avenue E. and then turn left (going east) on 180th Street E. (not yet developed). This site is located on the south side of the future 180th Street E. at approximately the 130XX block.

LDS SITE (including Heritage Recreation Center)

This property was purchased in July of 1985 from the Church of Jesus Christ of Latter-day Saints for a sum of \$468,000.00 (approximately \$10,100.00 per acre). Initially, the site was purchased with no particular purpose in mind other than it was a large piece of available property at a good price. It obviously had some potential for being developed by the district.

At the time the LDS site was purchased, it had approximately 46.45 acres and was rectangular in shape with street frontage on 128th Street E. and 94th Avenue E. After construction of Zeiger Elementary School, approximately 32.04 acres of the LDS site remained undeveloped. In September 2002, a fifty-year inter-local agreement with Pierce County to develop a large portion of the site for use as athletic complex (Heritage Recreation Center) was approved by district and Pierce County leadership. An approximate 8.80-acre portion now remains available for other district uses. Several of those acres along the south property line are wetlands. Furthermore, a Bonneville Power line easement, a storm drainage easement and a sewer line easement all exist close to the south property line, making part of the area non-buildable. At this time, we would estimate that approximately four acres of this remaining parcel remain as potential residential building or a park site.

One can locate the site by traveling south on Meridian (SR 161), turning right on 128th Street E. and going west, turning left on 94th Avenue E. and going south. The site is located on the west side of 94th Avenue E. and the south side of 128th Street E.



LIDFORD SITE

This property was purchased in July of 1971 from Helmer and Pearl Wold for a sum of \$5,000.00. The site was purchased as the location for a second elementary school on the West Hill (Waller Road) portion of the district. The vision was to use the Lidford site in conjunction with a ten (10) acre County Park (i.e., Lidford Playfield) that is located directly to the north, across 60th Street E.

The Lidford site has approximately 1.1 acres and is rectangular in shape with street frontage on 60th Street E. and 44th Avenue E. This site is covered with a stand of second growth trees. The property slopes rather gently from the east property line downward towards the west property line.

This property is located in an unincorporated area of Pierce County and presently has a zoning designation of Rural Separator. One can locate the site by traveling west, out of the valley floor, on 72nd Street E., turning right on 44th Avenue E. and going north until you reach 60th Street E. The property lies on the south side of 60th Street E. and the left (west) side of 44th Avenue E.

Utilities are readily available to the site. In 1985, a power line easement was granted to the City of Tacoma for, and on behalf, of its Department of Public Utilities. However, the district reserved the right to revoke the easement and have the power lines removed at no cost to the district if the property were to be sold.

On June 19, 2017, by way of Resolution #227 2016-17, the Board of Directors declared the Lidford property surplus to the educational needs of the district. District staff has been authorized to pursue its sale and disposition.

MASTERS SITE

This property was purchased in March of 1980 from Joseph and Barbara Masters for a sum of \$125,606.00 (approximately \$8,800.00 per acre). Given the growth that was taking place on South Hill, this site was purchased as the location for a future elementary school.

The Masters site has approximately 14.29 acres and is L-shaped with street frontage on 110th Avenue E. and 170th Street E. The site is covered with brush and what appears to be a stand of second growth trees. The property is level and rolling, sloping ever so gently from the east property line towards the west property line.

This property is located in an unincorporated area of Pierce County and due to 2003 zoning changes cannot be used as an elementary school at present. The site has a zoning designation of High Density Residential under the county's adoption of the South Hill Community Plan in 2004. The site is also located in the Thun Field Safety Zone 6 which limits the placement of a new elementary school within its boundaries. One can locate the site by traveling south on Meridian (SR 161), turning left on 152nd Street E. and going east until you reach 110th Avenue E., then turning right and heading south. The west property line of the Masters site is



located approximately 480 feet north of the intersection of 110th Avenue E. and 170th Street E. on the left (east) side of 110th Avenue E.

A soils report prepared by the United States Department of Agriculture’s Soil Conservation Services for Pierce County issued in 1979 indicated that the Masters site has Indianola Loamy Sand on the largest portion of the site. This soil can support an on-site sewage system. Utilities are readily available, with public sewer being approximately two (2) blocks to the south. Other than the “Zone 6 Safety Zone” designation, this is an excellent building site.

TACOMA WATER PROPERTY

The Board of Directors approved the purchase of a 43-acre parcel at their regular board meeting on July 1, 2020, via Resolution #225 2019-20 for the price of \$2,025,000 dollars. The undeveloped property is accessed from 144th St. E. (south) and from 134th Ave. E. (east) on South Hill, just east of Hunt Elementary. Pierce County Parks purchased 100-acres due north of the site to develop in the future for passive recreation.

The site is situated between Glacier View Junior High and Ferrucci Junior High on the east side of Meridian on South Hill, an area of considerable new housing projected to be built over the next 20-year period. The 43+ acre site includes areas of suspected wetlands and utility easements. However, the net buildable acreage is sufficient to accommodate a new junior high school campus. The property purchase was completed on March 18, 2021. The site will be held by the district to accommodate long-term growth 15+ years in the future.

WAREHOUSE SITE

This property was originally purchased in April of 1986 from Donald and Edith Kessler for the sum of \$320,000. Given the overall growth of the Puyallup School District, there was a need to establish greater central warehousing capacity. As a result, this site was purchased because it was centrally located within the Puyallup School District and because of its close proximity to Highway 512. In 2006, the district purchased two adjoining residential properties for expansion of the facilities.

The Warehouse site has approximately 19.2 acres with street frontage on 39th Avenue SW and 17th Street SW in City of Puyallup. At the time of purchases there were a number of residential buildings on the properties. All of those buildings have been razed.

In 1987, the district constructed a Warehouse facility on the northern-most five (5) acres of the site. In 1998, the district constructed and opened the District Central Kitchen facility on the west side and adjacent to the Warehouse and in 2021, construction of the Kessler Center was completed along the frontage of 39th Avenue SW.

The southern portion of the Warehouse site is rectangular in shape and consists of approximately 9.6 acres. This portion of the Warehouse site contains a fenced enclosure for bus parking. The property is reasonably flat.



“WORM FARM” SITE

This property was purchased in May of 1970 from Bennie and Eva Berg for a sum of \$15,000.00. Given the growth that was beginning on South Hill, this site was purchased as the location for a future elementary school.

The “Worm Farm” site has approximately 9.59 acres and is square in shape, with street frontage on 17th Street SW. The site is vacant except for scattered trees, mostly cedar, along the west property line and some blackberries near the south property line. At one time in the past, there were some outbuildings located along the north property line that the district rented to a gentleman who was commercially raising angle worms, hence, the property became affectionately known as the “Worm Farm” site. The property slopes gently downward from the south property line towards the north property line.

On January 1, 2009, the Worm Farm site property was annexed into the City of Puyallup as part of the “West Hills Annexation”. The site is currently zoned as Public Facilities by the City of Puyallup. The northeast corner of the “Worm Farm” site is located approximately 375 feet south of the intersection of 23rd Avenue SW and 17th Street SW, on the west side of 17th Street.



CITY OF FIFE, WASHINGTON

RESOLUTION NO. 2053

**A RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF FIFE, PIERCE COUNTY, WASHINGTON
ADOPTING THE 2023 TO 2028 SIX-YEAR
TRANSPORTATION IMPROVEMENT PROGRAM**

WHEREAS, Pursuant to RCW 35.77.010, the City Council is required to review, update, and extend its six-year Transportation Improvement Program (TIP) on an annual basis, and such review shall include review of the work accomplished under the program and determine current city transportation needs; and

WHEREAS, City Staff caused to be prepared a proposed Six-Year Transportation Improvement Program for the period of 2023 to 2028; and

WHEREAS, the City Planning Commission considered the TIP on June 6, 2022, and recommended adoption; and

WHEREAS, the City Council conducted a public hearing on June 14, 2022, regarding the proposed plan as recommended by the Planning Commission; and

WHEREAS, the Council finds that the proposed plan is consistent with the transportation element of the City's Comprehensive Plan; now therefore,

BE IT RESOLVED that the City Council of Fife Washington adopts the Six-Year Transportation Improvement Program from 2023 to 2028, attached hereto as Exhibit "A," superseding all prior adopted Six-Year plans.

ADOPTED by the City Council at an open public meeting held on the 28th day of June, 2022.



Kim Roscoe, Mayor

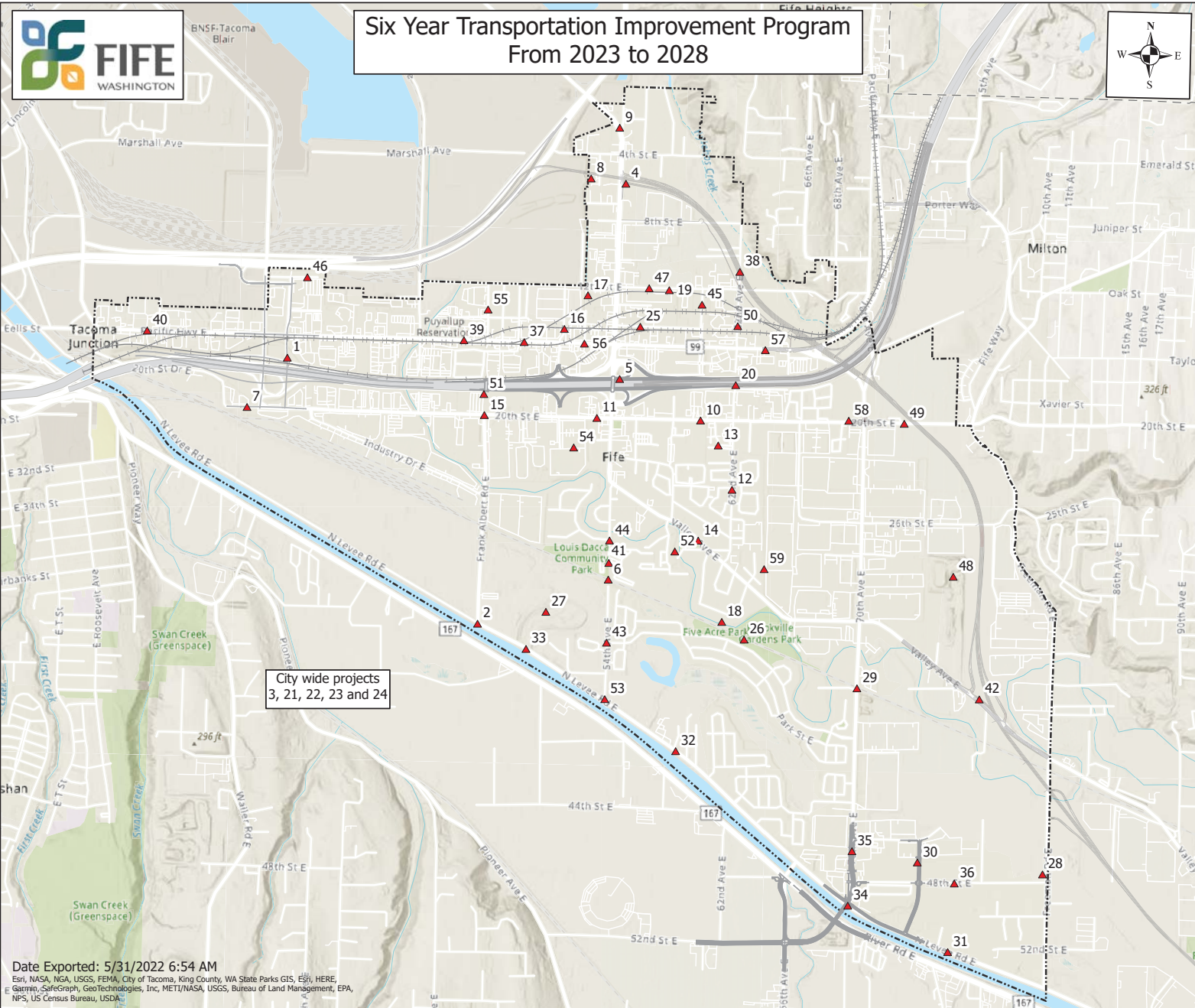
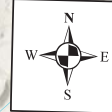
Attest:



Brodie Rota, City Clerk



Six Year Transportation Improvement Program From 2023 to 2028



City wide projects
3, 21, 22, 23 and 24

Priority Number	Project
1	Port of Tacoma Road Interchange Improvements - Phase 2
2	North Levee Road E and Frank Albert Road E Intersection
3	Citywide Safety Projects
4	SR 167 Extension (Port of Tacoma Spur) - SR 509 to I-5
5	54th Avenue E and I-5 Interchange Improvement Project
6	54th Avenue E and UPRR Grade Separation
7	Port of Tacoma Road Interchange Improvements - Phase 2B
8	Interurban Trail Extension - Hylebos Creek to Alexander Ave*
9	54th Avenue E/Taylor Way Corridor Improvements
10	20th Street E Reconstruction - 56th to 68th *
11	20th Street E Reconstruction - 50th to 56th *
12	Sidewalk along the west side of 62nd Ave E - 21st to 26th
13	Pedestrian trail between 62nd Ave E and Fife Elm. School
14	Valley Avenue E Reconstruction - 54th to Brookville Gardens
15	20th Street E and Frank Albert Rd E Signalization
16	51st Avenue E - New Road
17	52nd Avenue E - New Road
18	Non-Motorized Trail - Brookville Gardens to Dacca Park*
19	Non-Motorized Light Rail Station Access Improvements
20	62nd Avenue E Non-Motorized Overpass of I-5
21	Pavement Preservation Program
22	Sidewalk Extensions and Curb Returns - Various
23	Bike Lanes - Various *
24	Citywide ADA Upgrades
25	New Streets - Pedestrian Scale Grid in City Center*
26	Non-Motorized UPRR Crossing - Brookville Gardens to 5 Acre Park
27	New Connector Arterial - 54th Avenue E to Frank Albert Road E
28	Freeman Road E Reconstruction - South Segment *
29	70th Avenue E Overpass of UPRR*
30	74th Ave E - New Road 45th to N Levee Rd
31	North Levee Road E Reconstruction - East Segment
32	North Levee Road E Reconstruction - Central Segment
33	North Levee Road E Reconstruction - West Segment
34	70th Avenue E Bridge - New Puyallup River Bridge
35	70th Avenue E Reconstruction - South Segment
36	48th Street E Reconstruction - 74th to Freeman Rd
37	Pacific Highway E Signal Interconnect
38	Wapato Way - New Road*
39	Pacific Highway E Street Lighting (Phase 1)
40	Pacific Highway E Street Lighting (Phase 2)
41	54th Avenue E School Zone Improvements
42	SR 167 Extension and Valley Avenue E Interchange
43	Radiance Boulevard E and 54th Avenue E Roundabout
44	David Court E and 54th Avenue E Roundabout
45	Extension of 59th Avenue E - Phase 2
46	12th Street E Extension - 34th to Alexander
47	12th Street E Reconstruction - Alexander to 59th
48	Tacoma to Puyallup Regional Trail
49	20th Street E Reconstruction - 68th to Freeman Rd *
50	62nd Avenue E Reconstruction - North Segment
51	Frank Albert Road E Overcrossing of I-5*
52	Pedestrian Trail from Wedge Park to 58th Avenue E*
53	54th Avenue E and N Levee Rd Intersection Improvements
54	23rd Street E Extension - 51st to 54th
55	46th Avenue Reconstruction-12th St to Pac Hwy
56	Signal at 52nd & Pac Hwy E
57	6224 Pacific Highway Sidewalk Project
58	Tacoma to Puyallup Trail Connection at 20th Street
59	Sheffield Trail Restoration Phase 1

* Project includes bike lanes or mixed use trail.

Draft 2023 2022

Priority #	Priority #	Project
1	1	Port of Tacoma Rd Interchange Improvements - Phase 2
2	2	North Levee Rd and Frank Albert Rd Intersection
3	3	Citywide Safety Projects - Flashing Yellow Arrows
4	4	SR 167 Extension Phase 1b - SR 509 to I-5
5	5	54th Ave and I-5 Interchange Improvement Project
6	6	54th Ave and UPRR Grade Separation
7	7	Port of Tacoma Rd Interchange Improvements - Phase 2B
8	8	Interurban Trail Extension - Hylebos Creek to Alexander Ave
9	9	54th Ave/Taylor Way Corridor Improvements
10	10	20th St Reconstruction - 56th Ave to 68th Ave
11	11	20th St Reconstruction - 50th Ave to 56th Ave
12	13	Sidewalk along the west side of 62nd Ave - 21st St to 26th St
13	12	Pedestrian Trail between 62nd Ave and Fife Elementary School
14	14	Valley Ave Reconstruction - 54th Ave to Brookville Gardens
15	15	20th St and Frank Albert Rd Signalization
16	16	51st Ave - New Road
17	17	52nd Ave - New Road
18	18	Non-Motorized Trail - Brookville Gardens to Dacca Park
19	19	Non-Motorized Light Rail Station Access Improvements
20	20	62nd Ave Non-Motorized Overpass of I-5
21	21	Pavement Preservation Program
22	22	Sidewalk Extensions and Curb Returns - Various
23	23	Bike Lanes - Various
24	24	Citywide ADA Upgrades
25	25	New Streets - Pedestrian Scale Grid in City Center
26	26	Non-Motorized UPRR Crossing - Brookville Gardens to 5 Acre Park
27	27	New Connector Arterial - 54th Ave to Frank Albert Rd
28	28	Freeman Rd Reconstruction - South Segment
29	29	70th Ave Overpass of UPRR
30	30	74th Ave - New Road 45th Ave to N Levee Rd
31	31	North Levee Rd Reconstruction - East Segment
32	32	North Levee Rd Reconstruction - Central Segment
33	48	North Levee Rd Reconstruction - West Segment
34	34	70th Ave Bridge-New Puyallup River Bridge
35	34	70th Ave Reconstruction - South Segment
36	35	48th St Reconstruction - 74th Ave to Freeman Rd
37	36	Pacific Hwy Signal Interconnect
38	37	Wapato Way - New Road
39	38	Pacific Hwy Street Lighting (Phase 1)
40	39	Pacific Hwy Street Lighting (Phase 2)
41	40	54th Ave School Zone Improvements
42	41	SR 167 Extension and Valley Ave Interchange
43	42	Radiance Blvd and 54th Ave Roundabout
44	43	David Ct and 54th Ave Roundabout
45	46	59th Ave Reconstruction - Phase 2
46	47	12th St Extension - 34th Ave to Alexander Ave
47	49	12th St Reconstruction - Alexander Ave to 59th Ave
48	50	Tacoma to Puyallup Regional Trail
49	51	20th St Reconstruction - 68th Ave to Freeman Rd
50	52	62nd Ave Reconstruction - North Segment
51	53	Frank Albert Rd Overcrossing of I-5
52	54	Pedestrian Trail from Wedge Park to 58th Ave
53	56	54th Ave and N Levee Rd Intersection Improvements
54	57	23rd St Extension - 51st Ave to 54th Ave
55	New	46th Avenue Reconstruction-12th St to Pac Hwy
56	New	Replace Signal at 52nd and Pac Hwy E
57	New	6224 Pacific Highway Sidewalk Project
58	New	Tacoma to Puyallup Trail Connection at 20th St
59	New	Sheffield Trail Restoration - Phase 1

Projects Completed and Removed from 2022 TIP

#48	20th St Preservation-Industry Dr to 54th Ave
#55	20th St and 58th Ave Signalization

Projects Removed from 2022 TIP

#44	20th St/Wapato Creek Crossing
#45	Frank Albert Rd/Wapato Creek Crossing

Red indicates changes from 2022 TIP.

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
1	Port of Tacoma Rd Interchange Improvements Phase 2	Phase 2 of the project will complete the changes to the existing interchange, converting it to a split diamond with one-way couplet. The Port of Tacoma Rd and its existing bridge over I-5 will be converted to one-way southbound traffic while the parallel 34th Ave and its new bridge over I-5 will be made one-way northbound.	\$51,800	City	\$3,600						\$3,600
				Grant (various)	\$13,200	\$10,000	\$25,000				\$48,200
				Other	\$0						\$0
			\$51,800	Total							\$51,800
2	North Levee Rd & Frank Albert Rd Intersection	This project located at the intersection of Frank Albert Rd and N Levee Rd will entail widening lanes, installation of street lighting and installation of guardrail.	\$357	City	\$0						\$0
				Grant (HSIP)	\$357						\$357
				Other	\$0						\$0
			\$357	Total							\$357
3	City Wide Safety Projects - Yellow Flashing Arrows	Upgrade six signalized intersections at various locations with permitted left turns to flashing yellow arrow treatment. Other work will include new curb ramps, pavement marking removal and sign/post removal, and relocation or replacement as needed.	\$288	City	\$0						\$0
				Grant (HSIP)	\$288						\$288
				Other	\$0						\$0
			\$288	Total							\$0
4	SR 167 Phase 1b - SR 509 to I-5 (WSDOT)	This project will provide for the construction of new SR509 Spur that connects I-5/SR167 Interchange with SR509. The new tolled highway will have 4 lanes between I-5 and 54th Ave. A new interchange will be constructed at 54th Ave to allow trucks to bypass downtown Fife and 54th Ave at SR99 and I-5. This project is part of Stage 1 of the SR167/Puget Sound Gateway Corridor. City match is \$800k.	\$118,000	City			\$800				\$800
				Grant	\$0						
				Other	\$0						
			\$118,000	Total							\$800
5	54th Ave and I-5 Interchange Improvement Project	Maintain the existing bridge over I-5 and eastern half of the interchange. Rebuild the western half of the interchange to add new southbound on and off ramps connecting to Pacific Hwy at approximately 51st Ave, and new northbound on and off ramps connecting to 20th St at approximately 51st Ave. Construct sidewalk along the west side of 54th Ave.	\$750	City	\$750						\$750
				Grant							
			\$750	Total							\$750
6	54th Ave and UPPR Grade Separation	54th Ave and UPPR Grade separation. Union Pacific Railroad crossing. Construct a grade separated structure that will allow 54th Ave to reopen to traffic.	\$0	City							
				Grant							
			\$0	Other							
			\$0	Total							
7	Port of Tacoma Rd Interchange Improvements Phase 2B	Reconstruct 20th St from west of Port of Tacoma Rd to Industry Dr as part of the Port of Tacoma Road Interchange Project. Project includes a new signal at the 20th St and Industry Dr intersection.	\$22,400	Other	\$2,000						\$2,000
				Grant (CWA)			\$4,000				\$4,000
				Other (Various)			\$16,400				\$16,400
			\$22,400	Total							\$22,400
8	Interurban Trail Extension - Hylebos Creek to Alexander Ave (WSDOT)	Construct extension of Interurban Trail along SR 167 alignment from 8th St to Alexander Ave. Project will be constructed with the SR 167 Completion Project. City of Fife's contribution is \$300,000. City of Tacoma's contribution is \$200,000.	\$2,323	City	\$300						\$300
				Grant (WSDOT)	\$802						\$802
				Grant (STP)		\$1,021					1021
				Other (Tacoma)	\$200						\$200
			\$2,323	Total							\$2,323

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
9	54th Ave/Taylor Way Corridor Improvements	Project includes vehicle capacity improvements at SR 509 and Taylor Way intersection, access improvements at the 4th St and 54th Ave intersection, and trail connection to northeast Tacoma.	\$0	City Grant Other							
			\$0	Total							
10	20th St Reconstruction - 56th Ave to 68th Ave	Reconstruct and widen to a 3-lane roadway with curbs, gutters, sidewalks, bike lanes, drainage improvements and underground aerial utilities from 56th Ave to 64th Ave. Construct new signal at 62nd Ave intersection. Pavement preservation from 64th Ave to 68th Ave.	\$0	City Grant Other							
			\$0	Total							
11	20th St Reconstruction - 50th Ave to 56th Ave	Reconstruct and widen to a 5-lane roadway with curbs, gutters, sidewalks, bike lanes, drainage improvements and underground aerial utilities.	\$0	City Grant Other							
			\$0	Total							
12	Sidewalk along the west side of 62nd Ave - 21st St to 26th St	Sidewalk along the west side of 62nd Ave between 21st St (private road) and 26th St (private road). Work will include a raised mid-block crossing.	\$0	City Grant Other							
			\$0	Total							
13	Pedestrian Trail between 62nd Ave and Fife Elementary School	Pedestrian Trail to connect 62nd Ave to the Fife Elementary School scheduled to open in 2021. Trail anticipated to be along 21st St.	\$0	City Grant Other							
			\$0	Total							
14	Valley Ave Reconstruction - 54th Ave to Brookville Gardens	Reconstruct and widen Valley Ave to a 3-lane roadway and construct two roundabout intersections at 58th Ave and 62nd Ave.	\$0	City Grant Other							
			\$0	Total							
15	20th St and Frank Albert Rd Signalization	Signalization of intersection.	\$0	City Grant Other							
			\$0	Total							
16	51st Ave - New Road	Construct a new street from Pacific Hwy to 12th St.	\$0	City Grant Other							
			\$0	Total							
17	52nd Ave - New Road	Construct a new street from Pacific Hwy to 12th St.	\$0	City Grant Other							
			\$0	Total							
18	Non-Motorized Trail - Brookville Gardens to Dacca Park	Construct pedestrian trail from Brookville Gardens to Dacca Park through Wedge Park and Columbia JHS.	\$0	City Grant Other							
			\$0	Total							

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
19	Non-motorized Light Rail Station Access Improvements	Projects to improve non-motorized access to the future light rail station. Specific improvements are expected to be determined during the Sound Transit EIS process and funded by Sound Transit.	\$0	City Grant Other							
			\$0	Total							
20	62nd Ave Non-motorized Overpass of I-5	Construct new 62nd Ave non-motorized bridge over I-5 from 20th St to Pacific Hwy.	\$0	City Grant Other							
			\$0	Total							
21	Pavement Preservation Program	Pavement preservation for various streets citywide.	\$0	City Grant Other							
			\$0	Total							
22	Sidewalk Extensions and Curb Returns - Various	Construct sidewalks to complete gaps between existing sidewalks and reconstruct curb returns for trucks at various locations citywide.	\$0	City Grant Other							
			\$0	Total							
23	Bike Lanes - Various	Construct new bike lanes or shared-use paths and connect gaps between existing bike lanes at various locations citywide.	\$0	City Grant Other							
			\$0	Total							
24	Citywide ADA Upgrades	Upgrade transportation facilities to current Americans with Disabilities Act standards at various locations citywide.	\$0	City Grant Other							
			\$0	Total							
25	New Streets - Pedestrian Scale Grid in City Center	Construct new streets in Fife's Center of Local Importance to create pedestrian scale block lengths. Target length is 330 feet from center to center of intersecting streets.	\$0	City Grant Other							
			\$0	Total							
26	Non-motorized Trail UPRR Crossing - Brookville Gardens to 5 Acre Park	Construct a pedestrian grade separated crossing of the UPRR from the city park in the Radiance neighborhood to the city park on the opposite side of the tracks fronting Valley Ave E.	\$0	City Grant Other							
			\$0	Total							
27	New Connector Arterial - 54th Ave to Frank Albert Rd	Construction of a new 3-lane roadway with curbs, gutters, sidewalks and utilities in the 3000 block between 54th Ave and Frank Albert Rd.	\$0	City Grant Other							
			\$0	Total							
28	Freeman Rd Reconstruction - South Segment	Reconstruct to a 3-lane roadway from Valley Ave to North Levee Rd with curbs, gutters, sidewalks, bike lanes and drainage improvements. Replace twin 48-inch corrugated metal Wapato Creek crossing with fish passage structure.	\$0	City Grant Other							
			\$0	Total							

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
29	70th Ave Overpass of UPRR	Construct an overpass structure above UPRR.	\$0	City Grant Other							
			\$0	Total							
30	74th Ave: New Road - 45th St to North Levee Rd	Construct a new road with 3-lanes from 45th St to North Levee Rd.	\$0	City Grant Other							
			\$0	Total							
31	North Levee Rd Reconstruction - East Segment	Reconstruct roadway to a 3-lane roadway section from 70th Ave to Freeman Rd.	\$0	City Grant Other							
			\$0	Total							
32	North Levee Rd Reconstruction - Central Segment	Reconstruction of North Levee Rd from 54th Ave to 70th Ave to a 3-lane roadway section.	\$0	City Grant Other							
			\$0	Total							
33	North Levee Rd Reconstruction - West Segment	Reconstruct to a 3-lane roadway from Frank Albert Rd to 54th Ave.	\$0	City Grant Other							
			\$0	Total							
34	70th Ave Bridge - New Puyallup River Bridge (Pierce County)	Construct new bridge over the Puyallup River from River Rd to North Levee Rd. Bridge will align with 70th Ave.	\$0	City Grant Other							
			\$0	Total							
35	70th Ave Reconstruction - South Segment (Pierce County)	Reconstruct and widen the east half of the street to a 5-lane roadway with curb, gutters, sidewalks, and drainage improvements from 43rd St to Puyallup River Bridge.	\$0	City Grant Other							
			\$0	Total							
36	48th St Reconstruction - 74th St to Freeman Rd	Reconstruct roadway to a 2-lane section with curb, gutter and sidewalk.	\$0	City Grant Other							
			\$0	Total							
37	Pacific Hwy Signal Interconnect	Interconnect traffic signals on Pacific Hwy from Willow Rd to 59th Ave.	\$0	City Grant Other							
			\$0	Total							
38	Wapato Way: New Road	Construct new street adjacent to the west side of the future SR 167 extension. The street will connect between 8th St and the existing roundabout on Pacific Hwy.	\$0	City Grant Other							
			\$0	Total							

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
39	Pacific Hwy Street Lighting (Phase 1)	Construct street lighting on Pacific Hwy from Alexander Ave to 54th Ave.		City Grant Other							
			\$0	Total							
40	Pacific Hwy Street Lighting (Phase 2)	Construct street lighting on Pacific Hwy from the western City limit to Port of Tacoma Rd.		City Grant Other							
			\$0	Total							
41	54th Ave School Zone Improvements	Construct school zone improvements for the Columbia Junior HS, including new sidewalks, flashing beacons and improved pedestrian crossing of 54th Ave.	\$0	City Grant Other							
			\$0	Total							
42	SR 167 and Valley Ave Interchange (WSDOT)	New SR 167 Extension interchange at Valley Ave. Project is a stage of the SR 167/Puget Sound Gateway Corridor. City of Fife contribution = \$400,000.	\$10,400	City Grant Other	\$400						
			\$10,400	Total	\$10,000						
43	Radiance Blvd and 54th Ave Roundabout	Construct roundabout at the Radiance Blvd and 54th Ave intersection.	\$0	City Grant Other							
			\$0	Total							
44	David Ct and 54th Ave Roundabout	Construct roundabout at the David Ct and 54th Ave Intersection.	\$0	City Grant Other							
			\$0	Total							
45	59th Ave Extension - Phase 2	Completion of 59th Ave sidewalk and utility underground improvements north from Pacific Hwy to 12th St.	\$0	City Grant Other							
			\$0	Total							
46	12th St Extension - 34th Ave to Alexander Ave	Construct new 3-lane roadway extension of 12th St from 34th Ave to Alexander Ave.	\$0	City Grant Other							
			\$0	Total							
47	12th St Reconstruction - Alexander Ave to 59th Ave	Construct missing segments of 3-lane roadway with curbs, gutters, sidewalks, bike lanes and drainage between Alexander Ave and 59th Ave.	\$0	City Grant Other							
			\$0	Total							
48	Tacoma to Puyallup Regional Trail (WSDOT)	Construct a regional trail from Dock St/Puyallup Ave intersection in Tacoma to the Alexander Ave/SR 509 intersection.	\$35,500	City Grant (Move Ahead) Other			\$35,500				\$35,500
			\$35,500	Total							\$35,500

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
49	20th St Reconstruction - 68th Ave to Freeman Road	Reconstruct a 3-lane section with curbs, gutters, sidewalks, bike lanes and drainage improvements. Replace Surprise Creek crossing with fish passage structure.	\$0	City Grant Other							
			\$0	Total							
50	62nd Ave Reconstruction - North Segment	Reconstruct 3-lane roadway with curbs, gutters, sidewalks and drainage from Pac Hwy to 12th St.	\$0	City Grant Other							
			\$0	Total							
51	Frank Albert Rd bridge over I-5	Extend Frank Albert Rd from 20th St to Pacific Hwy including new bridge over I-5.	\$0	City Grant Other							
			\$0	Total							
52	Pedestrian Trail from Wedge Park to 58th Ave	Construct pedestrian trail from Wedge Park to 58th Ave.	\$0	City Grant Other							
			\$0	Total							
53	54th Ave and North Levee Rd Intersection Improvements	Construct intersection improvements including new guardrail	\$0	City Grant Other							
			\$0	Total							
54	23rd St Extension - 51st Ave to 54th Ave	Construct a new street to improve street grid network. Will connect to future I-5 and 54th Ave interchange ramps.	\$0	City Grant Other							
			\$0	Total							
55	46th Ave Reconstruction - 12th St to Pac Hwy	Reconstruct roadway from 12th St to Pacific Hwy, including water and storm drainage improvements.	\$0	City Grant Other							
			\$0	Total							
56	Replace Signal at 52nd Ave and Pac Hwy	Replace existing span wire signal, which is hit frequently, with a new, higher mast arm signal.	\$450	City Grant Other	\$450						\$450
			\$450	Total							\$450
57	6224 Pacific Hwy Sidewalk Project	Construct 250 ft of curb, gutter, and sidewalk on Pacific Hwy just east of 62nd Ave. Other improvements will include storm drainage, landscape planter, and bike lane.	\$0	City Grant Other							
			\$0	Total							
58	Tacoma to Puyallup Trail Connection at 20th St	This project will construct a pedestrian/bike trail along the north side of 20th St from existing sidewalk located in the 6800 block to the intersection at 70th Ave/Wapato Way. The trail will connect with the Interurban trail as well as the future Tacoma to Puyallup Trail, which will run along the future SR 167 road alignment.	\$1,500	City Grant (Move Ahead) Other		\$100 \$1,400					\$100 \$1,400
			\$1,500	Total							\$1,500

Six Year Transportation Improvement Program (TIP) 2023-2028

Project Costs in Thousands of Dollars

No.	PROJECT TITLE	DESCRIPTION	Base Cost	Sources	2023	2024	2025	2026	2027	2028	Total Funds
59	Sheffield Trail Restoration Phase 1	This project will add a root barrier and widen the trail for better usability. The trail restoration will better connect users to local facilities and major arterials. The trail will also be used as a lahar evacuation route.	\$1,775	City	\$75						\$75
				Grant	\$1,700						\$1,700
			\$1,775	Total							\$1,775

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Element 7

CAPITAL FACILITIES

Insert PHOTO

The City of Fife adopted its current Comprehensive Plan on May 28, 1996 and has updated annually. This Plan contains elements (sections) on land use, housing, transportation, utilities, and capital facilities.

Section 36.70A.070 of the Revised Code of Washington (RCW) sets forth the requirements of the capital facilities element:

- a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;*
- b) A forecast of the future needs for such capital facilities;*
- c) The proposed locations and capacities of expanded or new capital facilities;*
- d) At least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and*
- d) A requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities element.*

Title 36.70A of the RCW does not define capital facilities. However, it defines “public facilities” to include streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and schools. It defines “public services” to include fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other government services. Capital projects could include acquisition of land for public purposes, construction of new facilities such as a school, water line, or street intersection improvement, rehabilitation or major repair of an existing facility, or any planning, feasibility, engineering, or design studies related to a designated capital improvement program or project.

The Plan’s Capital Facilities Element (CFE) has served as a basis for delineating planned capital projects through its six year schedule of needed major capital expenditures to purchase, construct, replace, repair, rehabilitate, or study projects for public facilities. The CFE includes an inventory of the condition and adequacy of existing public facilities, recommends proposed improvements, and establishes an

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implementation schedule. The eight categories analyzed in this element are water, sewer, stormwater, transportation, fire protection, schools, community facilities, and essential public capital facilities.

The Capital Facilities Element provides a coordinated six year plan for achievable capital improvements throughout the community's Urban Growth Area from 2019 through 2024. The Six Year Capital Facilities Plan (CFP) of the Capital Facilities Element is updated annually to roll over another year in the City's capital facilities planning. It also sets level of service standards for major public facilities within the framework of coordinated land use planning.

The Capital Facilities Element relies on other plan documents and studies. The Capital Facilities Plan Element does not duplicate all the technical data, inventories, and findings contained in these other plans and studies. It serves, rather, as a summary and coordinating document that provides an integrated six-year capital improvement program based primarily on the findings of those plans.

Other Comprehensive Plan and studies adopted herein by reference include:

- City of Fife Water System Plan (2009) *Resolution 1303* and amended Dec 2016 (Ord. 1949); and Dec 2017 (Ord. 1969)
- City of Fife Sewer System Plan (1998)
- Sewer System Plan Amendment – 2014 to address the inclusion of part of the City of Edgewood into the City's sanitary sewer service area amended Dec 2015 (Ord. 1919)
- Comprehensive Stormwater Management Plan 2002 – and amended Dec 2016 (Ord. 1949)
- City Transportation Plan (December 10, 2002) and amended Dec 2015 (Ord. 1919)
- Facilities Study and Needs Assessment (July 2009)
- Transportation Improvement Plan ~~2021-2026 by Resolution 1940 dated June 23, 2020 and Dec 2020 (Ord. 2036, exhibit E)~~ 2022-2027 TIP adopted by Resolution 2053 on June 28th, 2022.
- Comprehensive Parks, Recreation and Open Space Plan ~~(2014—adopted 2015)~~ 2022-2027 PROS Plan adopted by Resolution 2023 on February 22nd, 2022.
- Fife School District Capital Facilities Plan ~~2020—2026 Dec 2020 (Ord. 2036, exhibit C)~~ 2022-2027 Fife School District Capital Facilities Plan (CFP) As adopted by the Fife School Board on August 29th, 2022
- Puyallup School District Capital Facilities Plan ~~2020—2025 Dec 2020 (Ord. 2036, exhibit D)~~ 2022-2027 Puyallup School District Capital Facilities Plan (CFP) As adopted by the Puyallup School Board on INSERT DATE, 2022
- City of Tacoma Fire Protection Master Plan (2003 update)

This Element looks at all public facilities owned and operated by the City of Fife to carry out its functions and to provide service to its citizens within the eight categories included in the Capital Facilities Element. Police, parks, recreation and open space, and municipal facilities are included under Community Facilities. The Capital Facilities Plan Element includes all lands within the Fife Urban Growth Area (UGA). It also discusses facilities and services owned, operated, and provided by other agencies within the UGA: the City of Tacoma, the City of Milton, Pierce County, Pierce Transit, and the Washington State Department of Transportation (WSDOT). Finally, it sets forth policies regarding the siting of essential public capital facilities within the Fife UGA.

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II. Purposes and City Use of the Capital Facilities Plan Element

The Capital Facilities Plan Element will be used by the City to:

1. Integrate the construction, operation, and maintenance of capital facilities with the City's annual budget.
2. Provide capital facilities for land development that is envisioned or authorized by the Land Use Element of the Comprehensive Plan.
3. Coordinate and provide consistency among City and other agency plans developed to identify capital improvement needs.
4. Ensure the timely provision of adequate facilities as required by the Washington Growth Management Act.
5. Acquire improved ratings on bond issues for capital facilities.
6. Qualify for grants and loans from other agencies.

RCW 36.70A.120 requires the City to “make capital budget decisions in conformity with its comprehensive plan”. The Capital Facilities Plan Element provides the City with a means for planning and implementing priority public facilities projects and services for the next six years. It integrates long range comprehensive planning with capital improvements and annual budgeting. Through the development and adoption of this Element, the City assures itself of having the necessary facilities and services prior to or at the same time as new development. It assists the City in programming, budgeting, project tracking, and meeting concurrency requirements.

1. **Programming** – The City schedules needed capital projects through a workable implementation program, based on the goals, objectives, and policies of the Comprehensive Plan.
2. **Budgeting** – Preparation of the Capital Facilities Plan Element under the GMA requires the inclusion of a financial plan that identifies funding sources for all proposed capital projects during the Element's six year period. The City must be able to integrate its capital budget with its operating budget, and must maintain an achievable Capital Facilities Plan to be eligible and competitive for grants and loans.
3. **Project tracking** – The Element provides the City with a means of monitoring the progress of the listed projects. As a long range policy document, it provides the community decision makers and staff with a guide for implementation and plan consistency.
4. **Concurrency and Level of Service Standards** – Based upon the GMA, the City requires that public facilities and services necessary to support new development and needed to maintain minimum local level of service standards must be available concurrent with development. It defines “concurrent with development” as “improvements or strategies that are in place at the time of development, or that show financial commitment is in place to complete the improvement or strategies within six years”. Concurrency looks at the demand for and the capacity of capital facilities and is a key to coordinated land use and capital facilities planning. This requires development approval to be coordinated with the capital improvement projects listed in this Element.

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III. Community Goals

As part of its comprehensive planning process, the community of Fife has developed the following Vision Statement:

Fife will be a city where there is balance between residential, commercial, and industrial growth and a city with a wholesome, restful, neighborhood-like atmosphere.

The Introduction section of the Fife Comprehensive Plan lists eight “Framework Policies” for the Plan. These are:

1. Provide a means for the City to reach its desired future.
2. Manage growth in a logical, sustainable manner.
3. Provide for citizen involvement.
4. Conduct coordinated planning.
5. Control urban sprawl through the destination of an urban growth area, use of concurrency requirements, and other methods.
6. Provide for the conservation of natural resource lands.
7. Protect sensitive environmental areas.
8. Provide for the coordinated sustainable economic health of the community.

The Capital Facilities Element of the Plan can play a key role in promoting the type of environment described in the Vision Statement and in implementing the Plan’s Framework Policies.

The primary goal of the Capital Facilities Element is:

To provide for the facilities and services required to support the quality of life and the growth and development concepts of the Plan’s Land Use Element.

Objectives to achieve this goal include:

1. Develop a timetable for development of a full range of community facilities and services in an efficient manner to meet current and future needs.
2. Provide the community with a guide for the timely construction of proposed capital facility improvements to effectively accommodate new development that the City envisions in its Comprehensive Plan.
3. Provide the citizens of Fife with safe and well-maintained public facilities in logical and convenient locations to facilitate the delivery of services to meet the needs of all areas of the community.
4. Utilize available revenue sources for funding capital facilities, especially sources that require a Capital Facilities Plan in order to be eligible for grants or loans.

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5. Meet concurrency requirements that sufficient public facility capacity be available as development takes place so that the level of service is maintained at the standards adopted by the City.

IV. Concurrency

Concurrency is a growth management concept that assures consistency between development and availability of municipal facilities and services such as water, sewer, transportation, parks, and schools. Section 36.70A.020 of the RCW sets forth as a planning goal:

Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

To meet this goal, the City has developed a Concurrency Management System (CMS). This system sets forth the City's concurrency policies and is used to insure that development permits, approvals, and other land use decisions will not result in the reduction of the level of service below the standards set out in the Comprehensive Plan. The CMS is set forth as an Appendix to this Capital Facilities Plan Element.

If a proposed development would lower any facility's level of service below any adopted standard, the City could only approve the project if the level of service is restored. The developer and the City have several options in this regard. They include:

1. Developer Provided Improvements – The project owner or developer may provide the necessary improvements to maintain level of service standards. In such cases, the project application must include appropriate plans for improvements, documentation that such improvements are designed to provide the capacity necessary to achieve or maintain level of service standards, and recordable instruments guaranteeing the construction of such facilities.
2. Impact Fees – Impact fees are assessments levied against the developer to pay for developer-generated impacts on public facilities and services. State law permits impact fees to be levied for roads, parks and recreation facilities, municipal fire services, and schools.
3. Local Improvement Districts (LID's) – Local improvement districts can be created to assess benefiting property owners for their fair share of the costs for needed public improvements. LID's are often used to pay for road, sewer, water, and stormwater projects.
4. Project Alteration – The proposed project may be changed so that its impact on capital facilities can be met by available capacity.
5. Postponement of Development – The proposed project may be postponed to a specific year or until the City can provide the necessary additional public facilities or services capacity.
6. Land Use Amendment – If the City determines that it can no longer afford to maintain certain level of service standards, it can revise the Land Use Element of the Comprehensive Plan and amend the City's standards accordingly.

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7. **Project Denial** – If the proposed project results in lowering any level of service standard and no reasonable means can be found to increase the capacity of public facilities (including developer-provided improvements), the City may deny the project application.

Section V. Level of Service Standards

The Growth Management Act requires the establishment of level of service (LOS) standards for those capital facilities for which such standards can be quantified. The individual studies and plans listed in Section I of this element establish some of the City's LOS standards.

However, some of those are engineering standards and not included in this Capital Facilities Plan Element. Other standards have not been established or should be updated.

Level of service standards should:

- Assure that the City's most important service needs are met, but not be so restrictive that they discourage growth.
- Assure appropriate quality of facilities and services as well as quantity.
- Be realistic and capable of being maintained.
- Be appropriate for the City, based on its characteristics, needs, and priorities.
- Be flexible.
- Inspire excellence rather than perpetuate minimal acceptable standards.
- Promote efficient, effective service delivery.
- Encourage ongoing monitoring and maintenance of standards once achieved.
- Lead to correction of deficiencies within developed areas as well as assuring that facilities are provided in newly developed areas.
- Be understandable and valid, measuring what is intended to be measured.

The City should not adopt more standards that it can manage or maintain. Based on the above criteria, the following levels of service standards are hereby established for capital planning purposes.

Water

Source capacity and reliability – The total source capacity in millions of gallons per day (mgd) should equal or exceed the design maximum demand rate plus the rate necessary to replace within 24 hours the amount of stored water for fire protection.

Water quality – In compliance with Sections 246-290 of the Washington Administrative Code (WAC).

Minimum water pressure – 30 pounds per square inch (psi) during peak hour demand, in accordance with WAC.

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Residential use equivalent – 230 gallons per day.

Flow rate – 1,000 gallons per minute (pm) fire flow for residential areas.

1,500 gpm fire flow for commercial/industrial areas.

Sewer

Residential flow standard – 230 gallons per day.

Stormwater

Minimum flow capacity – a 25 year storm.

Transportation

Highway capacity Manual (HCM) Level of Service – D. (For transportation, the level of service is the traffic facility's ability to carry traffic load within a transportation corridor, such as streets and intersections. The various levels comprise levels A, B, C, D, or E, with C comprising "average delays." Level of service "D" borders on a range on which small increases in flow may cause substantial increases in approach delay and, hence, decreases in arterial speed. Average travel speeds are about 40 percent of free flow speed.)

Pavement condition rating (Pavement Serviceability Rating or PSR) – 4 (Good-Gives a first-class ride and exhibit few, if any, visible signs of surface deterioration. Flexible pavements may be beginning to show evidence of rutting and fine random cracks. Rigid pavements may be beginning to show evidence of slight surface deterioration, such as minor cracks and spalling.) Rating established by the American Association of State Highway Transportation Officials (AASHTO).

Road coverage in storm event – A 10 foot lane on all arterial and collector streets free of standing water during 100 year storm.

Fire Protection

Per City of Tacoma Standards

Police/Courts

Maximum emergency response time – 5 minutes

Parks/Recreation/Open Space

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Community & Neighborhood Parks: 8.5 acres/1,000 population.

Greenways: No numeric Level of Service.

Specialized Recreation Facilities: No numeric Level of Service.

Schools

The Puyallup School District has adopted the following level of service standards:

- *Elementary schools (K-6) – 24/students/classroom (Ord. 1997 2018)*
- *Junior highs (7-9) – 28/students/classroom (Ord. 1997 2018)*
- *Senior highs (10-12) – 28/students/classroom (Ord. 1997 2018)*

The Fife School District has adopted the following level of service standard:

Maximum number of students per class – (Ord. 1997 Dec. 2018)

- *Elementary 18- 25*
- *Middles School 25-Max*
- *High School 25-Max*
- *K- 12 average square feet per student 130.13 (Ord. 1969 2017)*

VI. Funding and Financing Capital Improvements

RCW Section 36.70A.070 requires that the Capital Facilities Element of the Comprehensive Plan include “at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes”. Fife’s six-year plan includes specific capital improvement projects, timing for implementation, and sources of funding. A limitation on funding resources requires setting priorities for necessary facilities. In recent years, as federal and state assistance has diminished, Fife has financed the majority of its public improvements with local dollars, particularly in its water system. This has required the City to develop alternatives for capital improvements in case of inadequate funding. One or more of the following actions may be necessary should shortfalls occur:

1. Increase City revenues.
2. Decrease level of service standards.
3. Decrease facility costs.

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4. Decrease demand for public services and facilities.

The following is a list of most of the available major funding sources that can be used for capital improvements and the type of capital facilities that may be eligible for such funding or for which the revenue is normally used. The list does not include normal City operating revenues, such as its general mill levy, nor funds for which the City of Fife is not eligible.

Grants

1. *Community Development Block Grants* – Funds local housing, public and community facilities, economic development, and planning projects that principally benefit low income households. (Water, sewer, stormwater, transportation, parks).
2. *Community Development Revitalization Board* – Provides grants to help finance public infrastructure required by business and industry. Supports industrial development, job retention, and creation. (Water, sewer, stormwater, transportation)
3. *Washington Department of Ecology* – Offers wastewater grants, water quality financial assistance, and storm water pollution grants. (Water, sewer, stormwater)
4. *Washington State Department of Commerce* – Offers grants for growth management updates. (Water, sewer, stormwater, transportation)
5. *Casino Impact Fees (2%)* – The City is eligible for grants from the Puyallup Tribe for mitigating impacts of the Emerald Queen Casino. (Any facility if impact is shown)

Loans

1. *Public Works Trust Fund* – Provides low interest loans to local governments for repairing and replacing deteriorating infrastructure (Water, sewer, stormwater, transportation).
2. *Community Development Revitalization Board* – Provides low interest loans to help finance public infrastructure required by business and industry. Supports industrial development, job retention, and creation. General Obligation bonds can be used to pay back these loans (Water, sewer, stormwater and transportation).

General Obligation bonds

1. *Unlimited* – These bonds can be sold if approved by 60% of the voters in a bond election. They are backed by the full faith and credit of the City and can only be used for capital purposes. Property tax increases are used to pay off the bonds. (Water, sewer, stormwater, transportation, fire protection, police, parks, schools).
2. *Councilmanic Bonds (Limited Tax General Obligation Bonds)* - These may be issued by a vote of the City Council. They are backed by General Fund revenues, and may be used for any city purpose, not just capital expenditures. In Fife, Councilmanic bonds could raise as much as \$6.5 million (Water, sewer, stormwater, transportation, fire protection, police, parks, schools).

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Revenue Bonds – This is the most common source for funding major construction improvements. The City issues these bonds and repays the principal and interest of the bonds from water sales and sewer service to its customers. Interest on such bonds is generally higher than general obligation bonds. (Water, sewer).

Local Improvement Districts – These districts allow for special assessment on those properties that directly benefit from the improvement. When a capital project is going to provide a benefit that primarily or wholly benefits a portion of the City, a local improvement district (LID) can be formed as part of the project. (Water, sewer, stormwater, transportation, parks).

Impact Fees – These are charges against new developing property that attempt to recover the cost incurred by the City in providing the public facilities required to serve the new development. They are specifically authorized by state law only for: (1) public streets and roads; (2) publicly owned parks, open space, and recreation facilities; (3) school facilities; and (4) fire protection facilities in jurisdictions that are not part of a fire district. (Transportation, parks, schools). City of Five assesses Transportation Impact Fees on all new development and parks and school fees on new residential.

Mitigation Fees – The State Environmental Policy Act (SEPA) grants the City wide-ranging authority to impose conditions relating to a project's environmental impacts. In order to use SEPA to impose impact fees, the City must establish a proper foundation, rationally related to impacts identified in threshold determination documents or environmental impact statements. Fees collected under SEPA may not duplicate fees collected under other sources of authority. (Water, sewer, stormwater, transportation).

User rates – User rates for existing customers can be adjusted to offset costs related to increasing system capacity or improving the existing level of service. (Water, sewer)

Connection fees – The City can amend additional hook up and connection charges to offset the costs of extending services and increasing system capacity. Surcharges are frequently applied to properties adjacent to City services where the owner petitions for the extension of City services outside municipal boundaries. (Water, sewer)

Public Safety Fund – The purpose of the Public Safety Fund is to segregate, budget, expend and account for monies derived from the photo red light enforcement program, pursuant to Chapter 10.60 FMC. Expenditures from the public safety fund may only be used for the purpose of paying for the costs of the red light enforcement program, including the City's administrative costs; provided, however, if there are surplus monies in the fund, then the surplus monies may only be expended for the following purposes:

1. Purchase and installation of school zone signs and lights.
2. Pedestrian overpass/underpass design and construction.
3. Sidewalk design and construction costs.
4. Streetlight acquisition, operation and maintenance.
5. Signalized pedestrian crosswalks.
6. The purchase, design and construction of pedestrian trails that serve to redirect pedestrian traffic off streets with high traffic volumes.
7. The design and construction of similar pedestrian safety oriented improvements.

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Developer Financing – The City requires the developer to pay for capital facilities required as part of the project. For example, the developer must provide adequate on-site detention and connections to the City stormwater system. (Water, sewer, stormwater, transportation)

Taxes (not including those used solely for transportation purposes)

1. *Utility Taxes* – The City of Fife levies a six percent tax on gross earnings from all utilities, including cable television. There is a City of Fife Cable television franchise fee of 5% payable to the utility.
2. *Business and Occupation Tax* – This is one of the four major revenue options given to cities by the Legislature. (The other three are property tax, sales tax, and utility tax). The City of Fife does not levy a business and occupation tax.
3. *Regulatory License Fees* – These include business license fees and professional and occupational licenses.
4. *Real Estate Excise Tax (REET)* – The City currently levies a tax of one quarter of one percent on each sale of real property within its corporate limits. State law would allow the City to levy an additional one quarter of one percent. These funds must be spent “for any capital purpose identified in a capital improvements plan and local capital improvements including streets, parks, sewer, water mains, swimming pools, and gymnasiums.” (The second one quarter percent of this tax cannot be used for acquisition of land for parks.) The City can also participate in regional capital projects using County REET funds.
5. *Retail Sales and Use Tax* – This tax may be used for any general purpose by the City, including capital improvements.
6. *Gambling Tax* – Funds collected through this tax should be spent first on direct gambling enforcement, then on other police functions (including capital improvements) and, if that does not exhaust the money, on non-police expenditures.
7. *Leasehold Excise Tax* – This is a state tax on leased publicly owned property, in lieu of a property tax. The City does not levy this tax.
8. *Hotel-Motel Tax* – This is a special excise tax. Funds may be used solely for tourism promotion and for the acquisition and/or operation of tourism-related facilities.

Special Taxing Districts – Examples include by Pierce County Drainage Districts 23 for maintaining and operating Stormwater facilities.

Stormwater Utility – The City created a Stormwater utility and assess a tax to fund stormwater capital improvements.

State Shared Revenues

1. *Motor Vehicle and Camper Excise Taxes* – These revenues must be used for the purpose of police and fire protection.
2. *Liquor and Cannabis Receipts* – Primarily for policing costs. At least two percent of liquor *and cannabis* taxes and profits receipts must be devoted to an approved alcoholism or drug addiction program.
3. *Criminal Justice Assistance & Enforcement.*
4. *Streamlined Sales and Use Tax Mitigation*

Funding Sources for Transportation Only

1. *State Transportation Improvement Board* – Grant funds to local governments for projects that potentially have regional or multi-jurisdictional magnitude.

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2. *Surface Transportation Program* – This is a regionally administered federal transportation program.
3. *Statewide Competitive Allocation* – A state administered program using federal funds for transportation projects associated with economic development, public/private partnership, and innovative projects.
4. *Transportation Benefit District* – These are authorized for cities by RCW 35.21.225 to fund the capital improvements of City streets within the district.
5. *Municipal Gas Tax Funds (Motor Vehicle Fuel Excise Tax)* – All municipalities collect funds for street improvements. These funds are generated from the sale of gasoline and disbursed to the cities by the state, primarily based on population. The amount received by Fife is currently insufficient to use for capital purposes.
6. *Liquor Excise Taxes* – These funds are distributed by the state using a formula that is largely based on City population.
7. *Category C Funds* – This source distributes funding for those projects that expand roadway capacity for state facilities, such as SR 99 and SR 167.
8. *Miscellaneous Federal Grants* – These include Freight Action Strategy grants (FAST), Freight Mobility Strategic Improvement Board grants, and Federal Demonstration grants. The City has recently been successful in receiving funds from these three sources.

This section summarizes and updates the facilities inventories found in the following plans:

- City of Fife Water System Plan (2009) *Resolution 1303* and amended Dec 2016 (Ord. 1949); Dec 2017 (Ord. 1969)
- City of Fife Sewer System Plan (1998)
- Sewer System Plan Amendment – 2014 amended 2015 to include part of the City of Edgewood into the City’s sanitary sewer service area (Ord. 1919)
- Comprehensive Stormwater Management Plan (2002 – and amended Dec 2016 (Ord. 1949)
- City Transportation Plan (December 10, 2002)
- Facilities Study and Needs Assessment (July 2009)
- Transportation Improvement Plan 2019-2024; Resolution 1835 June 2019 and Dec 2018 (Ord. 1997)
- Comprehensive Parks, Recreation and Open Space Plan (2014 – adopted 2015)
- Fife School District Capital Facilities Plan 2018 – 2024 as amended Dec 2018 (Ord. 1997)
- Puyallup School District Capital Facilities Plan 2017 -2022 Amended Dec 2018 (Ord. 1997)
- City of Tacoma Fire Protection Master Plan (2003 update)

Forecasts of future needs are also found in those plans. Therefore, in this section, future needs forecasts are limited to Police/Courts and City Hall/Public Works.

Water

A description of the existing water system and inventory is provided for in the Utilities Element.

Capacity

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Currently, water supply to the City of Fife is provided by one well and two wholesale intertie connections to the City of Tacoma's water system. Although the City has a well, the City contracts with the city of Tacoma from whom the City receives a significant amount of its water supply.

Tacoma serves as a wholesaler of water to the City of Fife. The City of Fife actively coordinates with the city of Tacoma to enable Tacoma to plan appropriately for water demand in Fife.

System Demand

The 2009 City Water Plan has Future Water Demand Projections to 2030 and estimates 9,390 ERUS in 2015 (based on an estimated population of 9,147 and employment of 14,522) and 10,480 ERUS's by 2030 (an increase from 6,849 ERU's in 2006). The 2030 estimate is based on a population of 9,585 and employment of 16,846. What these estimates do not include, however, is consideration of reductions due to implementation of conservation measures. The Water Plan estimates that successful implementation of water conservation measures could, by 2025, reduce ERU demand by 10%.

Future Projects

The 2016 Water System Plan includes a 6 Year and 20 year CIP. The improvements are generally organized as follows:

- Water main Improvements (Transmission improvements and replacement program);
- Supply improvements;
- Facility improvements;
- Planning and operational improvements;
- Expanding service area to include apportion of the Mt. View Edgewood Water Service Area; and,
- Annual Programs.

The main goal of this WSP update is to identify Fife's next source of supply alternative necessary to meet projected growth through build-out. The two main options are: (1) new City-owned well source and (2) additional wholesale supplies as follows: *(Ord. 1949 2016)*

- A. New Source:** The City has an existing well at its Freeman Road (Holt) property. This well has 1,000 gpm of adequate capacity but no water rights. The City has water rights but no wells with capacity at its Well 5 property. The City is pursuing additional water rights but this is a long and uncertain process. USGS is currently conducting a regional aquifer study which must be completed before Ecology will move forward on consideration of Fife's new water right request. The City currently has a project ready to bid to drill a test well at the Well 5 property. If the test well verify that adequate supply exists at this property the City can drill a large diameter production well and complete the relatively easy transfer of existing water rights to this new well. *(Ord. 1949 2016)*

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- B. **Additional Wholesale:** Currently, the City's obtains 100% of its water from TPU as wholesale supply. The City has reached its contracted allocation in terms of both average day demand and max day demand. Although, wholesale water is relatively easy for the City to manage (i.e., treatment, delivery, and reliability is TPU's responsibility) it can be expensive and the City has no direct control over commodity costs and treatment (i.e., fluoridation). Mt View - Edgewood Water Company also has wholesale supply but it is only available to the City on a non-permanent bases (20 years). (*Ord. 1949 2016*)

Government programs (e.g. Public Works Trust Fund, CDBG, Department of Ecology Water Quality Financial Assistance Program), Public Debt and City Revenue Funds and Reserves and General Facilities Charges are the primary sources of funding capital projects.

Sewer

The existing sanitary sewer system in Fife is owned and operated by the City of Fife. A description of the existing sewer system facilities and infrastructure is provided for in the Utilities Element. Sanitary sewer service is provided to most properties within the City. The City of Fife does not operate a sewer treatment plant. The City contracts with the City of Tacoma for sanitary sewer treatment. Capacity of the treatment plant is addressed by the City of Tacoma in its capital facilities planning. The City of Fife actively coordinates with the City of Tacoma on anticipated demand on the system to ensure adequate treatment capacity is available.

System Demand

The City of Fife sanitary sewer system planning estimates that the City's Sewer Service Area ERU's are 5,096 in 2015 and are expected to increase to 5,743 ERU's by 2035. In addition, the inclusion of parts of Edgewood into the City of Fife sewer service area in 2015/2016 would result in an additional 434 ERUS by 2035 for a total of 6,178 ERUs. This will result in an average daily flow of 1,420,826 gallons per minute.

Future Projects

In 2014 the City of Fife conducted a rate study for the sewer system. That rate study was based on a ten (10) year Capital Improvement Program (2013-2022) totaling \$4.13 million (in 2013 dollars.) The "Erdahl Ditch and Interstate 5" project, to be coordinated with Washington State Department of Transportation improvements on Interstate 5, is estimated to cost approximately \$1.21 million. This represents about 28% of the City of Fife's ten year CIP cost. The six year capital facilities plan included with this element outlines anticipated near term expenditures during the next six-year period. Sanitary sewer rates increases were approved by the City Council in 2016.

The most important issue facing the system include: 1) the rebuilding of Tacoma's Puyallup River bridge; 2) updating the telemetry and control system; and, 3) expanding sewer into currently unserved neighborhoods as follows: (*Ord. 1949 2016*)

1. **Bridge:** All of the City's sewer is conveyed to either PS 1 or PS 5 and pumped over the Puyallup River on Tacoma's bridge for treatment at Tacoma's Central Wastewater Treatment Plant. During construction the existing bridge and Fife's two existing force mains will be

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removed. New force mains must be installed along a new alignment before the bridge project is started. Fife coordinated with Washington State Department of Transportation (WSDOT) on its new I-5 bridge project to allow for the hanging new of mains on the proposed I-5 bridge structure. The inclusion of pipe hangers will allow Fife to hang force main in the future if this is the chosen option. *(Ord. 1949 2016)*

2. **SCADA:** The City's telemetry and control system is outdated and does not record data nor allow the City to monitor and control the system remotely. The lack of data prevents the City from understand how much capacity is actually remaining in parts of the system and how infiltration and inflow is distributed across the system. Updating the SCADA system will allow the City to more confidently plan for build-out and respond to issues in the system faster. *(Ord. 1949 2016)*
3. **Expanding Sewer into the Benthien Loop and Firwood Neighborhoods:** These two neighborhoods are currently served by septic systems. Extending the sewer system will allow for future higher density developments and address failing drain field concerns. Efforts are currently underway and funding options are being explored. *(Ord. 1949 2016)*

In general, capital funding sources for the sewer utility include: Governmental grant and loan programs, publicly issued debt, and cash resources and revenues.

At the present time, and with approval from the City of Tacoma, sanitary sewer is provided upon request in the city limits if physically possible. The cost of extending the sewer lines is the responsibility of the property owner or developer. Hookup to the sanitary sewer system is required when a sewer line is located within 300 feet of a development.

Stormwater

The existing storm drainage system including an inventory of existing facilities is described in the Utilities Element of this Comprehensive Plan.

Future Facilities

The 2014 Stormwater Management Plan programs capital improvements for a ten year (2013-2022) period. These future capital improvements are identified and mapped in the Stormwater Management Plan. Total ten year costs in 2013 dollars is \$4,334,000. A ten year capital funding strategy is also provided for in the 2014 Stormwater Management Plan.

City Stormwater capital improvements over a six year period are identified in the capital facilities plan within this Element. Projects over a ten year period are identified in the Stormwater Management Plan. In general, City capital projects consider both the severity of the drainage problem and the number of projects that city staff can reasonably manage.

Capital funding sources identified in the 2014 Stormwater Management Plan include the following:

- Government Programs (i.e. Department of Ecology Grants and Loans; Public Works Trust Fund)

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- Public Debt (i.e. General Obligation Bonds; Revenue Bonds)
- Cash resources (i.e. Capital Facilities Charges, Utility Funds and Cash Reserves)

Transportation

Fife's transportation network consists of streets, highways, sidewalks, and railroad rights of way. The City has no pedestrian facilities other than sidewalks and bicycle facilities. The City's 2002 Transportation Plan has an extensive section on existing conditions of its transportation system. The 2002 Transportation Plan, which plans to 2040, has been updated and is in draft form. Data and information from the draft Transportation plan update has been incorporated into the Transportation Element of this Comprehensive Plan. The current adopted TIP is the 2019-2024. (*Ord. 1997 Dec. 2018*).

Streets

All streets are classified according to their intended function. The five classifications Fife uses are access street, collector arterial, minor arterial, and principal arterial as well as green street classifications. Access streets refer to rights of way intended only to provide access to adjacent property. Nearly all access streets in Fife have two lanes with pavements widths ranging from 18 to 28 feet. Collector arterials serve to collect and distribute traffic from higher classification streets to access streets. Collector arterials also have two lane configurations, but with paved widths of 24 to 30 feet. Minor arterials function to distribute traffic from roads with higher classifications to lesser arterials. They typically consist of two to four lanes with 22 to 44 feet of pavement. Principal arterials move large volumes of traffic to and from major traffic generators and destinations, and also serve to collect and distribute traffic from free-ways to local arterials. These streets can range from two to six lanes with pavements widths of 22 to 72 feet. At present, the City has five designated principal arterials: Port of Tacoma Road, 54th Avenue East, 70th Avenue East, Valley Avenue, and Pacific Highway East.

Transit

Pierce Transit provides bus service in Fife and the rest of Pierce County. Two routes (Routes 500 and 501) serve the City, connecting Fife with downtown Tacoma and the Federal Way City Center. Both routes go through the City of Milton, although on different streets.

Fire Protection

The Tacoma Fire Department provides fire protection service in the City through a consolidated service agreement with Pierce County Fire District 10. Its local Fire and Rescue Station is located at 2015 54th Avenue East, just south of Interstate 5. District 10's nine square mile service area includes the City of Fife and adjacent unincorporated parts of Pierce County. The station's maximum response time to emergencies is about four minutes. The local facility normally includes an engine, truck, and advanced life support equipped Medic 1 rescue vehicle and a daily on-duty staff of nine firefighters/emergency medical technicians.

Police/Courts

Fife's Police Department consists of 33 full time commissioned Patrol Officers, 12 Detention Service Officers, ten civilian employees (Clerk, Evidence Technician and Confidential Secretary), and 15 reserve volunteers. The City's new Criminal Justice Building was occupied on December 16, 1997. The Police Department shares the structure with the Municipal Court. The building contains police

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offices, a 36-bed jail, emergency operations center, a courtroom, and court offices. The one story building contains 18,682 square feet (sf). The complex also includes an evidence building, courtroom annex, a 576 sf Wellness Building, an 888 sf 3-sided parking structure, and a 200 sf storage container. The current criminal justice campus needs additional space following a continual increase of criminal cases from transient/daytime population in addition to the criminal and civil court cases that will continue to grow with the population. *(Ord. 1949 2016)*

According to a 2009 Driftmier Architects “Facility Study and Needs Assessment,” the criminal justice center will need to be expanded or replaced in order to continue to house the police department and the courts. Initial analysis shows an immediate need for an addition to be added for the court work area to include among others, space for secure client set-up, an expansion of the police bathroom and locker room facilities, expansion of the kitchen, an expansion of the jail booking area, jail shower facility, sallyport areas and parking expansion. *(Ord. 1949 2016)*

A three phase approach is envisioned to address the most crucial aspect for the design of the facility to address safety and functionality:

1. Update the 2009 facility study based upon current best practices;
2. Develop schematic architectural plan set; and
3. Identify and secure funding for construction. *(Ord. 1949 2016)*

City Hall//Parks Maintenance

The one story Fife City Hall was constructed in 1997. It contains 10,466 square feet and houses a council chambers, public customer service center, and administrative offices. The recommended level of service standard is 2,000 square feet per 1,000 population. At the current population of 10,050, there would need to be 18,810 sf to meet this standard. Included on the campus are three-storage facilities totaling 2,852 sf and a 1,440 square foot building which houses Information Technology and other City staff. However, near the end of 2014 the City of Fife purchased property on Freeman Road, commonly referred to as the Holt property. Parks and Recreation maintenance functions, have relocated to the former Holt property. Reuse of the “out” buildings at City Hall currently housing Parks and Recreation maintenance functions has yet to be determined. *(Ord. 1949 2016)*

Public Works Center

A new Public Works Maintenance building was constructed in 1997. This one story facility houses storage, vehicle repair, and crew area. It includes a mezzanine and a 720 sf add-on structure completed in 2007 for a total of 6,357 sf. The center also includes the 600 square foot old shop building (relocated to the site), a vehicle wash rack and a 2,160 sf pole building.

Parks/Recreation/Open Space

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The City of Fife, Fife School District, Pierce County, and other public and private agencies have assembled over 169 acres of land for park, recreation, and open space uses with or adjacent to the Fife Urban Growth Area. These lands include wildlife conservancies, picnic facilities, multipurpose trail corridors, athletic field and playgrounds, community centers, and related park supporting administrative and maintenance facilities.

The City of Fife Comprehensive Parks, Recreation, and Open Space Plan was updated and has a detailed list and description of all existing facilities. These facilities are summarized in the Parks and Recreation Element (Element 6) of this Comprehensive Plan. That Plan indicates the City's primary deficiencies to be that the present allocation is not balanced between different types of park, recreation, and open land requirements. Level of service standards are also identified in the Element 6.

The City also lacks in sufficient trails. However, according to the Plan, proposed property acquisitions, and some private land easements, should be sufficient to allow for the development of an effective multipurpose trail system providing effective support to regional and local resident interests.

Schools

The Fife School District serves a population of over 21,000 according to the WA. State Office of Financial Management and has approximately 3800 students. It provides public school services for the City of Fife, as well as for almost all of the City of Milton, part of the City of Edgewood, and some unincorporated areas of Pierce and King Counties, including Trout Lake, Jovita, and Fife Heights. The District's schools are Discovery Primary School, Milton (preschool and Kindergarten through first grade), Hedden Elementary School, Edgewood (grades 2-5), Endeavor Intermediate School, Milton (2-5), Surprise Lake Middle School, Milton (6-7), Columbia Junior High School (8-9) and Fife High School (10-12). Facility enrollment capacities of those schools located within the Fife Urban Growth Area are:

<i>Enrollment Projections</i>						
	2018	2019	2020	2021	2022	2023
K-7	3405	2404	2436	2459	2482	2545
CMS	578	610	614	599	614	584
FHS	840	841	842	860	864	877
Total	3823	3855	3892	3918	3960	4006

In addition, the District operates a Transportation Center on 20th Avenue East in Fife and an Educational Services Center in a portion of the old Fife Elementary School.

The Puyallup School District boundary, which cuts across southeastern Fife, includes over one fourth of Fife's land area. The District operates 22 elementary schools (kindergarten through 6th grade), seven junior high schools (7-9), three "comprehensive" high schools

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(10-12) and one alternative high school. There are no Puyallup School District facilities located within the City of Fife Urban Growth Area of Fife. (*Ord. 1949 2016*)

The portion of Fife within the Puyallup School district is served by Northwood Elementary School in Edgewood, Edgemont Junior High School in Edgewood, and Puyallup High School. School facilities inventories, forecasts of future needs, and capital improvement and finance plans for these districts are set forth in each of their capital facilities plans which are adopted herein by reference ~~(Ord. 2036 Dec 2020)~~ (*Ord XXXX, Dec 2022*)

Facilities Needs Study and Assessment

This Facilities study, prepared by Driftmier Architects, gives the City of Fife a good look into the future municipal needs for its citizens. The study includes a current assessment, a future assessment, and a facilities plan. It also includes build-out assumptions to the year 2040, which assumes that employment in Fife will reach 25,057 jobs and 14,813 people. The City's municipal services are expected to grow with these numbers as well. This study evaluates each department and reports where growth could occur and where it is needed to occur.

VIII. Siting Essential Capital Facilities

The Washington Growth Management Act requires that local government comprehensive plans include a process for identifying and siting of essential public facilities. Essential public facilities are typically those difficult to site because of their local impacts. They include airports, facilities for state education, state or regional transportation, state or local corrections, solid waste handling, and in-patient hospitals including those for substance abuse, mental health, and group homes.

No local comprehensive plan or development regulation may preclude the siting of essential public facilities. As a result, the City of Fife has developed the following policies to allow for the appropriate siting of essential public capital facilities of a statewide or countywide nature.

- Policy 1 The City shall identify essential public facilities based upon the Growth Management Act, the State Office of Financial Management list of essential public facilities required or likely to be built, Pierce County Countywide Planning Policies, and any city lists that may be developed.
- Policy 2 Siting proposals shall provide a “justifiable need” for the public facility and proposals shall be reviewed through a public process that allows “host” municipalities a reasonable opportunity to participate in the site selection process. Siting proposals in the Fife Urban Growth Area shall be made in accordance with the following:
- A. The state, regional, or local agency shall provide a justifiable need for the public facility and for its location in the Fife Urban Growth Area or adjacent areas based upon forecasted needs and a logical service area;

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- B. The state, regional, or local agency shall establish a public process by which the residents of the county and host municipalities have a reasonable opportunity to participate in the site selection process.

Policy 3 The City shall identify and map all publicly owned lands and quasi-public uses through the Land Use Element of the Five Comprehensive Plan.

Policy 4 The City shall promote facility siting consistent with the elements of its Comprehensive Plan and implementation ordinances.

- A. Through the zoning ordinance or other implementing ordinances, the City shall prepare siting criteria for essential public facilities that are difficult to site. The criteria shall use the following:
 - 1) Specific facility requirements;
 - 2) Impacts of the facility;
 - 3) Effects of urban growth area designations;
 - 4) Other standards and criteria as outlined in the Pierce County; Countywide Planning policies and other locally adopted plans and ordinances.
- B. The criteria shall allow for a cooperative interjurisdictional approach for the siting of essential public facilities in accordance with Pierce County's Countywide Planning Policies. Joint planning agreements shall be sought where appropriate. Through joint planning or inter-local agreements, the City shall seek to mitigate disproportionate financial burdens due to the siting of essential public facilities.
- C. A public review process shall be established for the siting of essential public facilities.
- D. Siting criteria shall provide for amenities or incentive for neighborhoods in which the facilities are located. Compensation for adverse impacts shall be considered.
- E. Siting criteria for essential public facilities which are not difficult to site shall provide for site design and buffering techniques to ensure compatibility with surrounding uses and enable the facility to be permitted outright in appropriate zoning classification wherever feasible.
- F.

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APPENDIX A CONCURRENCY MANAGEMENT SYSTEM

I. Establishment

The City of Fife hereby establishes a Concurrency Management System (CMS) for all City development approvals. This system is intended to insure that capital facilities and services needed to maintain minimum level of service standards as set forth in the Capital Facilities Element of the Fife Comprehensive Plan are available at the time or within a reasonable time after development, occupancy, or use.

II. Level of Service Standards

The City has established level of service standards for which concurrency must be maintained. The standards so established are those set forth in Section V of the Revised Capital Facilities Plan Element of the Fife Comprehensive Plan.

III. Applications

- A. For purposes of this CMS, “development approval” shall mean approval by the City of any Type II or Type III project permit types as set forth in Chapter 14.02 of the Fife Municipal Code.
- B. For development approval, each applicant, except those exempted from concurrency, shall also apply for a Certificate of Concurrency.
- C. An applicant requesting development approval by the City shall provide all information required by the City for a concurrency evaluation of the project. This may include additional information determined to be needed by the Director of Community Development in order to fully evaluate the project for concurrency.
- D. No development approvals shall be granted unless the applicant meets all requirements for a Certificate of Concurrency.

IV. Concurrency Test

In order to satisfy concurrency management requirements, each development proposal must demonstrate that the adopted levels of service and concurrency standards for public facilities and services will not be degraded by the impact of the development. The following is a checklist of impacts that must be analyzed and quantified by the applicant for any development proposal.

- Use of potable water
- Amount of sanitary sewer flow generated
- Increased traffic on surrounding streets as set forth in Section VI of this CMS
- Changes in the amount, nature, or pattern of stormwater runoff
- Creation of need for additional parks, recreation, or open space
- Additional demand for public school classroom space

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If the City determines any of these impacts to be significant, the City shall then determine the availability of adequate capacity of public facilities and services to maintain the adopted level of service standards.

V. Calculating Available Capacity/Policies

For purposes of land development regulations, the available capacity of public facilities and services should be determined through the following means.

A. Add together:

1. The total service capacity of existing facilities operating at the required level of service; and
2. The total capacity of new facilities, if any, that will become available on or before the date of occupancy of the proposed development. The capacity of new facilities may be counted only if one or more of the following are shown:
 - i. Construction of new facilities is underway at the time the development permit is issued;
 - ii. The new facilities are the subject of a binding contract for construction of facilities or provision of services at the time of issuance of the development permit; or
 - iii. An enforceable development agreement is in place that guarantees the new facilities. Such facilities shall be consistent with the Capital Facilities Element of the Comprehensive Plan. The agreement shall guarantee that the necessary facilities and services will be in place when the impacts of the development occur.

B. Subtract from those capacities the sum of:

1. The demand for the service or facility created by existing development documented in the Comprehensive Plan;
2. The demand for the service or facility created by the anticipated completion of other approved developments, redevelopment, or other development activity; and
3. The demand for the service or facility created by the anticipated completion of the proposed development.

In the case where a project demonstrates available capacity, a Certificate of Concurrency shall be issued. Where available capacity cannot be shown, the applicant shall comply with one of the options as set forth in Section VII to meet concurrency requirements and maintain adopted level of service standards. If the applicant cannot comply with concurrency through option A, C, D, or E, the City shall choose option B, F, or G.

In addition to the requirements set forth in this section, the applicant must meet the traffic concurrency requirements as set forth in Section VI of this CMS.

VI. Concurrency Threshold for Transportation Facilities

- A. *Threshold.* Concurrency threshold is defined as when demand as measured by the City for a transportation corridor or intersection reaches 90 percent of capacity. Capacity is defined as the maximum number of peak hour vehicle trips that a transportation facility can accommodate at the level of service established by the Capital Facilities Element of the Five Comprehensive Plan. When this threshold is reached, the concurrency test as set forth in this section shall apply to all development proposals that have a probable impact on the

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demand in such corridor. If a transportation corridor is below the concurrency threshold and a proposed project will have an impact such that the corridor will exceed the threshold, the concurrency procedures as set forth in this section shall apply.

- B. *Below Threshold.* Prior to reaching concurrency threshold, the existing available capacity shall be allocated on a “first come, first served” basis.
- C. *Application.* The community Development Director shall determine if a proposed development will have a probable impact on a transportation corridor that is close to or exceeds its concurrency threshold. Unless exempted by the City in accordance with this Concurrency Management System, all development permits for a project that the City estimates will lead to a transportation volume in excess of a transportation corridor’s concurrency threshold, or will impact a transportation corridor that already exceeds the threshold, shall include a concurrency test. The concurrency test is part of the development permit process and shall be conducted by the Community Development and Public Works Departments.
- D. *Transportation Impact Analysis.* For all development permits that are not exempt under this CMS, a transportation impact analysis using the best available methodology shall be submitted to and approved by the Community Development Director. For all development permits that are not exempt and are subject to the State Environmental Policy Act (SEPA), a registered professional engineer in the State of Washington shall complete or supervise the transportation impact analysis. The Community Development Director may cause the development of a transportation impact analysis using the best available methodology and at the applicant’s expense in lieu of the applicant’s analysis or to verify the applicant’s analysis.
- E. *Waiver.* Upon written request of an applicant, the director may waive the requirement for a traffic impact analysis or limit the scope of the analysis and required elements of a traffic impact analysis where the director determines that the potential transportation impacts upon the affected transportation corridor(s) and/or intersections(s) have been adequately analyzed in prior research or reports and/or are not projected to cause a reduction in the operating level of affected transportation corridors and/or intersections.
- F. *Test.* The available and planned six year capacity shall be used in conducting the concurrency test. Development permits that result in a reduction of a corridor’s level of service below the standard set forth in Section V of the Capital Facilities Element of the Comprehensive Plan cannot be approved.
 - 1. After accounting for the project’s development impact, if the resulting corridor capacity is above or equal to the capacity required to maintain the established level of service standard, the concurrency test is passed.
 - 2. After accounting for the projected development impact, if the available capacity of a transportation corridor is less than the capacity required to maintain the established level of service standard, the concurrency test is not passed. The applicant must then comply with one of the options set forth in Section VII of this CMS. If the applicant cannot meet concurrency through option A, C, D, or E, the City shall choose option B, F, or G.

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- G. *Preliminary Concurrency Test.* An applicant may request a preliminary concurrency test without an accompanying application for a development permit. A fee, as set forth on the approved fee schedule, shall be charged for such preliminary test. Any available capacity cannot be reserved through this preliminary process. The result of a preliminary concurrency test is considered an administrative decision and cannot be appealed.

VII. Options for Meeting Concurrency.

- A. *Developer provided improvements.* The project owner or developer may provide the necessary improvements to maintain level of service standards. In such cases, the project application must include appropriate plans for improvements, documentation that such improvements are designed to provide the capacity necessary to achieve or maintain level of service standards, and recordable instruments guaranteeing the construction of such facilities.
- B. *Impact fees.* Impact fees are assessments levied against the developer to pay for developer generated impacts on certain public facilities and services. State law permits impact fees to be levied by the City for roads, parks and recreation facilities, and schools.
- C. *Improvement Districts (LID's).* Local improvement districts can be created to assess benefiting property owners for their fair share of the costs for needed public improvements. LID's are often used to pay for road, sewer, water, and stormwater projects.
- D. *Project Alteration.* The proposed project may be changed so that its impact on capital facilities can be met by available capacity.
- E. *Postponement of Development.* The proposed project may be postponed to a specific year or until the City can provide the necessary additional public facilities or services capacity.
- F. *Land Use Amendment.* If the City determines that it can no longer afford to maintain certain level of service standards, it can revise the Land Use Element of the Comprehensive Plan and amend the City's standards accordingly.
- G. *Project Denial.* If the proposed project results in lowering any level of service standards and no reasonable means can be found to increase the capacity of public facilities (including developer-provided improvements), the City may deny the project application.

VIII. Certificate of Concurrency.

- A. *Issuance.* A Certificate of Concurrency, subject to the terms contained therein, shall be granted upon issuance of the final development permit. It may be issued in accordance with the same terms and conditions of the underlying development approval. If applicable, payment of a fee and/or performance of any condition required by the City shall be a condition of Certificate of Concurrency. Certificates of Concurrency shall be issued on a "first come, first served" basis with respect to the order of final development permit issuance.

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- B. *Transferability.* A Certificate of Concurrency is not transferable to another property, but may be transferred to new owners of the original property.
- C. *Life span of Certificate.* A Certificate of Concurrency shall expire when the accompanying development permit expires or is revoked. A certificate may be extended according to the same terms and conditions as the accompanying development permit. If the development permit is granted an extension so shall the Certificate of Concurrency. If the accompanying development permit does not expire, the Certificate of Concurrency shall expire 5 years from the Certificate of Concurrency issue date.
- D. *Unused capacity.* Any capacity that is not used because the developer decides not to develop or the accompanying development permit expires shall be returned to the available pool of capacity.

IX. Exemptions

- A. *No impact.* Permits for projects that create no measurable additional impacts are exempt from the requirements of this chapter. Such permits include, but are not limited to, any Type I, II, IV, or V permit applications as set forth in Chapter 14.02 of the Fife Municipal Code.
- B. *Application filed prior to the effective date of this CMS.* Complete development permit applications that have been submitted before the effective date of this CMS are exempt from its requirements. Development permits that were issued before the effective date of this CMS shall be considered to have capacity as long as the accompanying development permit is valid.

X. Annual Capacity Statement

As part of its Concurrency Management System, the City shall prepare an Annual Capacity Statement. The intent of the Annual Capacity Statement is to provide evidence of the capacity and levels of service of public facilities for the purpose of issuing development permits during the 12 months following the completion of the Statement. The Statement shall therefore include the following:

- A. A summary of new developments that have been completed during the given time period, including a list of certificates of occupancy indicating development represented by types and square footage.
- B. A summary of building permit activity, indicating:
 - 1. Those permits that expired without starting construction;
 - 2. Those permits that were active at the time of the report;
 - 3. The quantity of development represented by the outstanding building permits.
- C. A summary of projects submitted for environmental review.
- D. An evaluation of each facility indicating:
 - 1. Capacity available for each at the start and end of the reporting period;

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2. The portion of available capacity held for projects in the development process;
3. A comparison of actual capacity to calculated capacity resulting from approved building permits and other vested projects;
4. A comparison of actual capacity and levels of service to adopted levels of service from the Comprehensive Plan, and;
5. A forecast of the capacity for each facility based upon the most recently updated schedule of capital improvements in the capital facilities element.

XI. Appeal

The City of Fife's Community Development Director administers the Concurrency Management System. The Directors' decisions may be appealed to the City's Hearing Examiner in accordance with Section 2.50.050 of the Fife Municipal Code.

CITY OF FIFE, WASHINGTON

RESOLUTION NO. 2023

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF FIFE, PIERCE COUNTY, WASHINGTON ADOPTING THE 2022-2027 CITY OF FIFE PARKS, RECREATION, AND OPEN SPACE PLAN

WHEREAS, The City's Parks, Recreation, and Open Space (PROS) Plan was developed in 2008 and updated in 2014. The PROS Plan guides the City's efforts for providing high quality, community-driven parks, trails, open spaces, and recreational opportunities throughout Fife, and contains a community profile, a parks and recreation facilities inventory and level of service report, a needs and demands assessment, a capital projects plan, and options for financing and conservation. These elements needed an update to reflect community changes since adoption and to ensure the City retains eligibility for state-based grants, including Washington State Recreation and Conservation Office (RCO) grants; and

WHEREAS, a Request for Qualifications was sent out on January 4, 2021, for consultants to prepare the updated PROS Plan, five firms submitted proposals and were evaluated by a selection committee. The top three firms were invited to interview with the selection committee on January 25, 2021. From the interview process, Conservation Technix was determined to be the most qualified firm, and they entered into a contract with the City on March 11, 2021; and

WHEREAS, formulation of the updated PROS Plan has included the following community feedback:

1. Community Survey, received 449 responses (available in English and Spanish)
2. Online Open House, received 150 responses
3. Virtual Public Meeting (PROS focus)
4. Presentations at four Park Board meetings
5. Ongoing social media and email feedback
6. Presentation at the February 7, 2022 Planning Commission Meeting;
7. Presentation at the December 14, 2021 City Council business meeting; and
8. Discussion at the January 18, 2022 City Council study session.

WHEREAS, the PROS Plan was approved by the Parks Board on January 5, 2022; now, therefore


BE IT RESOLVED that the City Council hereby adopts the 2022-2027 City of Fife Parks, Recreation, and Open Space Plan as presented.

ADOPTED by the City Council at an open public meeting held on the 22nd day of February, 2022.



Kim Roscoe, Mayor

Attest:



Brodie Rota, City Clerk

FEBRUARY 2022



PROS Plan





Once a small farming town, Fife has grown into a hub of community, industry, and retail opportunities. With free, year-round special events, miles of trails and parks to explore, Fife is a wonderful town to call home.



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Message from the Director

Welcome to the 2022-2027 Fife Parks, Recreation & Open Space Plan

The Parks, Recreation and Open Space (PROS) Plan was developed through extensive input from the community, as well as careful consideration of industry standards and trends.

The PROS Plan represents a collaborative effort of our residents, community stakeholders, and staff who together believe in a strategic direction to achieve our goals. The Plan aims to provide a sustainable and balanced system of parks and recreation programs that are accessible and inclusive for each and every one of our residents to enjoy. We also believe this Plan will continue our commitment to shape the character of Fife and enhance the quality of life for our residents.

Many of the ideas found within this document mirror emerging needs that citizens believe are important. Our collective challenge is to use this plan as a foundation to build upon to ensure future generations will have an opportunity to enjoy an outstanding park and recreation system. It is our responsibility to strategically evaluate our facilities and operations to meet our future vision. This plan will allow us to focus on maintaining and improving our community assets and be better equipped to meet the challenges of the future.

As staff, we feel privileged to serve this tremendous community and honored to have the support of the Parks Advisory Board with the development of the PROS Plan. We are especially grateful to our residents who have voiced their opinions and attended our public meetings.

Our promise to the community is to use this PROS Plan to continue our efforts to create a community that offers quality of life, while anticipating future community needs.

Megan Jendrick
Parks, Recreation and Aquatics Director

PUBLIC REVIEW DRAFT

Acknowledgements

City Council

- Kim Roscoe, Mayor, Position 5
- Bryan Yambe, Deputy Mayor, Position 1
- Dee-Dee Gethers, Councilmember, Position 2
- Doug Fagundes, Councilmember, Position 3
- Pat Hulcey, Councilmember, Position 4
- Lisa McClellan, Councilmember, Position 6
- Lew Wolfrom, Councilmember, Position 7

Parks Advisory Board

- Brian Humphreys (Chair), Position 1
- Sarah Patt (Vice Chair), Position 7
- Sean Joey Murphy, Position 2
- Meah Knight, Position 3
- Tom Kolokithas, Position 4 (thru 2021)
- Lauren Bonck, Position 5
- Bryan Dominique, Position 6 (thru 2021)

City Staff

- Russell Blount, Interim City Manager
- Megan Jendrick, Director, Parks, Recreation, and Aquatics
- Marta Gailushas, Assistant Director, Parks, Recreation & Aquatics
- Alia Doherty, Events & Marketing Specialist
- Amanda Smyth: Events and Marketing Specialist
- Luke Jacobs: Parks and Facilities Manager

Consultant Team

- Conservation Technix, Inc.
- MacKay Sposito, Inc.
- PRR, Inc.

ACTIVE. THRIVING. ENGAGED.

Introduction & Overview

Purpose of the Plan

The City of Fife Parks, Recreation & Open Space Plan (PROS Plan) is an update to the 2014 Parks, Recreation & Open Space Plan that builds on the previously completed planning work and incorporates the feedback from an extensive community engagement process conducted in 2021. This Plan creates a vision for an innovative, inclusive and interconnected system of parks, trails and open space that promotes recreation, health and fiscal responsibility as integral elements of a thriving, livable Fife. The PROS Plan serves as a blueprint for the management, enhancement and growth of the City of Fife parks and recreation system. It assists in guiding decisions related to planning, developing and maintaining parks, open space and recreational facilities. This Plan also identifies priorities for recreation programs and special events. The 2022 PROS Plan provides updated system inventories, community profile, needs analyses and a comprehensive capital project list. The Plan identifies parks and recreation goals and establishes a long-range plan for the Fife parks and

recreation system, including action items and strategies for implementation over the next six to 10 years. The recommendations in this Plan are based on community input, evaluations of the existing park system, operating conditions and fiscal considerations. The PROS Plan, updated approximately every six years, allows Fife to remain current with community interests and retain eligibility for state grants through the Washington State Recreation and Conservation Office (RCO), which administers various grant programs for outdoor recreation and conservation efforts.

Planning Process

This PROS Plan reflects the community's interests and needs for parks, open space, trails and programming and represents the culmination of a year-long planning effort. The planning process, which included a variety of public outreach activities, encouraged public engagement to inform the development of the priorities and future direction of Fife's park and recreation system.





IMPACTS OF THE COVID-19 PANDEMIC

The COVID-19 pandemic has transformed the way municipalities plan for and conduct public engagement. To develop this Plan, the city implemented a sound public process that was compliant with health mandates by using a range of online tools for communications, engagement and community feedback.

Health mandates related to the pandemic also had dramatic impacts on the city's recreation programming and operations, requiring the temporary closure of some facilities, capacity and use restrictions, and the cancellation of recreation programming. However, with improvements in local caseloads, Fife has begun to offer in-person recreation programs and community events.

The Parks, Recreation and Aquatics Department also faced multiple challenges since the 2014 PROS Plan was adopted. The COVID-19 pandemic considerably impacted the Department. The Fife Aquatic Center, Community Center and the Dacca Barn were closed in 2020 and all recreation programs, special events and facility rentals were canceled - eliminating critical funding for the Department.

Community members expressed their interests through surveys, public meetings, online outreach, tabling and direct outreach and Parks Advisory Board meetings. In addition to community engagement, the actions identified in this Plan are based on:

- An inventory and assessment of the City's existing park and recreation facilities to establish the system's current performance and to identify needed maintenance and capital repair and replacement projects,
- Service level and walkability assessments to quantify the system's ability to serve current and future residents.

The Plan's capital facilities section and accompanying implementation and funding strategies are intended to sustain and enhance, preserve and steward the City's critical parks and recreation infrastructure.

Department Overview

The Parks, Recreation and Aquatics Department serves as the community's key resource for providing parks and recreation services to the residents of Fife. This includes a diverse array of recreation and aquatic programs for all ages, interests and abilities. The Department operates and maintains over 55 acres of developed parks and over 100 acres of open space and undeveloped properties. The Department is also responsible for the management, maintenance and operation of all buildings and structures including the Fife Community Center and Fife Aquatic Center.

The Recreation Services Division provides a diverse program of educational, instructional, fitness, arts and athletics programming for youth, adults and seniors. This division is also responsible for rental of city facilities including the Fife Community Center, Dacca Barn, Brookville Gardens, Dacca Park Athletic Fields and Five Acre Park picnic shelter.

The Parks Maintenance Division is responsible for all buildings and grounds maintenance, including the Fife Community Center, Fife Aquatic Center and all developed and undeveloped park properties. Grounds maintenance functions are also performed at Fife City Hall and the Criminal Justice Center. The Department plays a vital role in many aspects of community life, including serving as staff liaisons to the Parks Advisory Board.

Mission: To serve the entire community — to be a provider of local and regional recreation opportunities. We—our staff, citizens and volunteers—build a healthier community through quality recreational and social programs, parks and facilities.

Parks Advisory Board

The Parks Advisory Board provides advice to the Parks, Recreation and Aquatics Department Director on a variety of issues including parks, community events, community facilities, and recreational programming. The Board consists of seven members, appointed by the Mayor and confirmed by the City Council, who serve three year terms.

Guiding Documents

This PROS Plan is one of several documents that comprise Fife's long-range planning and policy framework. Past community plans and other relevant documents were reviewed for policy direction and goals as they relate to parks, open space, trails, recreation and arts and culture opportunities across Fife.

- Parks, Recreation & Open Space Plan
- City of Fife Comprehensive Plan
- City Center Plan (ongoing)
- Pierce County Park, Recreation & Open Space Plan
- Pierce County Countywide Planning Policies
- SR 167 Completion Project

Contents of the Plan

The remainder of the Fife PROS Plan is organized as follows:

- Chapter 2: Community Profile – provides an overview of the City of Fife and its demographics.
- Chapter 3: Community Engagement – highlights the methods used to engage the Fife community in developing the Plan.
- Chapter 4: Goals & Objectives – provides a policy framework for the parks and recreation system grouped by major functional or program area.
- Chapter 5: Classifications & Inventory – describes the existing park and recreation system.
- Chapter 6: Parks & Open Space
- Chapter 7: Recreation Programs & Facilities
- Chapter 8: Trails
- Chapter 9: Implementation & Capital Planning – details a 6-year program for addressing park and recreation facility enhancements, maintenance, or expansion projects.
- Appendices: Provides technical or supporting information to the planning effort and includes survey summaries, recreation trends and funding options, among others.



Accomplishments since the 2014 PROS Plan

The 2014 PROS Plan guided City officials, management and staff in making decisions about planning, operating and implementing various parks and recreation services. The following represents a short list of the major accomplishments realized following the adoption of the previous Plan:



Opened Brookville Gardens Community Park



Expanded Summer Camp offerings



Opened a community garden at Levee Pond Park



Moved the historic fountain to Fountain Memorial Park to create a city gateway



Repaved skate park at Five Acre Park



Acquired four acres of land for future park (Cappa Property) north of I-5



Relocated Interurban Trail trailhead



Upgraded ADA access and compliance throughout city parks



Replaced 129 trees at Dacca Park and added trees at Five Acre Park



Planned for additional greenspace in City Center Plan



Maintained Tree City USA status for 13 straight years



Updated all wayfinding signs in parks

COMMUNITY PROFILE

ONCE A SMALL FARMING TOWN, FIFE HAS GROWN INTO A HUB OF COMMUNITY, INDUSTRY, AND RETAIL OPPORTUNITIES.

Location

Fife is a small city of approximately 10,200 residents in Pierce County, Washington. The city is located in the shadow of Mount Rainier, along the Puyallup River and extending to Puget Sound. Its location along Interstate 5, adjacent to Tacoma and less than thirty miles from Seattle, makes the city a successful

manufacturing, distribution, and transportation hub. Fife is bordered by the cities of Tacoma, Milton, Edgewood, and Puyallup.

The City of Fife includes a business district along Pacific Highway East, as well as several commercial and industrial areas. Most of the city's homes are multi-family units, though the southern portion of the city has been developed with single family residential neighborhoods.

The City of Fife saw a wave of residential and economic development in the decade from 2000 to 2010, as large employers – attracted by the city's low tax rates and transportation access – developed commercial and industrial facilities. Today, Fife has a strong employment base and is home to a diverse community of residents.

Over the past forty years, the City of Fife has seen significant economic development and is now home to nearly twice as many jobs as residents. Due to its location and tax advantages, Fife has become a particularly popular location for warehousing, distribution, and transportation businesses, which collectively provide nearly half of the jobs in the city.



Currently, the majority (76%) of Fife's working-age residents are in the workforce, though households in the city make about 8% less, on average, than households throughout Pierce County. Major employers include logistics and transportation companies like American Fast Freight, Amazon, FedEx, ProLogix and UPS; telecommunications providers including Continuant; the Emerald Queen Casino; and a number of food service companies.



Fife's Engine #684

This rare Engine #684 was one of only 26 Alco C-415 locomotives built by American Locomotive Company in July of 1968 for the Weyerhaeuser's Chehalis and Western. It was later lettered for the Curtis, Milburne and Eastern. #684 spent most of its career working on Weyerhaeuser's logging lines in Western Washington. The Chehalis and Western brought log trains through Fife on their way to the Port. Today the engine and a caboose are displayed outside the Fife History Museum.

Source: WillhiteWeb.com



Demographic Profile

Today, Fife is home to many adults aged 25 to 44 and a growing number of families with children, who enjoy the recreational opportunities provided by the City's parks and open spaces. Fife is a diverse community, where one in seven residents identifies as Hispanic and more than 45% of residents identify as Black, Asian, Pacific Islander or American Indian/Alaskan Native. More than one in four residents speak a language other than English at home. The City's residents are well educated and have high rates of employment, though they generally have slightly lower incomes than other county residents. The City's population nearly doubled between 2000 and 2010 and has continued to grow, though at a more moderate rate, since. Fife is expected to grow at a modest rate over the coming decades.

Figure 1. Population Characteristics: Fife, Pierce County and Washington

Demographics	Fife	Pierce County	Washington
<i>Population Characteristics</i>			
Population (2020)	10,200	900,700	7,656,200
Population (2010)	9,173	795,393	6,724,540
Population (2000)	4,784	704,182	5,894,121
Percent Change (2000-20)	113.0%	28.0%	30.0%
Persons w/ Disabilities (%)	8.6%	13.3%	12.7%
<i>Household Characteristics (2015-19)</i>			
Households	3,787	323,296	2,848,396
Percent with children	35.7%	33.0%	30.6%
Median HH Income	\$66,144	\$72,133	\$73,775
Average Household Size	2.64	2.65	2.55
Average Family Size	3.36	3.19	3.09
Owner Occupancy Rate	40.4%	62.1%	63.0%
<i>Age Groups (2019)</i>			
Median Age	31.9	36.1	37.7
Population < 5 years of age	8.3%	6.7%	6.1%
Population < 18 years of age	25.9%	23.5%	22.2%
Population 18 - 64 years of age	66.7%	63.0%	62.7%
Population > 65 years of age	7.4%	13.5%	15.1%

Sources: Washington Office of Financial Management Population Estimates, 2020
U.S. Census, 2000 Census, 2010 Census, 2015-2019 American Community Survey

PUBLIC REVIEW DRAFT

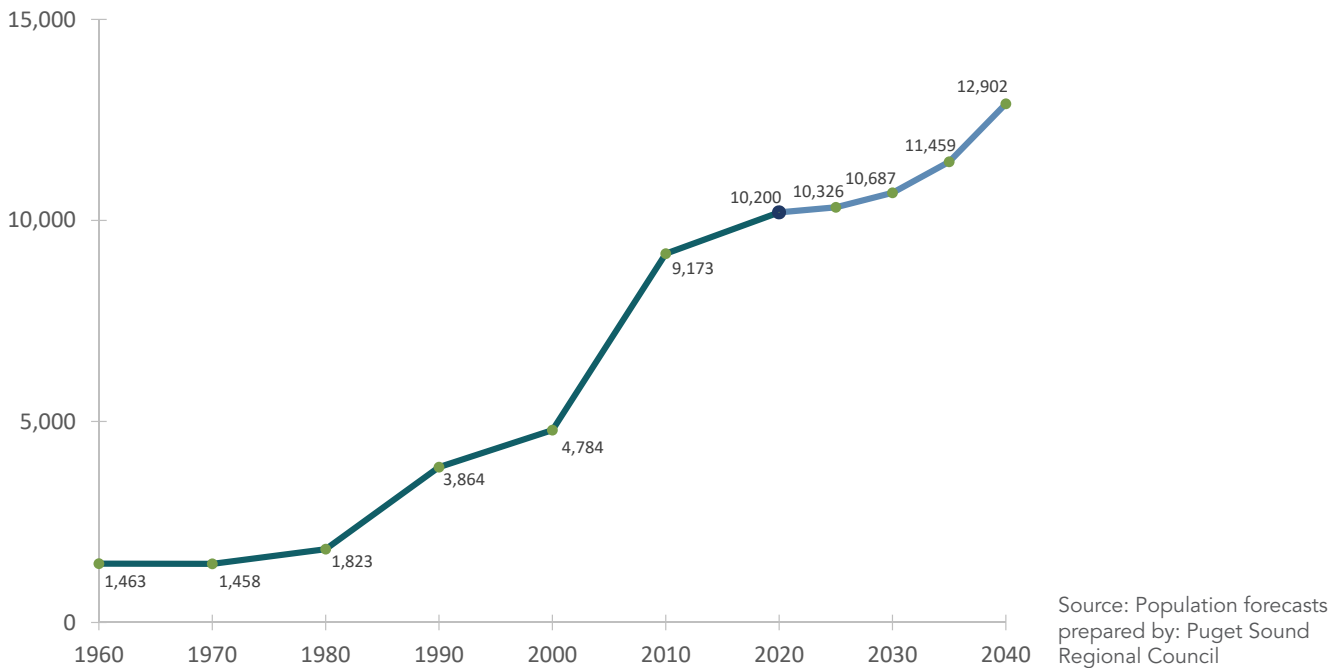
Population

After incorporation in 1957, Fife grew slowly through the next two decades, reaching just over 1,800 residents in 1980. Then, spurred by growth and economic development in the Tacoma region, the population of Fife more than doubled in the 1980s and again between 2000 and 2010, when it

reached nearly 9,200 people. Since then, the city's population has expanded to 10,200 residents.

The Puget Sound Regional Council projects that the City of Fife will grow to approximately 10,700 people by 2030 and just over 12,900 people by 2040, equivalent to about 1.3% annual growth.

Figure 2. Population Change – Actual and Projected: 1960 – 2040



Age Group Distribution

Fife's population has a median age of 31.9 (2019), much younger than Pierce County as a whole (36.1) and significantly lower than statewide averages (37.7). Adults between 20 to 39 years old make up the city's largest 20-year population group, comprising 37% of the overall population in 2019. This has important implications for park and recreation needs.

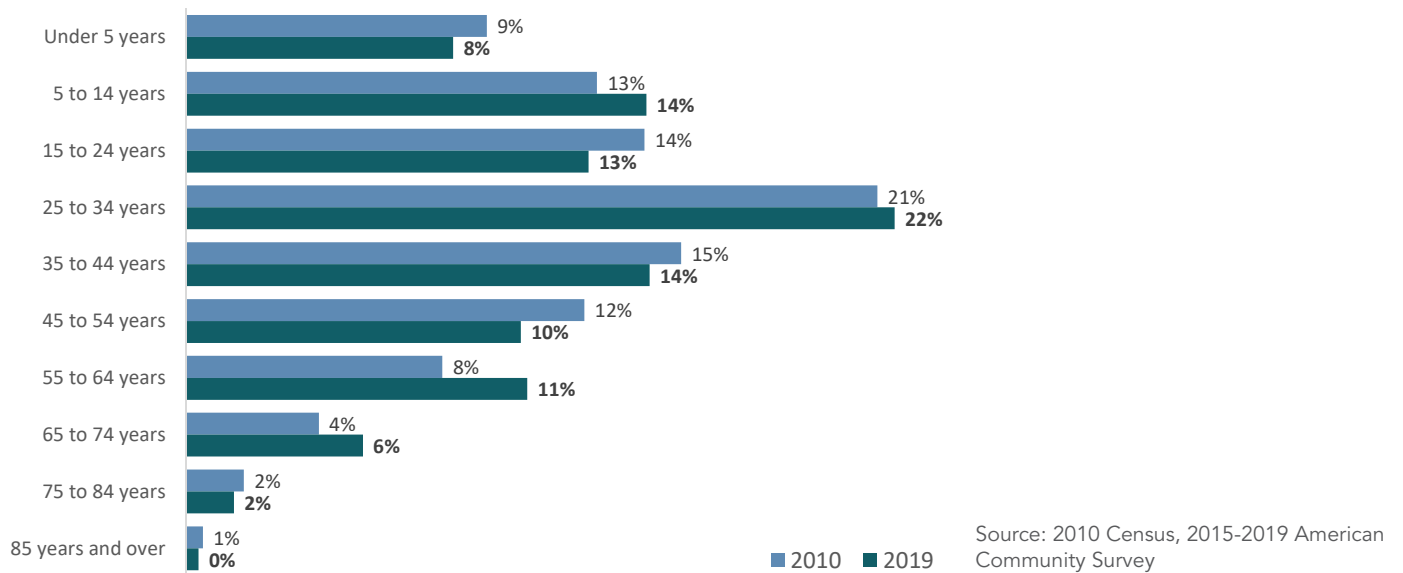
- Adults ages 25 to 34 years are users of adult programs. About 22% of residents are in this age category, see Figure 2. These residents may be entering long-term relationships and establishing families. Nearly 37% of households in the city are families with children.
- Adults between 35 and 54 years of age represent users of a wide range of adult programs and park facilities. Their characteristics extend from having children using preschool and youth programs to becoming empty nesters. This age group makes up 25% of Fife's population.
- Older adults, ages 55 years plus, make up 18% of Fife's population. This group represents users of

adult and senior programs. These residents may be approaching retirement or already retired and may be spending time with grandchildren. This group also ranges from very healthy, active seniors to more physically inactive seniors.

While the majority of Fife's residents (65%) are adults over 25 years of age, approximately one in three are youth and young adults.

- Youth under 5 years of age make up 8.3% of Fife's population. This group represents users of preschool and tot programs and facilities, and as trails and open space users, are often in strollers. These individuals are the future participants in youth activities.
- Children 5 to 14 years make up current youth program participants. Approximately 14% of the city's population falls into this age range.
- Teens and young adults, age 15 to 24 years, are in transition from youth program to adult programs and participate in teen/young adult programs where available. Members of this age group are often seasonal employment seekers. About 12.5% percent of Fife's residents are teens and young adults.

Figure 3. Age Group Distributions: 2010 & 2019



Race and Ethnicity

In 2019, just under 55% of the population of Fife identified as White. Just over 14% of residents identified as Asian, 10% as Black or African American, 6% as Native Hawaiian or other Pacific Islander, and 2% as American Indian or Alaskan Native. Approximately 10% of residents identified as two or more races and 3% identified as a race not listed in the American Community Survey options. About one in every seven residents (14%) identified as Hispanic or Latino of any race, with 10% identifying as Mexican.

According to the 2019 American Community Survey, nearly one in five residents (19%) were born outside the United States, though most of these residents have lived in the U.S. for more than a decade. Approximately 27% of residents speak a language other than English at home and 9% speak English less than very well. Approximately one-third of residents who speak Asian languages or Spanish at home also speak English less than very well. The City should consider how it could best provide recreational opportunities, programs, and information that are accessible to, and meet the needs of, all community members.

Persons with Disabilities

The 2019 American Community Survey reported 9% (857 persons) of Fife’s population as having a disability that interferes with life activities. This is much lower than county and state averages (13% each). Approximately 2% of youth under 18 years

of age, 8% of adults 18 to 64, and 34% of residents over age 65 live with a disability, signaling a potential need to design inclusive parks, recreational facilities, and programs. Planning, designing, and operating a park system that facilitates participation by residents of all abilities will also help ensure compliance with Title III of the Americans with Disabilities Act.

Household Characteristics

In 2019, the average household in Fife was 2.64 people, higher than the state average (2.55). The average family is larger, at 3.36 people. Of the 3,790 households in the city, 36% were families with children under 18, and 31.5% were individuals living alone.

Employment & Education

The 2019 work force population (16 years and over) of Fife is 7,697 (76%). Of this population, seventy-four percent is in the labor force, 3.3% is unemployed, and 26% is not in the labor force. In 2019, the City’s unemployment rate was 4.5%, lower than the county (5.3%) and statewide (5.0%) rates. However, the COVID-19 emergency and related business closures has caused a recession with deep impacts to business earnings and viability, consumer confidence, and unemployment rates – in addition to significant health and social impacts to local residents. The near and long-term economic impacts of this crisis have yet to be fully determined.

Residents work in a wide variety of industries. In 2019, nearly 20% of Fife's employed residents worked in the education and health care industry. A number of other industries – retail trade, arts and entertainment, transportation and warehousing, manufacturing, and professional and management sectors – each employ between 10 and 12 percent of workers and contribute significantly to the local economy.

The Puget Sound Regional Council (PSRC) estimates that in 2019 there were 15,915 covered employment positions in Fife. Nearly half of these positions (46%) are in the manufacturing and warehousing, transportation and utilities sectors. Just over one quarter (26%) were in finance, insurance, real estate, and service sectors. Retail trade made up another 12% of positions, while construction (9%), government (5%), and education (2%) employment made up the remaining local jobs.

The PSRC expects that Fife's total employment will grow by 23% to 19,613 by 2040, with the largest gains in retail trades (71%) and the finance, insurance, real estate, and service sectors (44%). However, employment growth in Fife has exceeded the PSRC's previous projections by a large margin. By 2019, Fife's total employment had already exceeded the PSRC's expected total employment in 2030. The PSRC is currently updating the region's land use vision and associated employment projections for 2050, with results expected in 2022.

The vast majority (89%) of residents over 25 years of age have a high school degree or higher, slightly lower than the statewide average (91%). About 25% of Fife residents have a Bachelor's degree or higher, lower than statewide rates (36%).

Income & Poverty

A community's level of household income can impact the types of recreational services prioritized by community members as well as their willingness and ability to pay for recreational services. In 2019, the median household income in Fife was \$66,114. This income level was about \$6,000 (8%) lower than the median income for Pierce County households.

Higher income households have an increased ability and willingness to pay for recreation and leisure services and often face fewer barriers to participation. Approximately 29 percent of Fife households have household incomes in the higher income brackets (\$100,000 and greater), slightly fewer than the county average (33%).

Lower-income residents can face a number of barriers to physical activity including poor access to parks and recreational facilities, a lack of transportation options, a lack of time, and poor health. Lower-income residents may also be less able financially able to afford recreational service fees or to pay for services, like childcare, that can make physical activity possible. In Fife, 15% of households earn less than \$25,000 annually and 9% of local families live below the poverty level (\$25,750 for a family of four), on par with county rates. Poverty affects 17% of youth under 18 and 10.5% of those 65 and older.

Health Status

Information on the health of Fife's residents is not readily available. According to the 2020 County Health Rankings, Pierce County ranks in the higher-middle range compared to all Washington counties for health outcomes, including length and quality of life, as well as for health factors like health behaviors, clinical care, social and economic factors, and the physical environment.

Approximately 18% of Pierce County adults age 20 and older report getting no leisure-time physical activity – a rate higher than the statewide average of 16%. In Pierce County, 83% of residents have access to adequate physical activity opportunities, which is lower than the average for all Washington residents (86%) and well below the average of top-performing counties nationwide (91%). This suggests that the County has a reasonable number of places where residents can participate in physical activity, including parks, trails, and public or private community centers, gyms or other recreational facilities. Approximately 32% of Pierce County adults are overweight or obese, slightly higher than the average among all Washington adults (29%).

BENEFITS OF PARKS, RECREATION & OPEN SPACE

A number of organizations and non-profits have documented the overall health and wellness benefits provided by parks, open space and trails. The Trust for Public Land published a report in 2005 called *The Benefits of Parks: Why America Needs More City Parks and Open Space*. This report makes the following observations about the health, economic, environmental and social benefits of parks and open space:

- Physical activity makes people healthier.
- Physical activity increases with access to parks.
- Contact with the natural world improves physical and physiological health.
- Value is added to community and economic development sustainability.
- Benefits of tourism are enhanced.
- Trees are effective in improving air quality and assisting with stormwater control.
- Recreational opportunities for all ages are provided.



Physical Activity Benefits

Residents in communities with increased access to parks, recreation, natural areas and trails have more opportunities for physical activity, both through recreation and active transportation. By participating in physical activity, residents can reduce their risk of being or becoming overweight or obese, decrease their likelihood of suffering from chronic diseases, such as heart disease and type-2 diabetes, and improve their levels of stress and anxiety. Nearby access to parks has been shown to increase levels of physical activity. According to studies cited in a 2010 report by the National Park and Recreation Association, the majority of people of all ages who visit parks are physically active during their visit. Also, the Centers for Disease Control and Prevention (CDC) reports that greater access to parks leads to 25% more people exercising three or more days per week.



Community Benefits

Park and recreation facilities provide opportunities to engage with family, friends, and neighbors, thereby increasing social capital and community cohesion, which can improve residents' mental health and overall well-being. People who feel that they are connected to their community and those who participate in recreational, community and other activities are more likely to have better mental and physical health and to live longer lives. Access to parks and recreational facilities has also been linked to reductions in crime, particularly juvenile delinquency.



Economic Benefits

Parks and recreation facilities can bring positive economic impacts through increased property values, increased attractiveness for businesses and workers (quality of life), and through direct increases in employment opportunities.

In Washington, outdoor recreation generates \$26.2 billion in consumer spending annually, \$7.6 billion in wages and salaries and \$2.3 billion in state and local tax revenue. Preserving access to outdoor recreation protects the economy, the businesses, the communities and the people who depend on the ability to play outside. According to the Outdoor Recreation Economy Report published by the Outdoor Industry Association, outdoor recreation can grow jobs and drive the economy through management and investment in parks, waters and trails as an interconnected system designed to sustain economic dividends for citizens.



Improved trail and connectivity system between the 3 major areas of Fife, South of the Railroad, South of Freeway/North of Railroad, North of the freeway. None of these area current connections are convenient, safe or accessible for pedestrians and worse so for those with disabilities.

- Survey respondent

COMMUNITY ENGAGEMENT

COMMUNITY ENGAGEMENT PLAYED AN ESSENTIAL ROLE IN DEVELOPING THE 2022 PROS PLAN UPDATE.

Although the planning process occurred during the COVID-19 pandemic, numerous efforts were made to connect with the community, seek their input and provide information about the project. Public outreach methods were varied and extensive, including:

- Online community-wide survey in English and Spanish
- Online open house
- Two virtual public meetings for general public participation and discussion
- Meetings with the Parks Advisory Board and City Council
- Fife city website with plan information and feedback opportunities
- Multiple social media postings, email blasts, and city newsletter articles

Community Survey

A community-wide, online survey was conducted to assess the recreational needs and priorities of Fife residents. The online survey was posted to the City's website on April 30, 2021. Information about the survey was provided on the city's website home page and on the PROS Plan project page. It was promoted via multiple city Facebook posts, email blasts and an announcement in the city's May newsletter. The survey was closed on June 13th, and preliminary data were compiled and reviewed. In all, 449 responses were completed from the online-only survey.

The survey measured current levels of satisfaction and which facilities were primarily being used by residents. Residents were asked about future improvements and the types of recreational amenities they would like to see considered for the park



PUBLIC REVIEW DRAFT

OVER 600 PARTICIPANTS PROVIDED FEEDBACK

The PROS Plan update utilized a range of methods to engage with and listen to the Fife community



system. Survey respondents were asked about:

- Performance and quality of programs and parks
- Usage of city parks and recreation facilities
- Overall satisfaction with the value of services being delivered by the city
- Opinions about the need for various park, recreation, and trail improvements
- Priorities for future park and recreation services and facilities

Significant survey findings are noted below, and a more detailed discussion of results can be found in the needs assessment chapters covering parks, open space, recreation, and trails (Chapters 5 - 7).

Major Survey Findings:

- **Livability:** Nearly all respondents (97%) feel that public parks and recreation opportunities are important or essential to the quality of life on Fife.
- **Usage:** Park visitation is high, with 83% of respondents visiting parks or recreation facilities at least once a month. The most popular activities are walking or running (63%), swimming or activities at the aquatic center (54%) and playgrounds (53%).
- **Park Amenity Priorities:** Two-thirds of respondents indicated support for an outdoor splash pad or water spray park (67%), additional walking trails (64%) and outdoor pool with a lazy river (64%). A majority of survey respondents think that Fife does not have enough walking and biking trails (59%).
- **Recreation Facilities & Programming:** Respondents ranked as their top three priorities: building an outdoor, covered pool and aquatic park (1st), installing a splash pad (2nd), and renovating or expanding the community center (3rd). Respondents also expressed a greater interest in community events (55%) and for youth or teen programs and activities over those geared toward adults.

The complete survey summary is provided in Appendix A.

Online Open House

The city hosted an online open house to share information and gather community feedback about the PROS Plan update and site master plans for Cappa Park and Levee Pond Park. More than 230 people visited the online open house from July 28 and August 22, 2021, and 154 people responded to at least one site survey. The online open house was promoted using social media posts, e-newsletters and flyers distributed in city buildings and at community events.



EXPAND WALKING TRAILS

91% Support & Top Priority

PROVIDE OUTDOOR POOL OR SPLASHPAD

76% - 87% Support



PROVIDE ADDITIONAL PLAYGROUNDS

87% Support

ADD PICNIC SHELTERS

84% Support

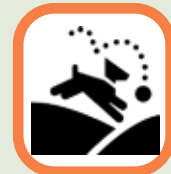


EXPAND TRAIL BIKING OPTIONS

86% Support

PROVIDE OFF-LEASH DOG PARK

70% Support



Major Open House Findings:

- **Park Amenity Priorities:** The top two priority improvements are for a splash pad (70%) and additional walking/biking trails (48%).
- **Recreation Programs & Facilities:** The top two priority investments for recreation are for an outdoor pool (68%) and additional youth sport programs (50%).
- **Trails:** Additional trail connections are important, with strong interest for connections between Dacca Park and Five Acre Park, as well as between Dacca Park and Brookville Gardens Community Park.

A summary of responses to the online open house is provided in Appendix B.

Virtual Community Meetings

On October 5, 2021, the city hosted a virtual public meeting using Zoom technology. The public meeting included a number of ways for the public to provide input, including live polling and chat-based questions and answer sessions. The meeting started with a presentation to inform participants about the PROS Plan process and provide an overview of the structure and format of the virtual meeting. Community members were asked to share their ideas and comments and help identify priorities for future programs and investments through in-session, live polling questions and live chat sessions.

Key Themes from the October 5, 2021 meeting:

- A strong majority of attendees indicated excitement toward the City’s plans to install a splash pad at Colburn Park.
- There was interest toward a blended approach toward future playground replacements that consider different play style, users and ages.
- If the community center is replaced or renovated in the future, attendees indicated an interest for gymnasiums and multi-purpose rooms.

Eight people participated in the meeting. A meeting summary from the virtual public meeting is provided in Appendix C.

Parks Advisory Board Meetings

The Parks Advisory Board provided feedback on the development of the PROS Plan during four regularly scheduled public sessions. The first session occurred in July 2021 to review the project timeline, community survey results and explore future opportunities and challenges. At subsequent sessions, the Board spent significant effort reviewing and commenting on the PROS Plan public process, project priorities, and system-wide goals and strategies to implement improvement projects.

Other Outreach

In addition to the direct outreach opportunities described above, the Fife community was informed about the planning process through a variety of media platforms. The following methods were used to share information about the project and provide opportunities to participate and offer their comments:

- City website home page
- City newsletter and magazine
- PROS Plan project website
- Email blasts
- Public community events
- Social media: Twitter & Facebook



GOALS & OBJECTIVES

The goals and objectives described in this chapter define the recreation and park services that Fife aims to provide. These goals and objectives were derived from input received throughout the planning process, from city staff, the Parks Advisory Board and community members.

The Growth Management Act (GMA) adopted by the Washington State Legislature in 1990 provided a foundation for land use planning in selected cities and counties throughout the state, including Pierce County and the City of Fife. The GMA's purpose is to help communities deal efficiently with the challenges of growth to ensure their long-term sustainability and high quality of life. It identifies 14 planning goals to guide the development of comprehensive plans and development regulations (codified in Chapter 36.70A of the Revised Code of Washington). Four of these goals directly affect the development and implementation of this plan.

- "Encourage the retention of open space and development of recreational opportunities, conserve fish and wildlife habitat, increase access to natural resource lands and water, and develop parks." RCW 36.70A.020(9)
- "Protect the environment and enhance the state's high quality of life, including air

and water quality, and the availability of water." RCW 36.70A.020(10)

- "Identify and encourage the preservation of lands, sites, and structures, that have historical or archaeological significance." RCW 36.70A.020(13)
- "Carry-out the goals of the Shoreline Management Act with regards to shorelines and critical areas." RCW 36.70A.020(14)

Furthermore, the Fife Comprehensive Plan, the previous park system plan and county-wide planning policies provide a framework for this PROS Plan.

Also, the Plan's goals align with the National Recreation and Parks Association's Three Pillars, which are foundational concepts adopted by the national organization in 2012.

These core values (below) are crucial to improving the quality of life for all Americans by inspiring the protection of natural resources, increasing opportunities for physical activity and healthy eating,

and empowering citizens to improve the livability of their communities.

- Health & Wellness: We value the role parks and recreation plays in improving health and wellness.
- Conservation: We value open space, connecting children to nature, and engaging communities in conservation practices.
- Social Equity: We value accessibility of local parks and recreation to all residents and visitors.



Goals

A goal is a general statement that describes the overarching direction for the parks and recreation system.

Objectives

Objectives are more specific and describe an outcome or a means to achieve the stated goals.

Key Projects

Key project recommendations are specific actions intended to implement and achieve the goals and objectives and are contained in the Needs Assessment and Capital Planning chapters of the PROS Plan.

A photograph of a wooden observation deck with a railing, supported by several concrete pillars over a body of water. A group of people, including children, are standing on the deck, looking towards the water. The background is filled with lush green trees and foliage.

Parks & Greenways

Goal 1: Acquire and develop a high-quality, diversified system of parks, recreation facilities and greenways that is attractive and safe and provides equitable access to all residents.

Objectives:

- 1.1 Proactively seek parkland identified within this Plan, in both developed and undeveloped areas, to address gaps in the geographic distribution of parkland and secure suitable locations for new parks and greenways to serve future residents.
 - 1.1A Strive to provide a distributed network of parks, such that all city residents live within one-half mile of a developed neighborhood park or within one mile of a developed community park.
- 1.2 Identify and prioritize lands for inclusion in the parks and greenway system based on factors such as contribution to level of service, connectivity, preservation and scenic or recreational opportunities for residents.
- 1.3 Periodically coordinate with Pierce County for acquisition of properties to be used for parks and greenways within Fife's urban growth area to leverage financial resources and in anticipation of future annexation.
- 1.4 Pursue low-cost and/or non-purchase options to preserve open space, including accepting land donations and the use of conservation easements and development covenants.

Goal 2: Protect and manage the city's natural and cultural resources and environmentally-sensitive lands to highlight their uniqueness and preserve local history.

- 2.1 Coordinate with other public agencies, tribes and private partners for the protection of a system of greenway corridors to support ecological values and functions of sensitive natural lands and to facilitate connectivity for an effective, accessible trail system.
- 2.2 Develop management plans and restoration strategies for the Hylebos and Wapato Creek corridors and facilitate community-based volunteer restoration within publicly-owned lands.
- 2.3 Manage vegetation in natural areas and creek corridors to enhance or maintain native plant species, habitat function and other ecological values and functions. Remove and control non-native or invasive plants as appropriate.
- 2.4 Identify and incorporate significant historical and cultural sites and facilities into the park system to preserve these resources, such as the Fife History Museum and Memorial Fountain.



Trails

Goal 3: Promote active lifestyles and reinforce Fife as a regional trails hub by providing additional trail connections and coordinating with other agencies to create a seamless system.

Objectives:

- 3.1 Connect the city's street-based pedestrian and bicycle system with off-street recreational trails through coordinated public works planning.
- 3.2 Support the implementation of the Transportation Element for pedestrian and bicycle connections and improvements that safely link parks to other city parks, to City Center and other city destinations.
- 3.3 Continue to integrate the siting of proposed trail segments into the development review process; Require development projects along designated trail routes to be designed to accommodate planned trail segments.
- 3.4 Partner with Pierce County, neighboring jurisdictions, regional trail associations and other public agencies to develop linkages to regional trail systems, to and through the City.
- 3.5 Design and construct new trails with consideration of and attention to user's safety and a priority to accommodate multiple trail uses, when appropriate.
- 3.6 Expand the system of off-street trails by utilizing greenways, parks, utility corridors and critical areas, as appropriate.
- 3.7 Secure corridors for additional trail connections via fee-simple acquisitions, easements or rights-of-way.
- 3.8 Provide trailhead accommodations, as appropriate, to include parking, wayfinding signage, restrooms and other amenities.



Recreation Programs & Services

Goal 4: Provide a varied, interesting and evolving menu of recreational activities, healthy lifestyles and cultural events that accommodate a spectrum of ages, interests and abilities and promote Fife's identity and brand as a livable city.

Objectives:

- 4.1 Enhance the diversity of programs offered, focusing on programs that are in high demand or serve a range of users.
- 4.2 Monitor local and regional recreation trends to ensure community needs and interests are addressed by available programming.
- 4.3 Continue to foster and expand partnerships with the Fife School District, private non-profit agencies, private recreation oriented clubs and local businesses to provide recreation services.
- 4.4 Provide and maintain facilities as well as recreation programs in a cost-effective manner and utilize technology to measure actual costs.
- 4.5 Study the possibility of replacing the Community Center, along with the financing and funding requirements for capital and operations.
- 4.6 Promote and expand special events and recreational programming to enhance community identity, community activity and environmental education; Incorporate the diversity of community festivals, events, movies in parks, community gardens, historical interpretation and other cultural activities into the brand of park and recreation services.
- 4.7 Periodically evaluate recreation program offerings in terms of attendance, current trends, customer satisfaction, cost-to-subsidy and availability of similar programs through other providers and make adjustments as necessary.
- 4.8 Maintain and enhance program scholarships and other mechanisms to support recreation access for low-income residents.
- 4.9 Review parks and recreation fee schedules annually and update as necessary based on program demand and local market comparisons.
- 4.10 Evaluate recreation pricing strategies that produce revenues in excess of costs in appropriate areas (i.e., adult sports) to help support or expand other recreational programs.
- 4.11 Maintain staff development and certifications (e.g., CPR/First Aid, lifeguard certification, playground safety, Aquatic Facility Operator, etc.) to retain high safety standards in facilities and on play equipment.



Engagement & Inclusion

Goal 5: Encourage meaningful public involvement in park and recreation planning and engage residents through department communications.

Objectives:

- 5.1 Support the Parks Advisory Board as the forum for public discussion of parks and recreation issues.
- 5.2 Involve residents and stakeholders in park and recreation facility planning and design and recreation program development to solicit community input, facilitate project understanding and engender public support.
- 5.3 Conduct periodic joint sessions between the Parks Advisory Board and the Planning Commission and City Council to improve coordination and discuss policy matters of mutual interest pertaining to park management and development, and recreational planning, resources, opportunities and funding.
- 5.4 Continue to use a variety of methods and media channels to publicize and increase resident awareness about parks and recreational opportunities available in the City.
- 5.5 Maintain and update the City's website, social media and distribution lists to enhance parks and recreation-related communication and marketing efforts with the public.
- 5.6 Prepare, publish and promote a park and trail facilities map for online and print distribution to highlight existing and proposed sites and routes, while promoting Fife as a walkable community.
- 5.7 Evaluate user satisfaction and numerical use of parks, trails, recreation facilities and programs at least every six years to stay current with community attitudes and interests. Use this information to inform staff, Parks Advisory Board and City Council as part of the decision making process to revise program offerings and/or pursue major capital improvements.

Goal 6: Decrease barriers and increase opportunities for participation of underrepresented, diverse populations to reflect the demographics of Fife.

Objectives:

- 6.1 Design and maintain parks and facilities to offer universal accessibility for residents of all physical capabilities, skill levels and age as appropriate, in compliance with the Americans with Disabilities Act (ADA) Standards for Accessible Design.
- 6.2 Explore and pursue opportunities for alternative outreach and education to diverse groups, such as group walks and day hikes with minority communities, promotional materials through schools and faith groups, and youth mentorship or ambassador programs.
- 6.3 Examine accessibility barriers (socio-economic, language, physical, geographic, transportation) to programs, parks and trails and develop internal Diversity, Equity and Inclusion (DEI) policies and a priority matrix to allocate resources to address known gaps over time.
- 6.4 Strive to provide a distributed network of parks, such that all city residents live within one-half mile of a developed neighborhood or community park or urban plaza.
- 6.5 Provide DEI training opportunities for staff.



Design & Development

Goal 7: Plan for and develop high-quality parks, trails and recreation facilities throughout the City.

Objectives:

- 7.1 When developing new facilities or redeveloping existing facilities, review and consider the projected maintenance and operations costs prior to initiating design development.
- 7.2 Incorporate sustainable development and low impact design practices into the design, planning and rehabilitation of new and existing facilities; Use native vegetation for landscaping in parks to minimize maintenance requirements.
- 7.3 Maximize the multiple-use aspects of critical areas, detention ponds, utility easements, etc. by preserving and enhancing the natural and ecological value of these lands, while facilitating pedestrian access or wildlife viewing.
- 7.4 Develop Master Plans with community input for major parks and facilities in advance of undertaking major improvements, additions or changes in existing uses.
- 7.5 Standardize park furnishings and amenities (trash cans, tables, benches, fencing) to reduce inventory and replacement costs and improve appearance of, and maintenance consistency within the park system.
- 7.6 Consider the applicable impacts of climate change and sea level rise on the planning, design and development of parks, trails and open spaces.



Maintenance & Operations

Goal 8: Provide a parks and recreation system that is efficient to maintain and operate, provides a high level of user comfort, safety, and aesthetic quality, is environmentally conscience, and protects capital investments.

Objectives:

- 8.1 Develop and maintain all parks and facilities in a manner keeps them in safe and attractive condition; Repair or remove damaged components immediately upon identification.
- 8.2 Maintain an inventory of assets and their condition; Update the inventory as assets are added, updated or removed from the system and periodically assess the condition of park and recreation facilities and infrastructure.
- 8.3 Consider maintenance costs and staffing levels associated with acquisition, development or renovation of parks or greenways, and adjust the annual operating budget accordingly for adequate maintenance funding of the system expansion. Consider site design that facilitates public safety, conservation of energy, water and other resources, and low maintenance plant materials.
- 8.4 Encourage and promote volunteer park improvement and maintenance projects from a variety of service clubs, scouting organizations, religious institutions and businesses; Encourage the use of Adopt-A-Park, community park watch and other similar programs that will increase safety, security and public awareness.
- 8.5 Identify parks and trails that contain critical area buffers and critical habitat and require carefully planned maintenance actives to ensure compliance with critical area regulations and protect the habitat and ecological value.



Administration & Management

Goal 9: Provide clear leadership that supports and promotes the Parks Advisory Board and the Department to residents, stakeholders, partners and City Council.

Objectives:

- 9.1 Provide sufficient financial and staff resources to maintain the overall parks and recreation system to high standards.
- 9.2 Actively market the positive attributes of the City's parks, recreation and open space system in enhancing in community and economic development marketing and business recruitment efforts.
- 9.3 Collaborate and coordinate, where appropriate, with the Fife School District, other municipalities, state and federal agencies, nonprofit organizations and the private sector in fulfilling the recreational and parkland needs of the urban area.
- 9.4 Work with the Fife Chamber of Commerce to develop information packets that promote City services to tourists, new residents and potential new businesses
- 9.5 Periodically revise the park impact fee methodology and rates to accurately reflect changes in level of service standards and/or the costs of expanding the park infrastructure to accommodate population growth.
- 9.6 Pursue alternative funding options and dedicated revenues for the acquisition and development of parks and facilities, such as through private donation, sponsorships, partnerships, state and federal grant sources, among others.
- 9.7 Promote professional development opportunities that strengthen the core skills and commitment from staff, Parks Advisory Board members and key volunteers, to include trainings, materials and/or affiliation with the National Recreation & Park Association (NRPA), Washington Recreation & Park Association (WRPA), Association of Aquatic Professionals (AAOP), American Red Cross (ARC) and/or Washington Cities Insurance Authority (WCIA).



Classifications & Inventory

Park Classifications

Parkland is classified to assist in planning for the community's recreational needs. The classifications also reflect standards that inform development decisions during site planning, in addition to operations and maintenance expectations for the level of developed facilities or natural lands. The Fife park system is composed of a hierarchy of various park types, each offering recreational opportunities and natural environmental functions. Collectively, the park system is intended to serve the full range of community needs.

Each park classification defines the site's function and expected amenities and recreational uses. The classification characteristics serve as general guidelines addressing the size and use of each park type. The following five classifications are used in Fife's park system:

- Community Parks
- Neighborhood Parks
- Special Facilities
- Greenways & Natural Areas
- Trails



COMMUNITY PARKS

Community parks are larger sites developed for organized play, contain a wider array of facilities and, as a result, appeal to a more diverse group of users. Community parks are generally 10 to 50 acres in size, should meet a minimum size of 15 acres when possible and serve residents within a 1-mile drive, walk or bike ride from the site. In areas without neighborhood parks, community parks can also serve as local neighborhood parks.

In general, community park facilities are designed for organized or intensive recreational activities and sports, although passive components such as pathways, picnic areas and natural areas are highly encouraged and complementary to active use facilities. Developed community parks typically include amenities such as court sports (basketball, tennis), covered activity areas, soccer and/or baseball fields and bike and pedestrian trails. Since community parks serve a larger area and offer more facilities than neighborhood parks, parking and restroom facilities should be provided.

SPECIAL FACILITIES

Special use areas include single-purpose recreational areas or stand-alone sites designed to support a specific, specialized use. This classification includes stand-alone sports field complexes, waterfront facilities, recreation centers and pools, areas sites of historical or cultural significance, such as museums, historical landmarks and structures, and public plazas in or near commercial centers. Specialized facilities may also be provided within a park of another classification. No standards exist or are proposed concerning special facilities, since facility size is a function of the specific use.

NEIGHBORHOOD PARKS

Neighborhood parks are generally considered the basic unit of traditional park systems. They are small park areas designed for unstructured, non-organized play and limited active and passive recreation. They are generally 3 to 5 acres in size, depending on a variety of factors including neighborhood need, physical location and opportunity, and should meet a minimum size of 2 acre in size when possible.

Neighborhood parks are intended to serve residential areas within close proximity (up to ½-mile walking or biking distance) of the park and should be geographically distributed throughout the community. Access to neighborhood parks is mostly pedestrian, and park sites should be located such that people living within the service area can reach the park safely and conveniently. Park siting and design should ensure pedestrians do not have to cross a major arterial street or other significant natural or man-made barrier to get to the site, unless safe crossings are provided. Neighborhood parks should be located along road frontages to improve visual access and community awareness of the sites. Connecting and frontage streets should include sidewalks or other safe pedestrian access.

Generally, developed neighborhood parks typically include amenities such as pedestrian paths, picnic tables, benches, play equipment, a multi-use open field for informal play, sport courts or multi-purpose paved areas and landscaping. Restrooms are not provided due to high construction and maintenance costs. Parking is also not usually provided; however, on-street, ADA-accessible parking stall(s) may be provided.

School grounds in the Fife urban area do not play a formal role in its overall park system, with regard to service standards or parkland distribution. While school sites may offer an open field or play equipment, daytime access is restricted by school use and limited for security concerns.

GREENWAYS & NATURAL AREAS

Greenways are undeveloped lands primarily left in a natural state with recreation use as a secondary objective. Greenways provide for connected or linked open space corridors that can support broader ecological functions than stand-alone properties. Natural areas are individual or isolated tracts of open space that are not connected to a larger greenway network. These lands are usually owned or managed by a governmental agency, which may or may not have public access. This type of land often includes wetlands, steep hillsides or other similar spaces. In some cases, environmentally sensitive areas are considered greenways and can include wildlife habitats, stream and creek corridors, or unique and/or endangered plant species. Greenways may serve as trail corridors, and provide for low-impact or passive activities, such as walking, nature observation. No standards exist or are proposed for greenways and natural areas.

TRAILS

Trails are non-motorized recreation and transportation networks generally separated from roadways. Trails can be developed to accommodate multiple or shared uses, such as pedestrians and bicyclists, or a single use. Recreation trail alignments aim to emphasize a strong relationship with the natural environment and may not provide the most direct route from a practical transportation viewpoint. Trails may be developed in conjunction with various recreational activities, such as jogging, cycling, nature study and historic observation. The trail should be sufficiently wide enough to accommodate the intended type of trail user(s), preserve the features through which the trail is traveling and buffer adjacent land use activities. Surfaces will vary with location and use. Provisions for parking, consistent signage and interpretive markers may also be included in trail development.

Park & Open Space Inventory

The park and open space inventory identifies the recreational assets within Fife. The City provides 119 acres of public parkland and recreation facilities distributed among 18 parks and natural areas.

Figure 5. Existing Inventory: Park & Greenway Lands by Type

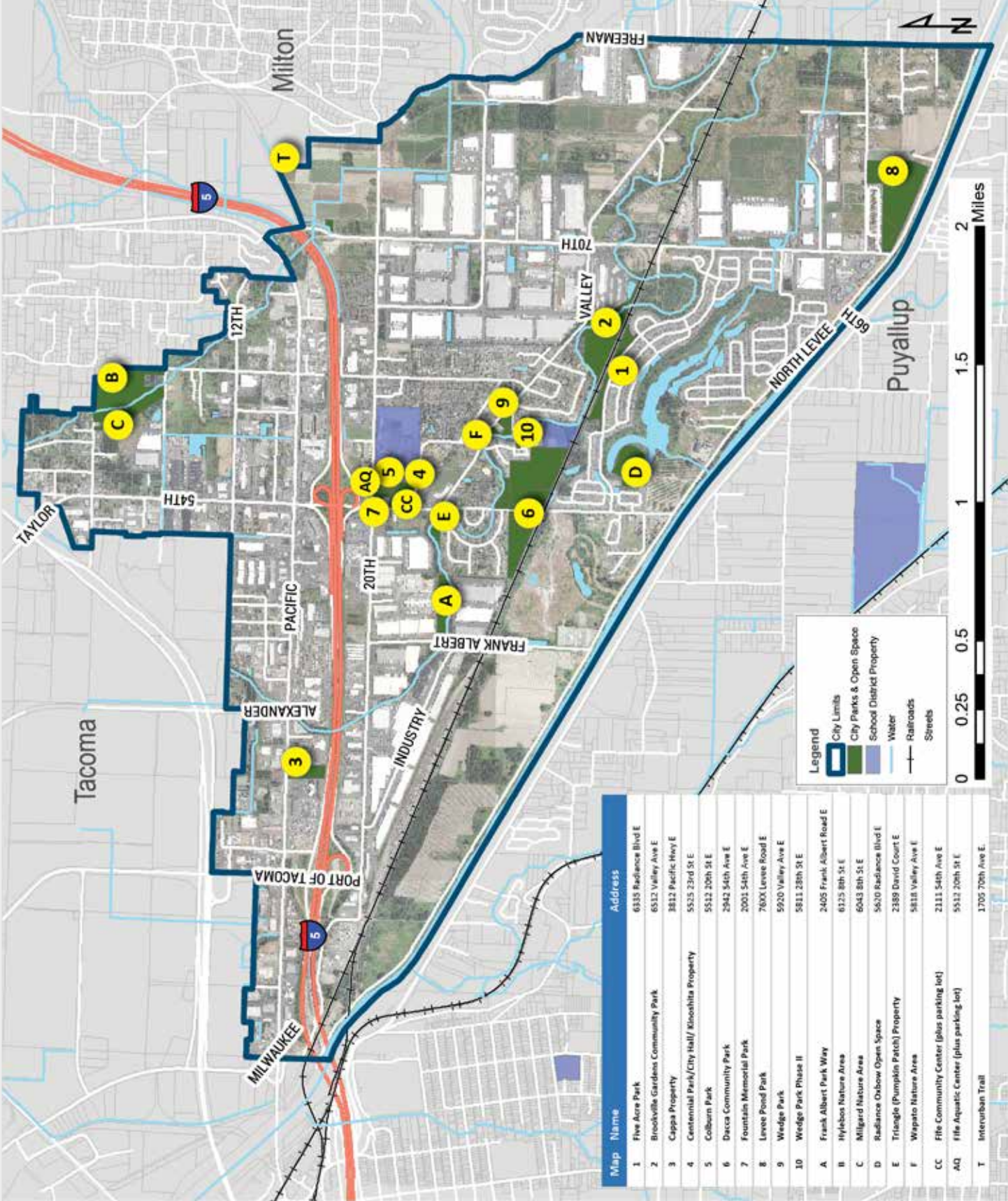
Park Name	Classification	Acreage
Brookville Gardens Community Park	Community Park	16.10
Dacca Community Park	Community Park	31.01
Subtotal		47.11
Five Acre Park	Neighborhood Park	5.30
Centennial Park	Neighborhood Park	0.40
Colburn Park	Neighborhood Park	0.56
Wedge Park	Neighborhood Park	2.46
Subtotal		8.72
Fife Community Center	Special Facilities	0.95
Fife Historical Museum	Special Facilities	0.77
Fife Swim Center	Special Facilities	1.06
Fountain Memorial Park	Special Facilities	0.77
Subtotal		3.55
Frank Albert Park Way	Greenway & Natural Area	5.91
Hylebos Creek Natural Area & Trail	Greenway & Natural Area	15.30
Milgard Natural Area & Trail	Greenway & Natural Area	9.03
Radiance Oxbow Greenspace	Greenway & Natural Area	5.93
Triangle Greenspace	Greenway & Natural Area	2.88
Wapato Creek Nature Area	Greenway & Natural Area	1.33
Subtotal		40.38
Cappa Park	Undeveloped (TBD)	3.98
Levee Pond Park	Undeveloped (TBD)	15.85
Levee Pond Park (non-park, leased)	TBD	27.47
Subtotal		47.30
Total Acreage		147.06

Additionally, private parks and open space tracts contribute significantly to the overall park system in Fife. The private parks and open space tracts complement the existing public parklands and provide an additional 107.3 acres to the broader open space system.

The following map shows the location of existing parks, trail and recreation areas within the City.

The following sections provide an overview of other nearby recreational opportunities and site-specific inventory information and recommendations for public parklands managed by City of Fife.

MAP 1: Existing City Parks & Open Space



Fife Aquatic Center

The Fife Aquatic Center is a six lane, 25 yard facility that will celebrate its 37th year of operation in 2022. The Aquatic Center operates year-round and offers a comprehensive array of programs and services to meet the needs of the Fife community and surrounding area. Program offerings are divided in to three main areas: Drop-in Activities (Lap Swim/ Recreational & Family Swimming), Swim Lessons and related instructional programs (toddler, youth, adult, & water exercise), and Facility Rentals (Private Group & Birthday Parties, & contracted programming). The Fife Aquatic Center is highly regarded throughout the South Puget Sound area as the premier facility for instructional programs.

Fife Community Center

The Fife Community Center is the primary venue for non-aquatic related recreation and classes. The facility has a capacity of 225 and also offers a large banquet room that can be divided by solid partitions into three separate rooms. Each room has its own air-conditioning and heating as well as its own individual and unique features. A spacious kitchen, which is also accessible through a back door, is perfect for catering services to use.

Dacca Barn

The Dacca Barn has been part of Fife's history since 1964 and has been recently restored and upgraded. It is located next to Fife's historic Engine Number 684, the Fife History Museum and Dacca Park. The Barn is a rental facility for weddings, reunions and parties, among others.

Other Recreational Opportunities

The ownership and management of recreational resources in the Fife regional area involves several public agencies. Though many of these facilities are not located within city limits, their close proximity for Fife residents makes them important components of the broader recreation ecosystem.

Fife School District

Fife School District operates two schools within the City of Fife that provide recreational opportunities for community members. Fife High School offers

4 athletic fields, 5 tennis and basketball courts, an eight-lane track and gymnasium. Columbia Junior High School, adjacent to Dacca Park, offers a gymnasium and utilizes the outdoor athletic facilities at Dacca Park to accommodate their physical education and competitive athletic programs. School facilities play an important role in providing access to recreational opportunity, but that access is limited and priority is justly given to the student population.

Pierce County

Pierce County Parks and Recreation (PCPR) provides public parks and recreation services to the residents of Pierce County. PCPR manages approximately 5,039 acres of park land, which include four recreation centers, three boat launches, trail corridors, three golf courses and a variety of passive and active use facilities.

Tacoma Metro Parks

Metro Parks Tacoma (MPT) was created in 1907 as a municipal corporation to manage park, recreation and zoological services and facilities for the citizens of Tacoma. MPT is known for its comprehensive system of parks and signature attractions, including Point Defiance Zoo and Aquarium, Point Defiance Boathouse and Marina, Northwest Trek Wildlife Park, W.W. Seymour Botanical Conservatory and Fort Nisqually Living History Museum.

Other Urban Park Systems

Several adjacent incorporated cities provide park and recreation opportunities that should be considered relevant components of the overall Fife open space system. Some facilities, such as regional trails, will require partnerships and coordination that extend beyond city boundaries. Three adjacent municipalities operate and maintain park and recreation facilities, including:

- City of Milton: Milton manages four urban parks, one skatepark, sections of the Interurban Trail and the West Milton Nature Preserve.
- City of Edgewood: Edgewood manages three urban parks, one farm park and sections of the Interurban Trail.
- City of Puyallup: The Parks and Recreation Department manages numerous park sites, two off-leash dog parks, a sports complex, skatepark and a riverfront trail along the Puyallup River. In addition, Puyallup operates the Puyallup Recreation Center and the Puyallup Activity Center for seniors.



Brookville Gardens Community Park

Brookville Gardens Community Park, a former farm with a natural creek, was designed to honor the history of Fife and restore natural areas as well as create a place where families can enjoy time together in a friendly and welcoming environment. The park itself is designed to take advantage of the vistas of Mt. Rainier and takes cues from the history of the land for its buildings and landscape architecture. This community park contains open play areas, a thematic playground, restrooms, extensive plantings, perimeter and connecting trails and two picnic areas. The Wapato Wetlands Mitigation area, between the entrance parking and the main part of the community park, enhances fish and water quality values of the creek and its corridor and buffers the industrial land uses to the east.

Design Opportunities

- Continue working with adjoining property owners to provide for trail access from additional locations along Wapato Creek greenway.
- Additional shade trees and benches by the play area would be beneficial.

Management Considerations

- Site and greenway trail access will require cooperation with adjacent land owners to allow additional points of non-vehicular, public access.

Community Park

16.1 acres

Amenities

- Connection to regional bike trail (planned)
- Dog waste bag dispensers
- Green roofs and rain gardens
- Interpretive signs about Japanese heritage, railroads & ecology.
- Lighting on entry footbridge
- Open grass lawn, irrigated
- Panoramic views
- Parking lot & bike rack
- Perimeter and internal trails
- Restrooms with drinking fountain
- Trail connection to 70th Ave E
- Trash receptacles
- Seven picnic shelters
- One playground
- Welcome kiosk with map
- Native plantings for wildlife



Community Park

31 acres

Amenities

- Basketball court
- Benches
- Concession / restroom building
- Dog waste bag dispensers
- Drinking fountain
- Natural area with pond (in OLA)
- Off-leash dog park area
- Open play areas
- Parking facilities
- Picnic tables
- Playground
- Sand volleyball court
- Trash receptacles
- Walking paths
- Softball and baseball fields
- Soccer fields (school side)
- Tennis courts (school side)
- Football field (school side)



Dacca Park

Dacca Community Park is a high quality, 31-acre community park located in the heart of Fife. This park site is named in honor of a former city councilmember whose farm made up a large portion of the open space. Popular for its sport fields and off-leash dog park, this park was formally dedicated on September 11, 2004 and final phases of construction were completed in 2007. This project was developed in partnership with the Fife School district and is adjacent to the Columbia Junior High School and Fife Performing Arts Center. The Fife Historical Museum is located adjacent to this site.

Design Opportunities

- Playground has room for additional play elements.
- Dog off-leash area uses single gate as entry point. Double-gate systems work better for leash/unleash activity.
- More comprehensive or connected walking wayfinding system could enhance the uninitiated user to the park's trails and reinforce the accepted co-use of school property.

Management Considerations

- Consider creating a loop trail experience in west end of park through reconfiguration of ball field fencing (maybe timed with fence replacement or repairs).
- Replace non-ADA benches with enough accessible benches to reach 50% quota within park.
- Bigger picture question of access to park site. Currently only one way in from 54th unless users come through school property from east access (not likely to be available during school hours). With the railroad crossing closed off, this park has limited access from east, south & west that could be improved based on aerial map observations.



Centennial Park

A small park facility located adjacent to City Hall and the facility's municipal parking area. The 0.36-acre open space provides a small shaded lawn area, landscaping, and picnic facilities and is popular with City Hall visitors and employees.

Design Opportunities

- The small park space is very disconnected from the rest of the City Hall landscape by vehicle traffic and the sections of parking lot. If the primary value of this public space is for city hall visitors and employees, the space could be designed to better accommodate that connection (in conjunction with a City Hall / Community Center / Aquatic Center campus redesign).
- Sidewalk has curb cuts (for crossing driveway entries). but no paved path is provided to connect tables and bench within small park space.

Management Considerations

- Consider utilizing parking area for program spaces for parks and recreation events.

Neighborhood Park

0.36 acres

Amenities

- Basketball hoop (in parking area)
- Interpretive signs (@ bulb history)
- Open lawn area
- Park bench
- Park identification sign
- Picnic tables (2)
- Shade trees & landscape beds



Neighborhood Park

0.27 acres

Amenities

- Bike rack
- Open lawn area
- Park benches
- Parking (with Aquatic Center)
- Paved path
- Picnic tables
- Playground & swings
- Shade trees
- Trash receptacles



Colburn Park

This 0.27-acre neighborhood park facility is located adjacent to the Fife Aquatic Center. Constructed in the mid-1990's, this park provides open areas and playground equipment and is heavily used by aquatic center users. This facility shares parking with the aquatic facility and is in close proximity to the Community Center and City Hall.

Design Opportunities

- Consider installing a splash pad and/or nature-based thematic play elements to replace the existing playground.
- Plant additional canopy trees to the perimeter to reduce the "heat island" effect from the adjacent parking lots.
- Consider installed a reservable picnic shelter for small gatherings, birthday parties, etc.

Management Considerations

- Lawn areas were dense with flowering clover. This creates a concern regarding honeybee activity and any incidents with bee stings in such an active child's play area.





Five Acre Park

This 5.3-acre neighborhood park stretches along Radiance Boulevard in a linear fashion and is connected by a paved trail. Access to the park is via sidewalks and some on-street parking. This park is immediately south of the railroad tracks and was completed in 2007.

Design Opportunities

- Develop a tree planting plan to increase urban canopy cover, and define the various activity nodes and provide comfortable spaces for gathering, picnicking, or simply watching other activities.
- Space exists to install additional recreational amenities or a larger playground when the existing structure is in need of replacement.
- Consider modifying one on-street parking space to be designated handicapped space and make it ADA-compliant (coordinate with a curb cut, handicapped parking sign, striping, etc.).

Management Considerations

- Document operations and maintenance challenges to consider long-term capital improvements for park amenities.

Neighborhood Park

5.3 acres

Amenities

- Basketball court
- Bike rack
- Exercise stations
- Large playground with swings
- Memorial grove
- Natural meadows
- Open lawn areas and landscaping
- Park benches
- Park pathway
- Picnic shelter with grills
- Picnic tables
- Restrooms
- Skatepark
- Trail connections to neighborhood
- Trash receptacles



Special Facility

0.77 acres

Amenities

- Bollards with lighting
- Flag pole
- Formal landscape beds
- Historic Fountain (landmark)
- Japanese lantern sculpture
- Lighting
- Open grass area
- Park Benches (3)
- Paved pathway
- Plaza space
- Public art
- Trash receptacle



Fountain Memorial Park

A small gateway park located at the intersection of 54th Avenue East and 20th Street East. This site welcomes visitors to Fife and provides passive recreation amenities with access from the adjacent community center and aquatic center. The original landmark fountain now sits in front of the Fife Aquatic Center.

Design Opportunities

- None noted.

Management Considerations

- Continue high level of maintenance to keep this gateway park in good condition





Wedge Park / Wapato Nature Area

A 2.36-acre park located in central Fife between Wapato Creek and Valley Avenue. Purchased in 2000, this park has been recently developed and is very popular with Fife residents. Approximately 1-acre of this site has been intensively developed to include passive and active recreation facilities. Natural areas consist of heavily vegetated riparian sections of Wapato Creek. Ongoing restoration work will improve sections of Wapato Creek bank by removing invasive plants and re-establishing native riparian vegetation.

Design Opportunities

- Formalize walking path connection to 58th Avenue E.
- Develop greenway trails along Wapato Creek greenway

Management Considerations

- Install missing sign for handicapped parking stall.
- Environmental themes, expanded from fish mural and connecting to natural area, could provide some connected visual, tactile and play amenities to link park-to-natural creek.
- Consider adjacent properties along the Creek that could eventually be available for acquisition for trail connections to Dacca Park and continual restoration of the Wapato Creek corridor.

Neighborhood Park

2.46 acres

Amenities

- Access to bus stop (Rte 501)
- Basketball court
- Dog waste bag dispenser
- Fish mural on curved wall
- Gazebo
- Large playground with climbing rocks & swings
- Natural area
- Open play area
- Parking facilities
- Picnic tables and benches
- Portable toilet
- Trash receptacle
- Walking paths with park lighting



Natural Area

24.3 acres

Amenities

- Footbridge across Hylebos Creek
- Gravel walking paths
- Natural wooded open space
- Paved parking area
- Stream bank and water access
- Viewpoints



Hylebos & Milgard Nature Areas

Hylebos is a 15.3-acre, wooded natural area located on the eastern side of Hylebos Creek. This site is being cooperatively developed and restored by the Commencement Bay Natural Resources Trustees. A walking path extends from the intersection of 8th Street East and 62nd Avenue East northward to 4th Street East. The Milgard Nature Area is a 9-acre wooded parcel on the west side of Hylebos Creek and adjacent to the Hylebos Natural Area. Milgard has a small parking lot on 4th Street East with its gravel trail extending southward to 8th Street.

Design Opportunities

- The trail could function more effectively if a trail connection were constructed along 8th Street linking the two linear trails at their southern terminus.
- Developing a clear signage and wayfinding system would enhance the identification and use of the trail and respect for the natural area.
- Improve identification and access at the southern end of both trails by building trail or extending sidewalks to south entrance along 8th Street
- Continue with restoration of site, including developing a more natural stream channel

Management Considerations

- Transient camping is occurring south of 8th Street with questionable activities at the south ends of the trails. Not conducive or welcoming to trail users.
- Site is fairly isolated and will be challenging to maintain and provide adequate public safety
- Coordinate with the adjacent WSDOT properties development.
- Capture any potential opportunities from WSDOT's planning for stormwater treatment or wetland mitigation for I-5 or other roadway improvements.
- Consider partnership opportunities for WSDOT to provide some degree of trail access to connect to Hylebos and the stream corridor.





Natural Area

5.9 acres

Amenities

- Open space

Radiance Oxbow Greenspace

Open spaces tracts located within the Radiance residential development and adjacent to Public Works property. This undeveloped site provides general open space and habitat and may play an important role in future trail system development within Fife.

Design Opportunities

- Site is constrained by topography and hydrology
- Western most section could support a wildlife observation viewing boardwalk to allow closer visual access to the open water sections. However, such an improvement would be prohibitively expensive (to design/permit and construct) and no adjacent support facilities would be available for visitor parking, etc.

Management Considerations

- Site is fairly isolated and will be challenging to maintain and provide adequate public safety
- Manage public access into the site to protect natural resources and reduce negative activities
- Continue restoration planting activities.

Natural Area

5.9 acres

Amenities

- Benches (2)
- Natural Area/Open Space
- Paved trail (~1,250 feet)



Frank Albert Park Way

A 5.9-acre open space located along the banks of Wapato Creek. This natural area provides a paved trail extending from Frank Albert Way to its current terminus 1,200 feet east at the edge of the property. The natural area is surrounded by industrial lands and offers one point of public access on the west end at Frank Albert Way with an additional side trail extending north approximately halfway along the trail to an adjacent (private) industrial site. This natural area provides a segment of the future Wapato Creek greenway trail.

Design Opportunities

- Trail needs clearer identification as a public pathway. No sign at west end. Confusing signs at north access. No clear access at east end of trail.
- Trail wayfinding system to “connect” all Fife trails with similar graphics: directions, identification, information, etc.
- Access from west entry (off Frank Albert) is effectively blocked due to fence opening design and is not ADA compliant or attractive. Consider installing a re-designed entry.
- Continue to seek land acquisitions or easements to extend trail connection along riparian corridor.

Management Considerations

- The paved asphalt surface has significant areas covered with moss which can be slippery when wet. Power washing is recommended on occasion, as needed.
- A coordinated system of trail access signage and information across the private industrial property to the north entry of the trail should be developed.
- Site is fairly isolated and will be challenging to maintain and provide adequate public safety.
- Manage public access to site to protect natural resources and reduce negative activities
- Develop partnerships with adjacent industrial land owners to assist in maintenance of site
- Work with industrial land owner(s) to coordinate signage and path connection with curb cut.
- Increase frequency of maintenance inspections during active growing season to avoid vegetative growth creating trail obstructions. Address pavement cracks from root upheavals.





Natural Area

2.9 acres

Amenities

- Open space
- Stream bank and water access
- Undeveloped

Triangle Greenspace

A 2.88-acre open space located along the banks of Wapato Creek and west of Valley Avenue. This natural area site may serve an important role in the future development of the Wapato Creek greenway trail. The site is currently undeveloped.

Design Opportunities

- Check location of sewer utility easement alignment to see if there are opportunities for partnering on any trail connections or stream crossings
- Bridge crossings may be needed for future connections to potential trail extensions along riparian corridor (between Frank Albert Parkway and Triangle Greenspace).
- Consider master planning entire trail corridor to assess how and where this property can contribute to a connected trail amenity.

Management Considerations

- Consider how current rough mow area could be modified based on future restoration and development plans to direct interim mowing patterns. Potential opportunity exists to jump-start the process, if site gets a master plan.
- Site is fairly isolated and will be challenging to maintain and provide adequate public safety
- Manage public access to site to protect natural resources and reduce negative activities

Undeveloped

15.8 acres

Amenities

- Perimeter paved trail around entire water body
- Boardwalk with railing - to observation deck
- Community gardens



Levee Pond Park

Levee Pond Park and its stormwater facility are contained within a 43-acre assemblage of five city-owned parcels located north of the Puyallup River. Access to the site is off 48th Street, east of 70th Avenue. The stormwater facility is designed as a wet retention basin with a natural shoreline landscape and perimeter paved trail. The facility also provides an observation deck that extends over the water and facilitates waterfowl viewing. The future use of the property was intended as a combination of residential development and public park and open space land. However, recent determination by the US Army Corps of Engineers directs this site to be fully consumed by the relocation project for the Puyallup River flood levee and its associated expanded floodplains.

Design Opportunities

- The site is currently being master planned to guide future design and development.

Management Considerations

- None noted.





Cappa Park

This 4-acre, former residence is located between Interstate 5 and Pacific Highway in northeast Fife. A site master planning process for the future design and development of the property is underway concurrent with the PROS Plan.

Design Opportunities

- The site is currently being master planned to guide future design and development.

Management Considerations

- None noted.

Undeveloped

4 acres

Amenities

- Open space

PARKS, TRAILS & OPEN SPACE

ASSESSING COMMUNITY NEEDS FOR PARK AND OPEN SPACE SYSTEM ENHANCEMENTS

The park planning process assesses recreation and park activity, facility needs and priorities for Fife and relies heavily on public input, park inventory conditions and gives consideration to state and national recreation trends.

The assessment includes a discussion of specific, local needs and how they might be considered within the city's broader parks, trails and recreation system.

By considering the location, size and number of facilities by type and use, along with community interests and priorities, the plan evaluates the existing and future demand for park and recreation amenities. The six-year Capital Improvement Plan, which identifies and prioritizes crucial upgrades, improvements and expansions, is based in the needs assessment and the recreational interests expressed by residents.

Parks & Open Space Macrotrends

A variety of resources have been assembled and summarized to offer a comprehensive overview of current trends, market demands and agency comparisons in the provision of parks and recreation. This information provides perspectives that are helpful when balancing with local insights and feedback from the community to identify the demands and establish public needs during the planning process.

The following national and state data highlights some of the current trends in recreation and may frame future considerations in Fife's park system. Examining current recreation trends can help inform potential park and recreation improvements and opportunities that may create a more vibrant parks system as it moves into the future. Additional trend data and summaries are provided in Appendix H.





EXCITED FOR A SPLASH PAD AND A BIGGER DOG PARK! ~ SURVEY RESPONDENT

- Nationwide, eighty-two percent of U.S. adults believe that parks and recreation are essential. ⁽¹⁾
- Seventy-seven percent of respondents indicate that having a high-quality park, playground, public open space or recreation center nearby is an important factor in deciding where they want to live. ⁽¹⁾
- Just over half of Americans ages 6 and older participated in outdoor recreation at least once in 2019, the highest participation rate in five years. However, the number of outings per participant declined – continuing a decade-long trend – resulting in fewer total recreational outings. ⁽²⁾
- Running, jogging and trail running are the most popular outdoor activities across the nation, based on levels of participation, followed by fishing, hiking biking and camping. ⁽²⁾
- Trail running, day hiking, recreational kayaking are rapidly increasing in popularity – participation in each increased more than 5% per year between 2014 and 2019. ⁽³⁾
- Walking, running, hiking, and cycling saw significant increases in participation in the early months of the COVID-19 pandemic (March to June 2020). ⁽²⁾
- People of all ages and income levels are interested in outdoor activities like fishing, camping, hiking, biking, bicycling, and swimming. Younger people are more interested in participating in team sports, such as soccer, basketball and volleyball, while older adults are more likely to aspire to individual activities like swimming for fitness, bird and nature viewing, and canoeing. ⁽³⁾

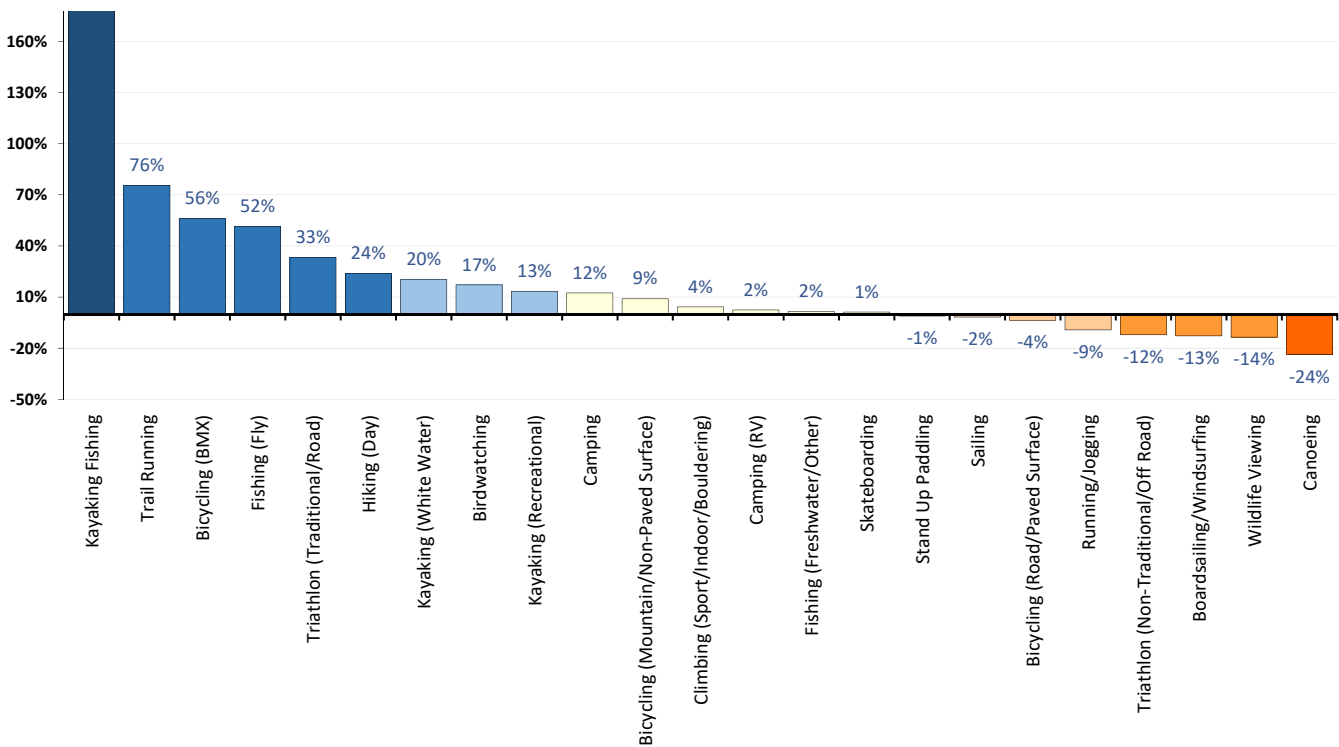
Sources:

(1) 2020 American Engagement with Parks Survey

(2) 2020 Outdoor Participation Report

(3) 2020 Sports, Fitness, and Leisure Activities Topline Participation Report

Figure 6. 5-Year Change in Outdoor Recreation Participation by Major Activity (2021 Outdoor Participation Report)



Statewide Comprehensive Outdoor Recreation Plan

The 2018-2022 Recreation and Conservation Plan for Washington State provides a strategic direction to help assure the effective and adequate provision of outdoor recreation and conservation to meet the needs of Washington State residents. The plan identified near and long-term priorities with specific actions within each priority to help meet the outdoor recreation and conservation needs within the state.

Five priority areas:

1. Sustain and Grow the Legacy of Parks, Trails, and Conservation Lands
2. Improve Equity of Parks, Trails, and Conservation Lands
3. Meet the Needs of Youth
4. Plan for Culturally Relevant Parks and Trails to Meet Changing Demographics
5. Assert Recreation and Conservation as a Vital Public Service

Operational & Service Challenges Due to COVID-19

A statewide survey of park and recreation agencies was conducted in the second half of 2020, with a focus on service demand and operational challenges, both preceding and as a result of COVID-19. City, county and parks and recreation special purpose district leaders were asked to complete the survey, and the survey was sent to 227 agencies - 109 cities, 39 counties, 79 Special Purpose Park Districts with 73 responses. The project was a collaboration between the Washington Recreation & Park Association, the Washington State Association of Counties, the Association of Washington Cities, and Metro Parks Tacoma.

In a question that asked the agency about how stable its outlook in for 2020 pre- and during COVID-19, the percentage of agencies that stated their outlook as very strong and stable decreased by 25 points, with 27.8% indicating as very stable at the beginning of the year to 2.8% indicating as very stable by August 1, 2020. Similarly, agencies that felt moderately or significantly underfunded and unstable rose from 5.5% to 50% by August 1, 2020.

Also, significant majorities of agencies indicated service delivery impacts due to the COVID-19 pandemic in the following ways.

- Reduced ability to manage, maintain, operate and secure passive parks to safety standards and control access (87%).
- Cancellation of special events and tourism campaigns that support local employment and drives the local economy (87%).
- Inability to operate critical community programs, pools, attractions and facilities, including services for vulnerable populations (81%).
- Lack of ability to hire/maintain seasonal employees & offer programs/services allowable under Safe Start (74%).
- Addressing public use and behaviors that put the community at risk, such as tearing down caution tape, using fields (85%).

Local Perspectives

Local recreation demands and needs were explored through a variety of public engagement to gather feedback on strengths and limitations of existing recreational resources and parks available to Fife residents. Public outreach included community surveys, online open house and group stakeholder discussions to explore project priorities and opportunities to enhance the city's park system.

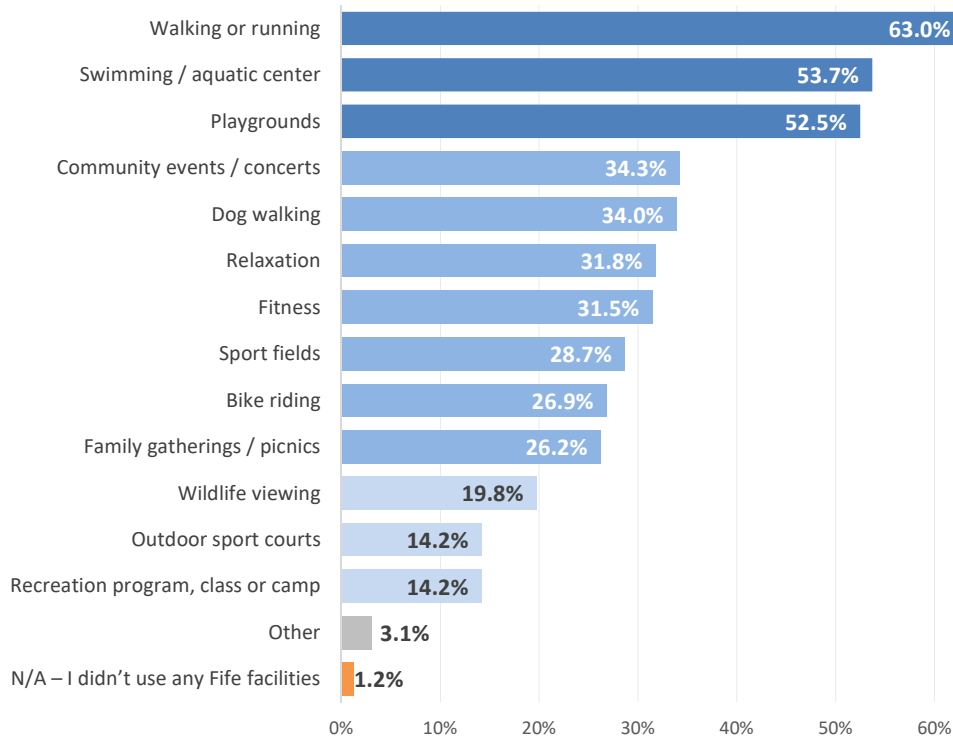
Community Survey

On April 30, 2021, an on-line community survey with 21 questions was posted to the city's website and on the PROS Plan project page. The survey was promoted via multiple city Facebook posts, email blasts and announced in the city's May newsletter. The survey closed on June 13th with 449 completed responses. As an on-line-only survey, open to the public, respondents were not necessarily representative of all city residents.

Nearly all respondents (97%) strongly value their parks and recreation facilities and think parks and recreation are important to quality of life in Fife. Nearly 73% of respondents visit parks or recreation facilities at least a couple of times a month.

Respondents visit local parks and recreation facilities for a variety of reasons. The most popular activities are walking or running (63%), followed by swimming or aquatic center (54%) and playgrounds (53%). More than three in ten respondents visited for community events and concerts (34%), dog walking (34%), relaxation (32%) or fitness (32%). Fewer than 20% of respondents visit to use outdoor sport courts, participate in a program, class or camp or for wildlife viewing. Write-in responses captured as 'other' included activities such as senior lunches, photography and skateboarding.

Figure 7. Main Reasons for Visiting Local Parks and Recreation Facilities



Public Health Benefits

Parks, trails, recreation programming and open space all make a significant contribution to enabling people to achieve the physical health activity recommended by the US Public Health Service Surgeon General. Locating parks and trails within walking distances from homes offers easy equitable access to outdoor exercise and its resulting physical, mental, social and emotional health and well-being. Creating a more walkable/bikeable community through sidewalks, trails, parks, bike lanes and open space provides the physical infrastructure to support outdoor activity.

When it comes to recreational programs and activities, respondents expressed a greater interest in community events (55%) and for youth or teen programs and activities over those geared toward adults.

A majority of survey respondents think that Fife does not have enough walking and biking trails (59%).

Residents would like to see improvements made to the parks & recreation system. Two-thirds of respondents indicated support for an outdoor splash pad or water spray park (67%), additional walking trails (64%) and outdoor pool with a lazy river (64%).

The most needed improvements to park & open space system include the following:

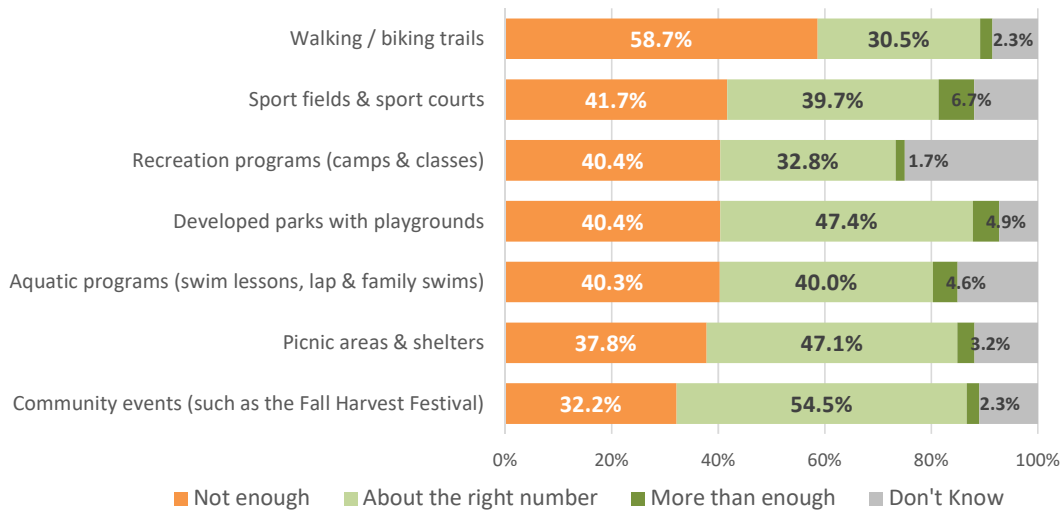
- Splash pad / spray park
- More walking / bike trail connections – link parks together
- Additional park convenience amenities, such as additional restrooms, benches and trash receptacles
- Enhanced maintenance, safety and cleanliness

The top amenities of interest for the park system include the following:

- Splash pad
- Walking/biking trails
- Additional playgrounds
- Picnic areas
- Additional off-leash dog park

In the community survey, respondents indicated that walking and/or running were the most popular uses of Fife parks and open space. They also indicated that the highest unmet need is for pedestrian trails. This local demand is aligned with national trends that indicated walking, running, hiking, and cycling saw significant increases in participation since the onset of the COVID-19 pandemic.

Figure 8. Park Amenities to Consider Adding to Fife Park System Facilities

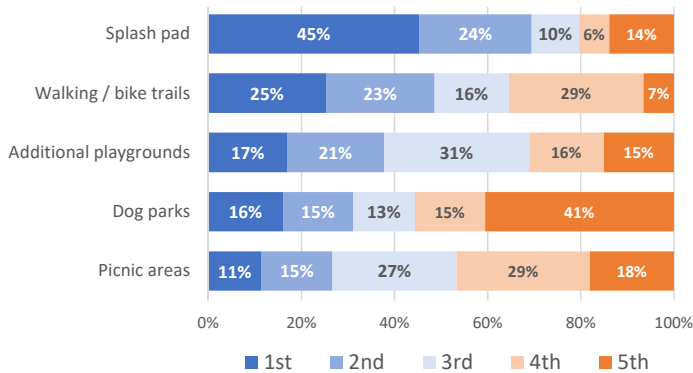


Online Open House

The city hosted an online open house from July 28th to August 22nd to share information about the projects and to gather additional input. More than 230 people visited the online open house and 154 people responded to at least one site survey. The online open house posed a series of questions exploring the uses, preferences, and needs for outdoor recreation and park facilities. The online open house questions sought out the priorities for future park projects and system-wide recreation resources. The open house also sought inputs for the future development preferences for Levee Pond Park and Cappa Park.

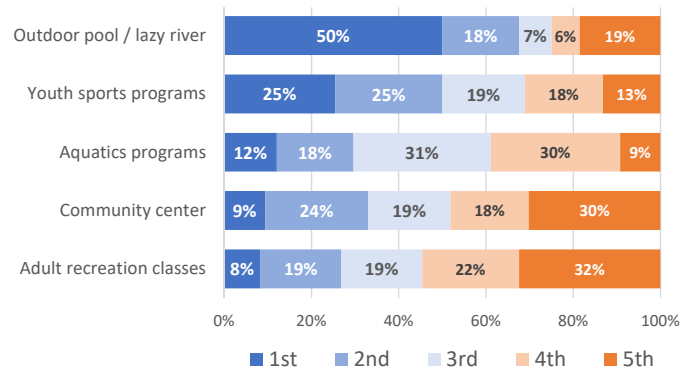
The open house queried participants about their ranking of the five priorities for the park system that were identified in the spring 2021 community survey. Splash pad was the resulting highest priority, followed by walking and biking trails and additional playgrounds.

Figure 9. Ranking of Top Five Park System Priorities for Fife Park System



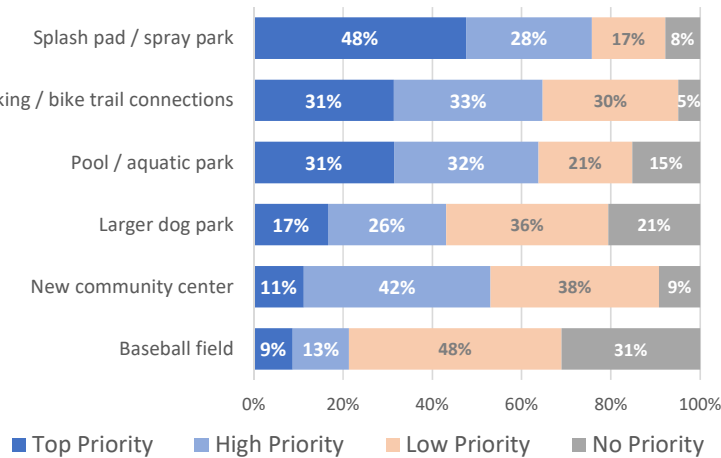
Another ranking for top priorities focused on recreation programs and facilities. An outdoor pool with a lazy river ranked as the highest recreation amenities with the second highest priority identified as youth sports programs. Aquatic programs, a community center and adult recreation classes were contending for the third highest priority.

Figure 10. Ranking of Top Five Priorities for Recreation Programs & Facilities Priorities



To explore the potential project priorities further, a question was posed relative to the costs of different facilities. With this relative comparison in mind, participants made more refined choices for their top priorities, ranking once again the splash pad/spray park as the highest priority and more walking/biking trail connections as the second highest priority. In this set of choices, the pool/aquatic park was a close third to trail connections.

Figure 11. Top Six Priorities with Reference to Relative Costs



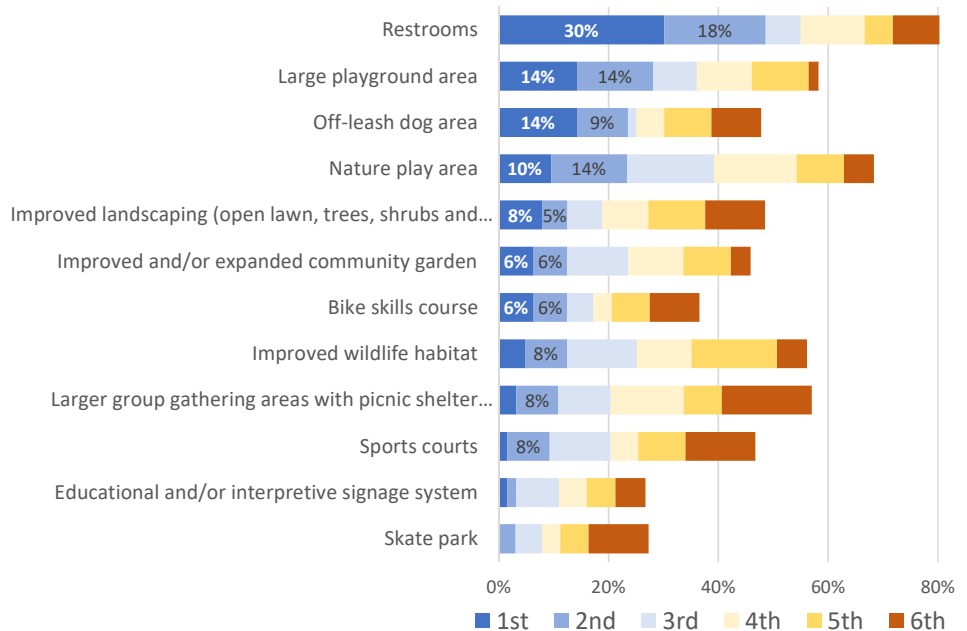
Seven different potential trail connections to help link the Fife trail system more completely were shown on a map. Participants were asked to rank these connections that linked park to park across the city. The short links in the central part of Fife are deemed more important. The potential trail connection between the two community parks, Dacca Park and Brookville Gardens Park, were ranked the most important by a majority (61%) of the participants. Participants (58%) also identified the need for a trail connection between Dacca Park and Five Acre Park.

The survey of priorities for the future development of Cappa Park revealed that the majority of participants identified a splash pad/spray park as

the top priority. The next three high priorities (in order) for Cappa Park amenities were an outdoor (seasonally covered) pool facility, rock climbing/ bouldering, and a farmers market.

To help guide the master planning for future redevelopment of Levee Pond Park, participants were asked about potential improvements that should be planned for the park. Restrooms were notably the highest priority for a future improvement with 48% of participants noted restrooms as a first or second priority. A large playground, off-leash dog area and a nature play area were the next most important improvement priorities.

Figure 12. Top Potential Improvements for Levee Pond Park



The feedback and inputs received from the online open house help to identify the top priorities for the parks system capital program and will guide the use and implementation of the city's park resources for the future.

Virtual Public Meeting

On October 5th, a public meeting was held presenting the Parks, Recreation, Aquatics & Open Space (PROS) Plan. The presentation shared progress in the PROS planning including feedback from the spring survey and the summer online open house. Through online polling, meeting participants were given the opportunity to weigh in on their support for a proposed splash pad near the Aquatic Center. Responses were positive for this park addition. Participants were offered a chance to give feedback on the city's approach to playground

replacements and favored a balanced approach to planning playground replacements across the park system. Another poll explored the preferences for trail system improvements with respondents citing building new trail connections, improving signage and trails information and improving maintenance of existing trails. Participants were asked to choose their highest priority improvement project for the Fife park system through another poll. Responses ranged from a larger dog off-leash area, Pickleball courts and additional picnic shelters.




Park System Conditions Assessment

The overall condition of park infrastructure and amenities is one measure of park adequacy and a required assurance of public safety. Proper stewardship of parks infrastructure requires the development of a long-term maintenance and capital plan to ensure the safety of park users, to align with community need, and to properly allocate limited funding resources.

The current conditions of the Fife park system were assessed to identify existing site maintenance issues and opportunities for future capital improvements. The assessment included walkways, parking lots, park furniture, drainage and irrigation, lighting systems, vegetation, and other amenities. The following conditions assessment matrices summarize the results of these assessments and will be used to inform the PROS Plan, including developing the project prioritization strategy for park improvements, identifying funding strategies, and updating the recommended parks six-year Capital Improvement Program.

Ratings Approach

Park infrastructure and amenities were rated based on the following scale:

-  1 – Good Condition: In general, amenities in good condition offer full functionality and do not need repairs. Good facilities have playable sports surfaces and equipment, working fixtures, and fully intact safety features (railings, fences, etc.). Good facilities may have minor cosmetic defects. Good facilities encourage area residents to use the park.
-  2 – Fair: In general, amenities in fair condition are largely functional, but need minor or moderate repairs. Fair facilities have play surfaces, equipment, fixtures, and safety features that are operational and allow play, but have deficiencies or time periods where they are unusable. Fair facilities remain important amenities for the community but may slightly discourage use of the park by residents given the current condition.
-  3 – Poor: In general, amenities in poor condition are largely or completely unusable. They need major repairs to be functional. Some examples include athletic fields that are too uneven for ball games, features are irreparably broken, buildings that need structural retrofitting, etc. Poor facilities discourage residents from using the park and may present safety issues if left open or operational.

Generally a feature with a rating of “3” should have higher priority for resolution through maintenance, capital repairs or as a new capital project. Park amenity conditions were also averaged across park elements to indicate which types of elements are in greater need for significant upgrades, renovations or overall improvements. Based on this assessment, the city's park system is in need of playground upgrades, sports field improvements, and better ADA compliance.

Figure 13. Conditions Assessment Matrix

Facility Name	Acreage	Recreation Amenities													Site Amenities					Park Structures				Vegetation			ADA Compliance
		Playgrounds	Paved Courts: Basketball	Paved Courts: Tennis	Volleyball	Soccer Fields	Baseball / Softball Fields	Pathways / Trails	Off-Leash Area	Waterfront/Beach	Other Rec Element	Site Furnishings	Lighting (Y/N)	Signage	Parking Areas	Restrooms	Picnic Shelters	Decks/Boardwalks	Concession Building	Turf	Park Trees	Landscaped Beds	Natural Areas				
Brookville Gardens Community Park	16.1	1	-	-	-	-	1	-	-	-	1	Y	1	1	1	1	-	-	1	1	1	1	1	1			
Dacca Community Park	31.0	1	1	1	2	1	1	1	1	-	1	Y	1	1	1	1	-	1	1	2	1	-	-	-			
Five Acre Park	5.3	1	1	-	-	-	1	-	-	1	N	1	1	1	1	1	-	-	1	1	1	1	-	-			
Centennial Park	0.4	-	2	-	-	-	-	-	-	-	N	1	1	1	1	1	-	-	1	1	1	1	-	2			
Colburn Park	0.6	1	-	-	-	-	1	-	-	-	N	1	1	1	1	1	-	-	1	1	1	-	-	1			
Wedge Park	2.5	1	1	-	-	-	1	-	-	-	N	1	1	1	1	1	-	-	1	1	1	1	-	2			
Fife Community Center	1.0	-	-	-	-	-	-	-	-	-	Y	1	1	1	1	1	-	-	-	-	-	-	-	-			
Fife Aquatic Center	1.1	-	-	-	-	-	-	-	-	-	Y	1	1	1	1	1	-	-	-	-	-	-	-	-			
Fountain Memorial Park	0.8	-	-	-	-	-	1	-	-	-	Y	1	1	1	1	1	-	-	-	1	1	1	1	1			
Levee Road Property	15.9	-	-	-	-	-	1	-	-	-	N	2	2	2	1	1	-	-	-	-	-	1	1	3			
Frank Albert Park Way	5.9	-	-	-	-	-	1	-	-	-	1	3	3	3	1	1	-	-	-	-	-	1	1	3			
Hylebos Creek Natural Area & Trail	15.3	-	-	-	-	-	1	-	-	-	-	1	1	1	1	1	-	-	-	-	-	1	1	2			
Milgard Natural Area & Trail	9.0	-	-	-	-	-	1	-	-	-	-	1	1	1	1	1	-	-	-	-	-	1	1	1			
Radiance Oxbow Greenspace	5.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Wapato Creek Nature Area	1.3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Triangle Greenspace	2.9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
Average:		1.2	1.0	1.3	1.0	1.0	1.0	1.0	1.0	1.0	1.0	-	1.2	1.1	1.0	1.0	1.0	1.0	1.0	1.0	1.1	1.0	1.0	1.8			

Overall Considerations

Infrastructure

Park Structures

Picnic shelters (Brookville Gardens Community Park and Five Acre Park) and the gazebo (Wedge Park) in the park system appeared to be in good condition. As these structures age, roof inspections could be beneficial to allow for prescriptive replacement that could extend the life of the structure.

Cappa Park will need to go through a demolition process to remove the residence and decommission well and septic (if needed) when the master plan is ready to begin implementation. Meanwhile, it is understood that the city will be using the existing house as a caretaker's facility.

Parking

Most of the park system's parking areas were paved and in good condition. Levee Pond Park is currently a gravel parking area that creates an ADA barrier for persons with mobility limitations. Once the updated master plan is completed for Levee Pond Park, the parking lot should be improved (as per master plan) and be designed for ADA compliance.

Pathways, Trails & Pavement

Fife's parks have a variety of walking opportunities on different types of trails and pathways. Additional opportunities exist to expand pathways through parks to more effectively connect different park amenities and offer users more options for exercise and enjoyment. Gaps have been identified in the trail planning activities of this planning process. Connected pathways will greatly enhance that value, use and access to park, school, home and other destinations. In general, pavement conditions throughout the park system were good.

As the system of paved trails continues to grow, Fife will want to develop a pavement management plan for parks and trails that outlines inspection intervals, plans for pavement repairs and forecasts repaving cycles. The gravel trails at Hylebos and Milgard Natural Areas should also be evaluated on a periodic interval to ensure good walking surfaces along their entire extent. Frank Albert Park Way had some sections where moss growth could create slippery conditions and should be monitored for the need to pressure wash the asphalt.

Footbridges & Boardwalks

Hylebos Nature Area and Brookville Gardens Community Park have footbridges crossing streams to provide main access into the park or natural area. Levee Pond Park has a boardwalk and observation deck. Brookville's bridge is brand new, and no maintenance needs were noted. The other bridges and platforms are wooden structures and should be regularly inspected for strength, durability and potential tripping hazards. Often the edge of a wooden decking will result in a barrier to ADA access where it meets a softer surface. Watch for gaps and uneven surfaces at these joints. Railings on bridges, boardwalks and observation platforms should also be regularly inspected to ensure public safety.

Restrooms & Portable Toilets

Existing restrooms at Brookville Gardens Community Park are very new, fully accessible and in excellent condition. Restroom buildings are also provided at Dacca Park and Five Acre Park. Routine maintenance should continue for these structures while inspecting for any needed future repairs, upgrades to renovations, as they age. Wedge Park currently has a portable toilet. Park users would benefit from a more complete restroom with running water to support picnicking and longer stays in the park.

Signage & Wayfinding

The Fife park systems recently replaced most of their park identification signs using a well-designed and recognizable style and color consistent look. This coordinated style should be implemented at Levee Pond Park and Frank Albert Way, as well. Once Cappa Park is developed, a similar park identification sign should be installed to keep the graphic consistency across the park system.

As the trail system develops with additional connections, a wayfinding system would be beneficial. Coordinated with the graphic style for the park identification signs, this wayfinding signage would help trail users navigate the connections and know the destinations along the trails. Distances, destinations, trail etiquette, and other essential information should be planned and located at strategic sites to inform walkers, runners and bikers.

Amenities

Site Furnishings

Benches, picnic tables, drinking fountains, bike racks, and trash & recycling receptacles are common site furnishings provided in public parks. In Fife's park system, many of the older benches have been recently replaced with ADA-compliant benches. For future park improvements and prior to implementing new master plans for undeveloped parks, it would be beneficial to use the same standard design, style and color for benches, picnic tables, etc.

Play Equipment

Play equipment in the parks was installed over many years and some equipment parts are showing signs of wear. The need for replacements should be based on existing conditions as well as predicted by charting out past installation dates and planning for complete replacements when the assets have reached their expected lifespan. Play equipment inspections should be regularly conducted by a certified playground inspector to identify any safety concerns. Aging or failing structures should be scheduled for replacement in the near future to avoid potential injury and manage play safety risk.

Off-Leash Areas

Dacca Park has an off-leashed area (OLA) for dogs. The OLA is a popular park use and serves as a social space not only for the dogs but also for their owners. If warranted by amount of users, a small shelter located along the trail could enhance the user experience and serve as a meeting point for dog owners.

Landscape & Environment

Stream Corridors

Fife has demonstrated clear effort in protecting and restoring the riparian corridor along Wapato Creek. Sections of the creek running through parkland have natural streambanks, where feasible, and naturalized plantings cover much of the creek edges. A future greenway and linear trail is planned for the creek's alignment. Planning, acquisition and development efforts should continue to protect and restore the stream habitat while accommodating a greenway trail for public walking and biking.

Forest Canopy & Park Trees

In general, the ornamental and native trees in the park system appeared in very good condition. In a few park locations, additional attention may be warranted for shade or ornamental trees located

in mown grass areas. Ensuring that park trees do not have grass growing at the base of their trunks can help to protect their trunks and roots from unintentional mower or string trimmer damage.

In general, the predominant use of Pacific Northwest native tree species is recommended to support local wildlife habitat and promote long-term tree canopy environmental benefits.

Safety Considerations

Much of the park layouts and landscapes seemed to meet the basic Crime Prevention through Environmental Design (CPTED) principles of good visibility and overall positive perceptions of public safety. Park safety conditions were generally good throughout the park system with a few notable exceptions. At Dacca Park's sport fields, the bleachers did not have safety railings. The International Building Code (IBC) requires safety rails on any bleacher seating with two or more tiers. These older and outdated bleachers should be replaced with IBC-compliant designs.

Site Development & Enhancements

Concurrent with the preparation of this PROS Plan, two park properties are undergoing a public process to guide future site development. The City of Fife is developing a site master plan for Levee Pond Park, located in southeast Fife. The site master plan will guide future decision-making and development of the park. Currently, the park is used for some recreation programs and includes a short loop walking path around the pond, a pond overlook structure, and a community garden. The elevated northwest portion of the site is currently undeveloped and offers unique panoramic views of the Puyallup River levee, distant neighborhoods to the south and west, and Mount Rainier.

The planned north/south extension of 74th Avenue East will establish the eastern boundary of Levee Pond Park and will connect 48th Street East to North Levee Road East. As a result, some of the existing features of the park, such as the park access and the community garden, will be displaced and will be addressed as part of this master plan effort.

The Cappa Park property, also undergoing a master planning process, consists of an approximate 4-acre city-owned site located in northwest Fife, north of I-5 and south of Pacific Hwy. E. The site address is 3812 Pacific Hwy E. and is accessed via a residential

driveway from Pacific Hwy. E. Prior to the city acquiring the property, it served as the Cappa family residence with three building structures and several mature trees. Two of the buildings and a few trees have since been removed, leaving only the main residential dwelling with attached garage which the city intends to use as a caretaker's facility until the future park is developed.

The immediate surrounding context of the site is predominately commercial with an auto dealership to the east, Puyallup Tribe of Indians owned office building complex to the west and a motel to the north of the site. The nearest residential housing is the Chateau Rainier Apartment complex located over a quarter of a mile away to the east of the site. The entry drive to the property is also in conflict with a Pierce Transit bus stop facility.

Park Distribution – Gap Analysis

Understanding the known gaps in the park system and evaluating the city's existing levels of service for parks will provide a foundation for strategic planning as a basis for a balanced distribution of parks, trails and recreation amenities in the future.

To better understand where acquisition efforts should be considered, a gap analysis of the park system was conducted to examine and assess the current distribution of parks throughout the city. The analysis reviewed the locations and types of existing facilities, land use classifications, transportation/access barriers and other factors as a means to identify preliminary acquisition target areas. In reviewing parkland distribution and assessing opportunities to fill identified gaps, residentially zoned lands were isolated, since neighborhood and community parks primarily serve these areas. Additionally, walksheds were defined for neighborhood parks using a ¼-mile primary and ½-mile secondary service area with travel distances calculated along the road network starting from known and accessible access points at each park. Walksheds for community parks were derived using ¼-mile, ½-mile, 1-mile and 2-mile travel distances to acknowledge that these park types (including athletic fields) serve a wider array of users and driving to such sites is typical.

Maps 2 through 4 illustrate the application of the distribution criteria from existing parks. Areas in white do not have a public park within reasonable walking distance of their home. The illustrated 'walkshed' for each existing Fife park highlights that certain areas within the city do not have the desired proximity to a local park.

Striving to provide a neighborhood park within a reasonable walking distance (e.g., ½-mile) may require acquiring new park properties in currently under-served locations and/or improving multi-modal transportation connections to allow local residents to safely and conveniently reach their local park. As Fife continues to develop and acquisition opportunities diminish, the city should consider taking advantage of acquisition opportunities in strategic locations and as funding allows to fill remaining gaps. In concert with the search for developable park land, the city should continue to coordinate with proposed residential land development projects to consider when and how a public park (or trail connection) could be incorporated into the planning of newly developed residential areas.

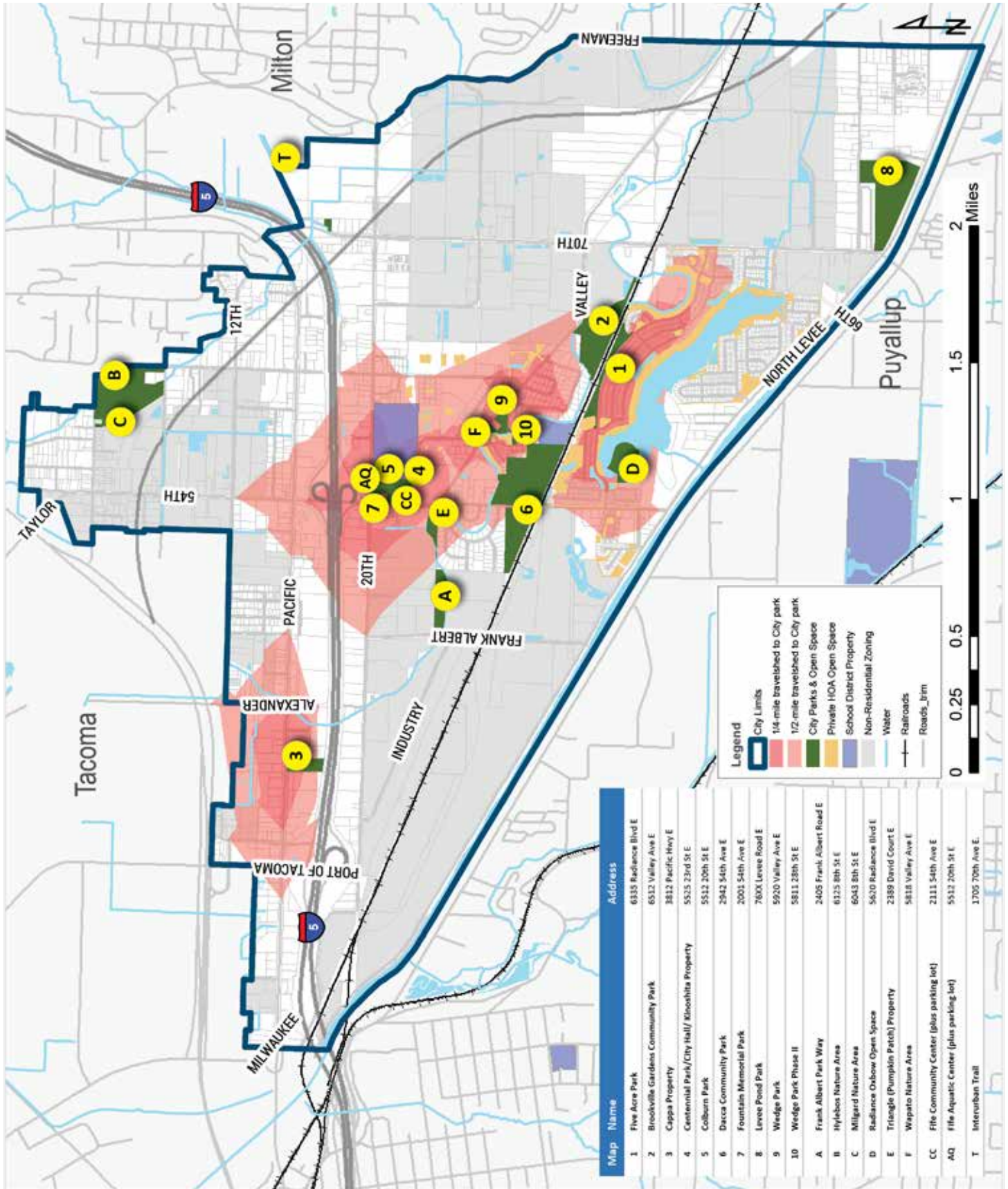
Resulting from this assessment, potential acquisition areas are identified for future parks (Map 4) and are noted in the Capital Planning chapter of this Plan. The mapping targeted three generalized areas for future parks for the near- to long-term:

- Acquisition area A (City Center area to accommodate public plazas and urban park space)
- Acquisition area B (north of N Levee Road E near 60th Avenue E)
- Acquisition area C (north of Valley Avenue E and east of 70th Avenue E)

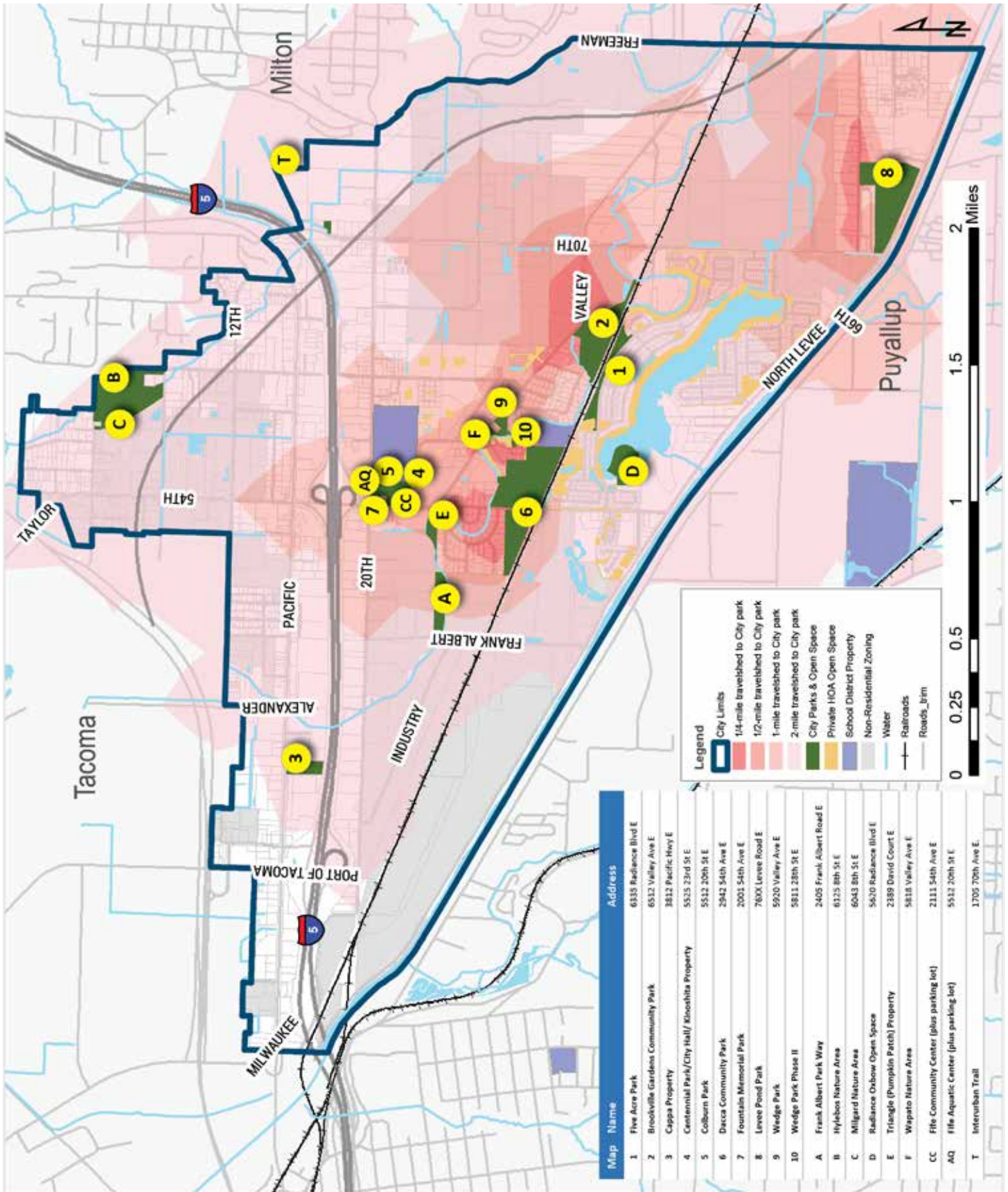
While the targeted acquisition areas do not identify a specific parcel(s) for consideration, the area encompasses a broader region in which an acquisition would be ideally suited. These acquisition targets represent a long-term vision for improving parkland distribution across Fife.

Additionally, the city should continue to plan and coordinate for the future Sound Transit Tacoma Dome Link Extension, with a specific focus toward situating urban plazas and public spaces near the proposed transit stop to activate the new urban center. Options could include space for plazas, public art, a farmers market or community gathering event space.

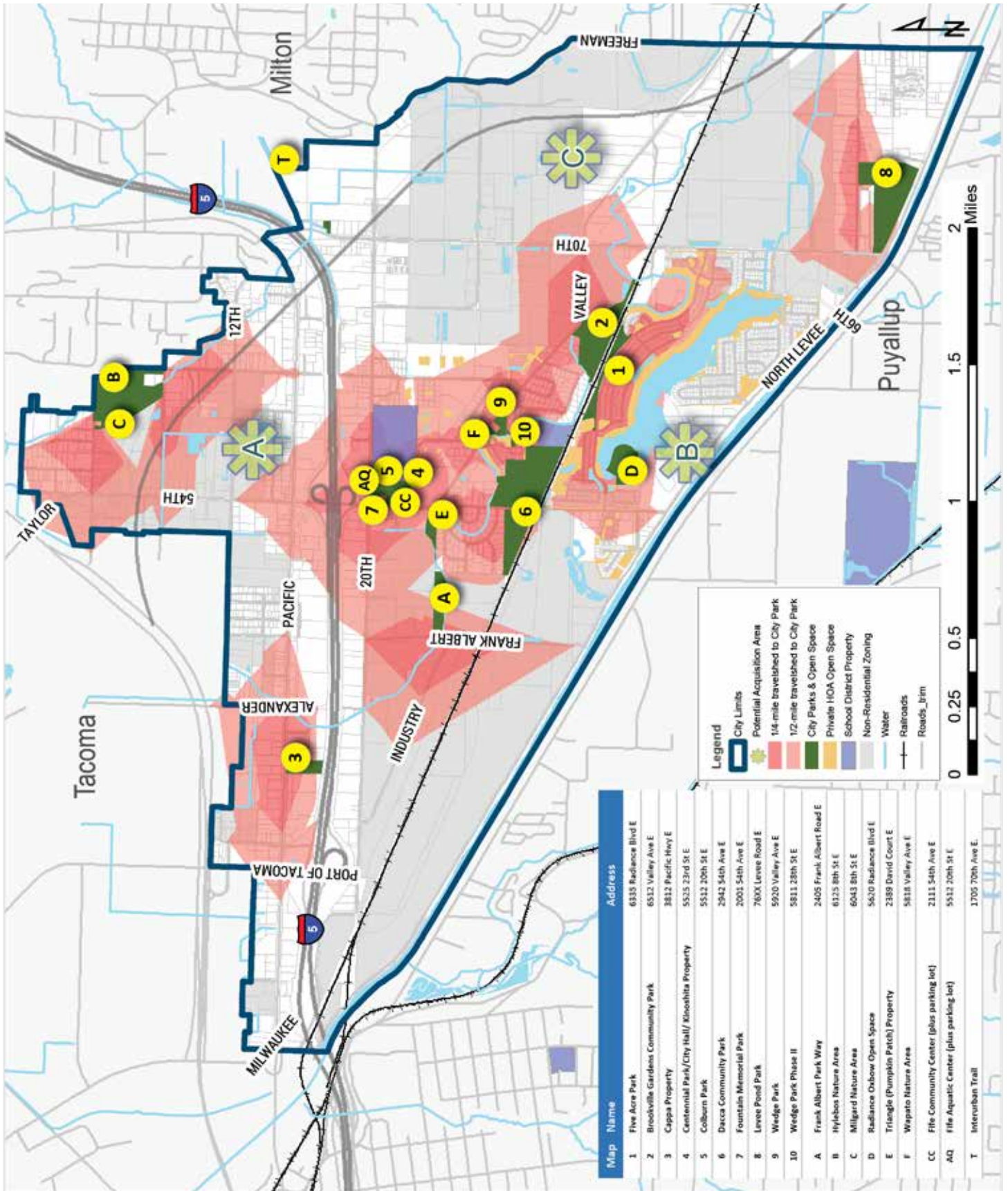
MAP 2: Walkshed Map (Neighborhood Parks to ½-mile)



MAP 3: Walkshed Map (Community Parks to 2 miles)



MAP 4: Walkshed Map (All Parks to ½-mile Walkshed), Plus Potential Acquisition Areas



Level of Service Assessment

A level of service (LOS) review was conducted in addition to and in support of the gap analysis as a means to understand the distribution of parkland acreage by classification and for a broader measure of how well the city is serving its residents with access to parks, trails and open space. Service standards are the adopted guidelines or benchmarks the city is trying to attain with their parks system; the level of service is a snapshot in time of how well the city is meeting the adopted standards.

As noted in the inventory chapter, the city owns approximately 119 acres of public parks and open space. Utilizing the service standards included in the 2014 Parks, Recreation and Open Space Plan, the following table provide a snapshot of the existing levels of service utilizing the previously adopted service standards. To align with the inventory chapter, the acreage for Levee Pond Park has been included in the community park classification. Also, it should be noted that per capita acreage standards do not apply to, and were not previously provided for, special facilities or greenway classifications; these levels of service are provided merely for reference.

Figure 14. Level of Service by Classification Using 2014 Plan Standards

Type	2014 Standard	Current Inventory	Existing Level of Service	Projected Surplus / (Deficit)
Community & Neighborhood Parks	8.5 ac/000	75.66	7.4	(11.04)
Greenway	--- ac/000	40.38	4.0	---
Special Facilities	--- ac/000	3.55	0.3	---
	8.5 ac/000	119.59	11.7	

The Fife park system currently provides 75.6 acres of neighborhood and community parkland, which include the acreage for the undeveloped sites of Levee Pond Park and Cappa Park. Of this acreage, developed parks comprise 54.3 acres. Today’s level of service (LOS) for neighborhood and community parks represent 7.4 acres per 1,000 population (87% attainment to the 2014 standard). The current LOS for developed parks is 7.03 acres per 1,000 population.

The use of numeric standards is a blunt and limited tool to assess how well the city is delivering park and recreation services, since the numeric values alone neglect any recognition for the quality of the facilities or their distribution (i.e., the ease to which residents have reasonable, proximate access to park sites). While public ownership of a broad range of recreation lands is crucial to the well-being of the city, the simple use of an overall acreage standard does not match with the citizen input received during this planning process. Residents were particularly interested in the availability of trails and active use parks (neighborhood and community parks) within a reasonable distance from their homes. To more appropriately measure and target toward that desire, the service standards, and the resulting service snapshot, were re-evaluated and re-aligned during the development of this Plan.

The National Recreation and Park Association (NRPA) conducts annual surveys to generate a Park Metrics database (formerly known as PRORAGIS) that reflects the current levels of service of park agencies across the country based on a variety of factors: population size, population density, number of full-time equivalent employees, number of park facilities, acres of parkland and more. The Park Metrics survey data are used to compare different park and recreation providers in widely different communities across the country; however, the Park Metrics database relies on self-reporting by municipalities. Some agencies only include developed, active parks, while others include natural lands with limited or no improvements, amenities or access. The comparative standards in the table below should be viewed with this variability in mind.

A simple comparison using total parkland acreage and measuring with population provides a relative benchmark for Fife to consider. Figure 15 reveals that Fife is within the middle range of parkland acreage for a city with a population under 20,000. The comparison uses total parklands of 119.6 acres (includes all city-owned park facilities) to be comparable to other park and recreation providers in the NRPA database.

Figure 15. Service Levels Comparing Park Metric (NRPA) Data

Metric	All Agencies	Agencies with Population under 20,000	Fife
Parklands: Acres per 1,000	9.9	12	11.7
Number of Residents per Park	2,281	1,300	1,727
Miles of Trails Managed	11	3	4.96

The city's park system also was assessed using RCO's level of service metrics provided in their planning manual. In reviewing the park system as a whole, Figure 16 illustrates the current levels of service across different performance measurements. From

Figure 16. Levels of Service with RCO Metrics (System-wide)

Metrics	
Per Capita Level of Service (LOS)	
Community/Neighborhood Parks (8.5 ac/000)	7.03
Attainment to Standard	82.7%
LOS Grade	B
Parkland Access (within 1/2 mile)	
Population within Service Area	10,200
Percent of Service Area with Access to Parks & Open Space	45.3%
LOS Grade	B
Population within Service Area	10,200
Percent of Service Area with Access to Developed Parks	35.2%
LOS Grade	C

As was noted in the 2014 PROS Plan, no numeric standards are recommended or proposed for special facilities or greenway classifications. While numerical planning standards are common for helping to determine a desirable number of neighborhood parks per thousand residents, they do not translate easily to special facilities or greenways because of the uniqueness of the site or land base itself. Rather than being guided by numerical standards for open space, the priority for future open space acquisitions, if any, should be focused toward those lands that expand ownership of adjacent city-owned properties or to ensure sufficient property is available to accommodate public access and future trail connections.

Other Considerations

While this Plan uses total parkland acreage and parkland access as primary indicators of parkland

the community survey results, public satisfaction of the facilities and amenities that Fife provides ranked as the strongest indicator for the park system.

Today, the city is close to meeting the goal of providing parks within a ½-mile of residents, as well as the standard from the 2014 PROS Plan. The city has a minor, existing deficit for active-use, neighborhood or community parks, and as was previously noted, the future development of Levee Pond Park and Cappa Park will significantly improve the park distribution gaps. The recommended acquisition targets identified earlier in this chapter will further reduce parkland deficits based on numerics and, more importantly, based on parkland distribution.

need, the city could also consider other factors as its population grows, including:

- Park pressure, or the potential user demand on a park: Residents are most likely to use the park closest to their home. This measure uses GIS analysis to assign all households to their nearest respective park and calculates level of service (in acres of parkland per 1,000 residents) based on the acreage of the park and the number of residents in the 'parkshed'. Areas with lower levels of service are more likely to be underserved by parkland and to see higher degrees of use and wear and tear on park amenities.
- Availability of park amenities: Park systems should include an equitable distribution and quantity of the most common amenities like playgrounds, picnic shelters, sports courts, sports fields and trails to meet local needs and help distribute the potential usage of individual parks. Working to provide well-distributed basic park amenities, while also offering unique outdoor experiences, will result in a varied park system with a range of different recreational opportunities for residents.

Fife Trail System

The City of Fife consistently has been working to create a network of trails to connect important destinations and help create a more walkable community. Individual parks typically have their own internal (and usually paved) pathways that provide walking opportunities within the greenspace. While these are popular amenities for park visitors and help provide access to recreational amenities, their isolation from other destinations limits their value. The creeks and riparian natural areas in Fife have been target locations for aligning connecting off-road trails as opportunity arises. Trail connections and walking or biking links have been voiced as the highest priority for future improvements to Fife’s park system.

Frank Albert Park Way and Brookville Gardens Community Park have trail segments along the greenway alignment of Wapato Creek. Dacca Park’s loop trail circles the school sports fields and loops through the dog park creating 1.3 miles of walking routes. Five Acre Park’s paved pathway extends for over two-thirds of a mile along its length. The Hylebos/Milgard Natural Area has earthen trails on both sides of the Hylebos Creek. The city also has a segment of the Interurban Trail with a trailhead located at 70th Avenue East. In total, Fife has over five miles of walking or biking trails dispersed across its park system.

Figure 17 Trail Inventory in Fife

Trail Segment	Surface Type	Miles
Brookville Garden Community Park Trail	Paved	0.70
Dacca Park Trail (incl. Columbia Jr. Hgh)	Paved	1.31
FedEx Trail	Paved	0.44
Five Acre East Oxbox	Paved	0.41
Five Acre Park Trail	Paved	0.64
Frank Albert Way Park Trail	Paved	0.27
Hylebos Creek Trail	Earthen	0.33
Milgard Natural Area Trail	Earthen	0.30
N Levee Rd Pond Trail	Paved	0.32
Sheffield Trail	Paved	0.68
South Interurban Trail	Paved	0.13
Wapato Pointe HOA Trail	Earthen	0.15
Total		5.66



Trail Demand

Local Trails

During the public outreach, 63% of the community clearly identified that walking or running was a top reason for visiting Fife’s parks. Park pathways are popular recreational amenities and significant contributors for promoting physical activity. This recreational trend is notable in state and national recreation surveys. Running, jogging and trail running are the most popular outdoor activities across the nation, based on levels of participation. The need for more walking and biking trail connections that link parks together has been reinforced in the local surveys and other public feedback. The summertime online open house polled opinions about potential trail links and which

were the highest priority. The short links in the central part of Fife are deemed more important. Connections between Dacca Park and Brookville Gardens Park were ranked the most important by a majority (61%) of the participants with a trail connection between Dacca Park and Five Acre Park favored by 58%.

Regional Trails

The City of Fife currently is collaborating with the City of Tacoma and Washington Department of Transportation (WSDOT) in the planning of the Interurban Trail extension from the Wapato Creek to Alexander Avenue. The 14.7-mile regional trail connects to the Green River Trail and could eventually help connect Fife to Seattle and northward to Everett. The regional trail project is

associated with improvements underway for SR 167. The project includes the construction of 1.3 miles of 12' shared-use path along the SR 167 alignment between 8th Street in Fife and Alexander Avenue in Tacoma. The trail will be designed for all ages and abilities. Its safety elements include being separated from the roadway, and it will only have one street crossing at 54th Avenue (at a roundabout). The east end of the project will connect to the existing Interurban Trail and the 70th Avenue bike lanes. The west end will connect to downtown Tacoma via planned protected bicycle facilities along SR 509. Sound Transit has committed to providing a non-motorized connection between the Interurban Trail and the future light rail station. Major transportation improvements offer opportunities for non-motorized facilities to be accommodated, thus enhancing walking or biking connections.

Transportation Planning

The City of Fife has a number of targeted trail improvement projects that will help further the alternative transportation options for residents. The Transportation Element within the city's Comprehensive Plan identifies the shared-use path along the SR-167 extension that connects the Interurban Trail to the Hylebos and Milgard Natural Area trails. New trail segments are depicted in the trail mapping within the Transportation Element along Wapato Creek connecting existing parks to each other and other trail segments.

The city's Six-Year Transportation Improvement Program (TIP) from 2021 to 2026 lists its planned road, bridge, intersection, sidewalk, bikeway and trail projects. Funding and project partners are identified for each planned improvement project. Trail improvement projects listed in the current TIP include:

- Interurban Trail extension – Hylebos Creek to Alexander Avenue (construction)
- Pedestrian Trail between 62nd Ave E and Fife Elementary School (preliminary engineering)
- Pedestrian Trail from Brookville Gardens to Dacca Park (preliminary engineering)
- Pedestrian Railroad Crossing – Brookville Gardens to Five Acre Park (preliminary engineering)
- 62nd Avenue Pedestrian bridge over I-5 (preliminary engineering)
- Puyallup River Trail (preliminary engineering)
- Pedestrian Trail from Wedge Park to 58th Avenue East (preliminary engineering)

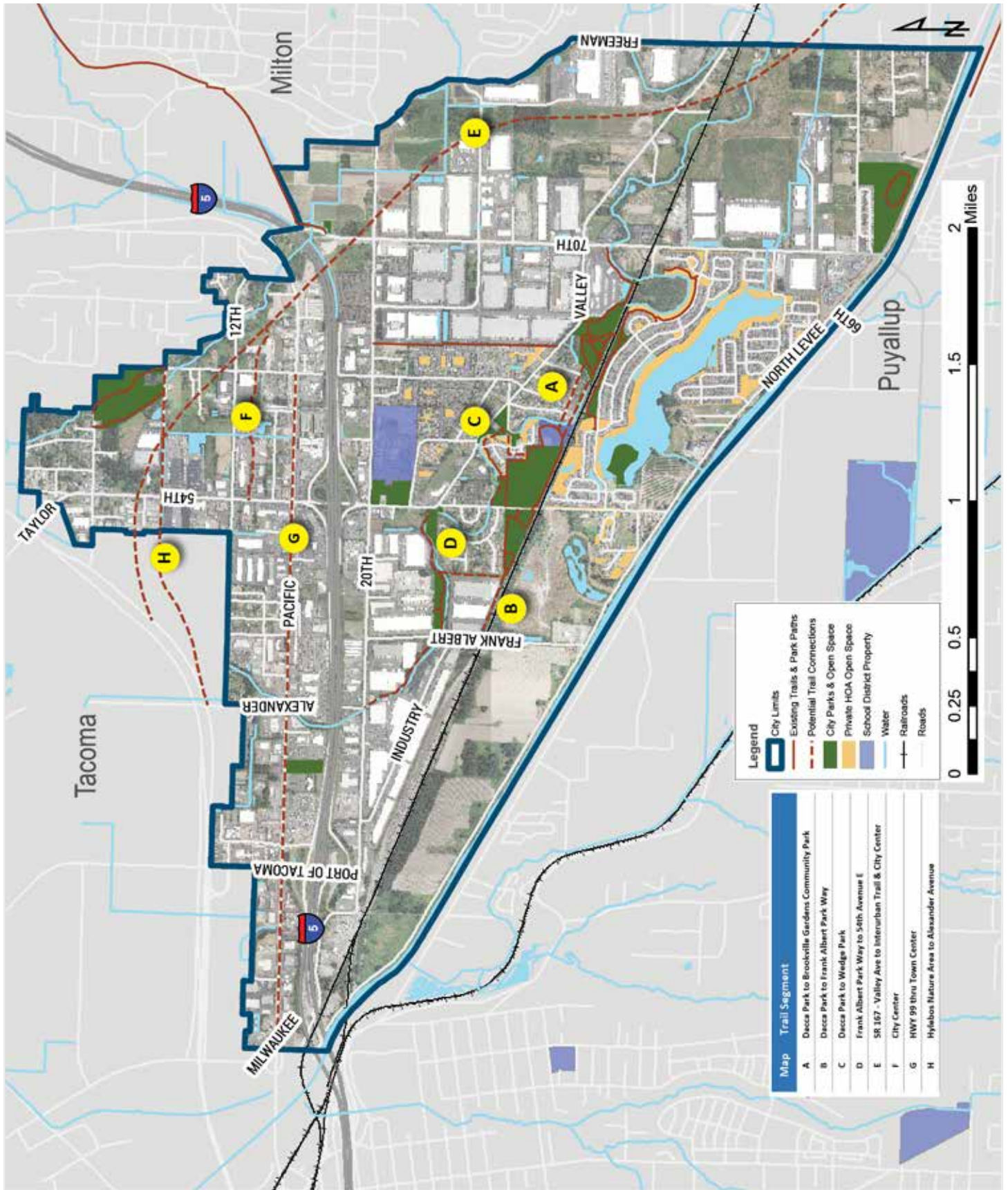
Regional projects where trails connect to other cities typically involve partnerships (with cities, tribes, and WSDOT) that contribute to the planning and funding of the target project. These partnerships are critical to the ability to implement effective planned trail connections. In funding these projects, both Public Works and Parks and Recreation Departments should identify the trail project need in their capital improvement programs to be eligible to seek grants from different state and federal funding resources.




Trails for Walkable Communities

Parks are known to contribute to a healthier community by providing accessible outdoor recreation particularly through the walking trail within each park. Getting to the park by foot or bike can also offer a healthier choice integrated with the park destination and its amenities. In the NRPA publication *Safe Routes to Parks*, the elements of walkable, healthy community design are outlined as convenience, comfort, access & design, safety and the park itself. Sidewalks, bikeways and trails should provide an integrated alternative transportation system for residents to access parks and other destinations within their community. As further emphasis for the importance of a walkable community to promote public health, the Surgeon General has issued a *Call to Action* to “step it up” and promote more walking and build a more walkable world. A more connected network of trails, sidewalks, and bike lanes with links to public transit also provides economic values.

MAP 5: Existing & Potential Trails and Pathways





I have been so impressed by the Fife Pool and it's response to the needs of the community and surrounding communities for providing responsible aquatics programming.
- Survey respondent



RECREATION, AQUATICS & EVENTS

THE RECREATION FACILITIES AND SERVICES AVAILABLE WITHIN FIFE ARE A MAJOR COMMUNITY ASSET AND SUPPORT THE PHYSICAL, MENTAL AND SOCIAL HEALTH OF COMMUNITY MEMBERS.

The city of Fife currently offers or promotes programming, including fitness, aquatics, senior programs, day camps and special events. Also, prior to the pandemic, the city hosted after-school programs, such as ballet, dance classes, gymnastics, and STEM (bricks4Kidz), and these programs will return as health and safety protocols allow.

The city operates two major community facilities, the Fife Aquatic Center and the Fife Community Center, and both are heavily used for programs. The city also operates Dacca Barn, which is mainly a rental facility, and it houses the entire Summer Camp program. Recent conversations with community members suggest a strong interest in expanding, or having access to additional, recreation facilities and

program offerings, especially for youth, teens and active adults.

Recreation Trends

Recreation Management magazine's *2020 State of the Managed Recreation Industry* report summarizes the opinions and information provided by a wide range of professionals working in the recreation, sports and fitness facilities. The top ten most commonly offered programs include holiday events and other special events (provided by 65.3% of respondents), educational programs (59%), group exercise programs (58.8%), fitness programs (57.6%), day camps and summer camps (57.3%) and youth sports teams (55.2%). Respondents from

RECREATION MACROTRENDS

The following national and state data highlights some of the current trends in recreation and may frame future considerations in Fife's recreation programs. Additional trend data are provided in Appendix E.

- Nationwide, eighty-two percent of U.S. adults believe that parks and recreation are essential. ⁽¹⁾
- Seventy-seven percent of survey respondents indicate that having a high-quality park, playground, public open space or recreation center nearby is an important factor in deciding where they want to live. ⁽¹⁾
- Nearly all (93%) park and recreation agencies provide recreation programs and services. The top five most commonly offered programs include holiday or other special events (65%), educational programs (59%), group exercise (59%), fitness programs (58%), and day or summer camps (57%). ⁽²⁾
- Youth aged 6 to 17 were active outside far less in 2019 than in previous years – the average number of outings per child dropped 15% between 2012 and 2019. ⁽⁴⁾
- Nearly all park and recreation providers in the U.S. experienced declined in revenue in 2020 due to the COVID-19 pandemic. As early as May 2020, most providers had to close facilities temporarily in accordance with health and safety directives. Nearly half had also furloughed or laid off staff due to the funding and facility impacts of the pandemic. ⁽³⁾

Sources:

American Engagement with Parks Survey
2020 NRPA Agency Performance Review
2020 State of the Industry Report
2020 Outdoor Participation Report



community centers, parks and health clubs were the most likely to report that they had plans to add programs at their facilities over the next few years. The 10 most commonly planned program additions in 2020 include:

1. Fitness programs (24% of those who have plans to add programs)
2. Group exercise programs (22.4%)
3. Teen programs (22%)
4. Environmental education (21.8%)
5. Day camps and summer camps (20.9%)
6. Mind-body balance programs (20.5%)
7. Programs for active older adults (18.1%)
8. Special needs programs (17.9%)
9. Holidays and other special events (17.4%)
10. Arts and crafts (17%)

Addressing the COVID-19 pandemic required many respondents to either put programs or services on hold (82%) or cut programs or services entirely (34%). Additionally, many have had to rethink their programming portfolios, with two-thirds of respondents (67%) adding online fitness and wellness programming. Also, 39% of respondents were involved in programs to address food insecurity and one-quarter were involved in programs to provide educational support to out-of-school children.

Local Perspectives

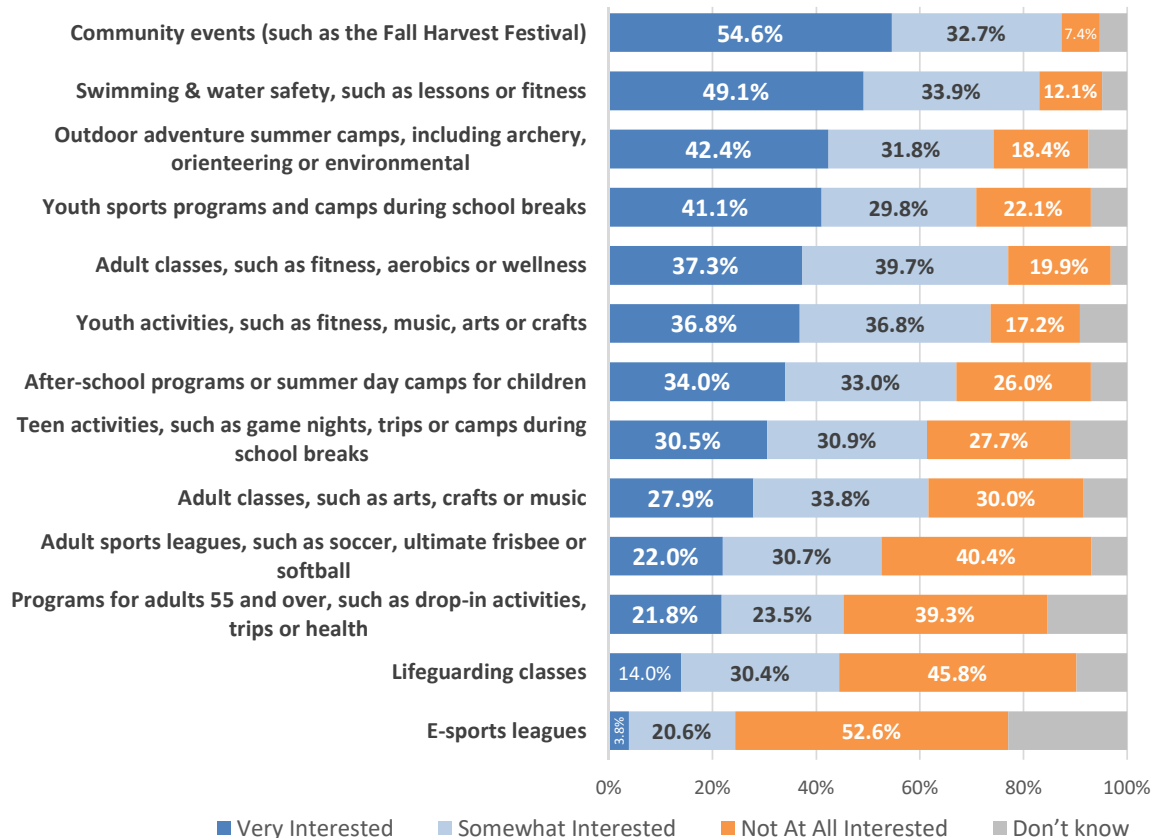
The community survey conducted as part of this PROS Plan update asked respondents which types of recreation programs, classes and events they would like to see more of.

Survey respondents expressed a greater interest in community events (55%) and for youth or teen programs and activities over those geared toward adults. Of the top eight recreation program types with more than six in ten respondents that were very or somewhat interested, five of the eight programs are for youth and teen participants. These include outdoor adventure summer camps (74%), youth sports (71%), youth activities (74%), after-school and summer day camps (67%) and teen activities (61%). Additionally, 83% of respondents were very or somewhat interested in swimming and water safety classes.

Recognize and celebrate cultural diversity ... cultural fair.

- Survey respondent

Figure 18. Interest in Recreation Programs & Activities



An open-ended question asked what other recreation programs or activities the City should consider. Fifty respondents provided feedback, and the following highlights the more common responses:

- Additional concerts and movies in parks
- Celebrate the city's diversity and culture
- Additional classes, such as cooking, photography, quilting and 'mommy and me' activities
- Enhanced promotions of existing parks and recreation activities

While city registration data shows that program utilization is strong, especially for aquatics, the survey indicated that the main reason respondents don't use recreation programs more often is lack of awareness (19%). Several other reasons that respondents noted include those that the City may be able to address, such as programs being held at inconvenient times (15%), not having programs of interest (12%) and programs and classes that are full (10%). Approximately one in ten noted that the community center is too small or outdated (9%). While the capacity of the community center might relate to classes filling up fast, very few respondents felt that program quality was poor or programs were held at inconvenient locations. Fewer than one in ten said that programs were too expensive (9%).

The City of Fife offers or supports a variety of community special events each year. When asked which of these events they felt the City should prioritize, survey respondents strongly supported the Harvest Festival (65% as a high priority). Other priority events included Music in the Park, Movie in the Park and the City Hall Tree Lighting. Of the 16 event listed, the following represent the top tier events (with a rating of 60%+ high and medium priority combined):

1. Harvest Festival
2. Music in the Park
3. Movie in the Park
4. City Hall Tree Lighting
5. Halloween Carnival
6. Easter Egg Hunt
7. National Night Out
8. Parks Appreciation Day
9. Bubbles and Popsicles in the Park

Recreation Facilities

Fife Aquatic Center

The Fife Aquatic Center is a six lane, 25 yard facility that will celebrate its 37th year of operation in 2022. The Aquatic Center operates year-round and offers a comprehensive array of programs and services to meet the needs of the Fife community and surrounding area. Program offerings are divided in to three main areas: Drop-in Activities (Lap Swim/ Recreational & Family Swimming), Swim Lessons and related instructional programs (toddler, youth, adult, & water exercise), and Facility Rentals (Private Group & Birthday Parties, & contracted programming). The Fife Aquatic Center is highly regarded throughout the South Puget Sound area as the premier facility for instructional programs. Community survey respondents expressed a strong interest for expanded aquatic facilities, such as building an outdoor, covered pool and aquatic park.

Fife Community Center

Built in 1978, the Fife Community Center is the primary venue for non-aquatic related recreation and classes. The facility has a capacity of 225 and also offers a large banquet room that can be divided by solid partitions into three separate rooms. Each room has its own air-conditioning and heating as well as its own individual and unique features. A spacious kitchen, which is also accessible through a back door, is perfect for catering services to use. While its small size and age are limitations, residents appreciate having access to the facility, but feel that a new community recreation center is warranted to provide more space for programming and offer a more customer-friendly environment. A slight majority of respondents to the survey were supportive of expanding or building a new community center.

Dacca Barn

The Dacca Barn has been part of Fife's history since 1964 and has been recently restored and upgraded. It is located next to Fife's historic Engine Number 684, the Fife History Museum and Dacca Park. The Barn is a rental facility for weddings, reunions and parties, among others.

Recreation Programs

Programming Classifications

The categories below represent the major areas of focus for current Fife recreation programs. Program lists are based on a review of program offerings for 2018-2021, that were provided by the Department.

Figure 19. Existing City Programs by Classification

Area	Focus	Programs
Sports	Youth Sports	Sports Camps, Tennis Lessons, Gymnastics
	Adult Sports	Tennis Lessons
Fitness	Youth	Self Defense Class (12+)
	Adult	Fitness Classes, Zumba, Paddleboard Yoga, Tai Chi, Self Defense Class
Cultural Arts	Youth	Dance Classes (Jazz, Ballet)
	Adult	N/A
Aquatics	Youth	Swim Lessons, FAST Swim Team, Lifeguard Training, Open Swim, Lap Swim
	Adult	Swim Lessons, Water Fitness, Lifeguard Training, Open Swim, Lap Swim
Youth		Summer Camps, School Break Camps, Camp Fire ¹ , Sport Camps, Dance, Tennis Lessons, Swim Lessons, Brickz 4 Kids
Education	Youth	Lifeguarding/CPR/AED/First Aid (16+), Babysitting class
	Adult	Lifeguarding/CPR/AED/First Aid, AFO Certification
Specialty / General Interest	Youth	Brickz 4 Kids
	Adult	Painting, Jewelry Making
Special Needs		N/A
Special Events		Breakfast with Santa, Bubbles and Popsicles in the Park, City Hall Tree Lighting, Easter Drive-Thru, Easter Egg Hunt, Halloween Carnival, Harvest Festival, Harvest Festival in a Bag, Holiday Drive-Thru, Movie in the Park, Music in the Park, National Night Out, Parks Appreciation Day, Sweetheart Dance, Teen Flashlight Egg Hunt, Teen H2O Egg Hunt
Outdoor Recreation	Youth	Teen Explorer Camp
	Adult	N/A
Seniors		Tai Chi, Games, Arts (Painting), Tours/Trips, LAFF, Lunch, Card games
Teens		Teen Scene ¹ , Teen Late Night ¹ , Swim Lessons, Lifeguard Training, School Break Camps, Summer Playground, Teen Explorer Camp
Self-Directed	Youth	Open Swim, Lap Swim
	Adult	Open Swim, Lap Swim, Facility Rentals
Social Services		Women, Infant, and Children Services (WIC) ¹ , Public Access Computers ¹

(1) Prior to 2020 only

Programs Available by Age Groups

Below is listed the basic program categories that are available for different age groups.

Figure 20. Segmentation of City Programs by Age Group

Program Category	Preschool	Youth	Teen	Adults	Senior
Sports	●	●	●	●	●
Fitness			●	●	●
Cultural Arts	●	●			
Aquatics	●	●	●	●	●
Education			●	●	●
Specialty / General Interest		●	●	●	●
Special Needs					
Special Events	●	●	●	●	●
Outdoor Recreation		●	●		
Self-Directed		●	●	●	●
Social Services				●	●

Program Considerations

Fife’s recreation programs serve all of the major age groups to a degree. Education, Fitness, Outdoor Recreation and Special Needs have very limited programs in place and should be supplemented as staff and resources allow. Education programs could include language programs, tutoring, science (STEM) classes, computer classes and financial planning. Outdoor recreation could expand beyond the existing camp programs to include environmental education, birding, hiking, camping, kayaking and other activities.

As shown in the community survey conducted as part of this Plan, the Fife community considers swimming, youth and outdoor programs to be high priorities for city recreation services. More than four in ten survey respondents indicated that there were not enough recreation programs (camps & classes) or aquatic programs (swim lessons, lap & family swims).

If opportunities are created for additional indoor or classroom space (e.g., from a renovated community center), the city should consider whether to expand the quantity and breadth of adult programs offered. In particular, the Department should consider health and fitness classes, team sports, classes in alternative sports, art and music classes; and educational programs, such as language, and personal and home improvement. If the city proceeds with the development of an outdoor pool or aquatic park, water-based programming can be expanded and potentially free some capacity at the Aquatic Center. Because recreational programming is influenced by national and regional trends, staff must stay abreast of current trends and continue to evaluate program offerings.

Additionally, the following program categories are not extensive due to the limited nature of the city’s offerings and facilities to support programs:

- Cultural Arts – Performing arts classes, visual arts classes, music/video production and arts events.



I think the focus should be on creating safe walking trails for the community. Especially along 20th to give safer access to the Fife Library for apartments on 62nd and 58th. As well as parks for all ages.

- Survey respondent

- Self-Directed – This includes the opportunities for individuals to recreate on their own. This can include activities such as open gym and use of weight/cardio space.
- Special Needs – Programs for the physically and mentally impaired, as well as inclusion programs.
- Social Services – This can include nutrition and feeding programs, job training, life skills training, childcare and other activities, such as health screenings.

The city should explore the feasibility of renovating and expanding the existing facility or constructing a new, larger community recreation center. Multi-purpose recreation centers can enhance community identity, provide additional space for programming and enable higher cost recovery and revenue generating potential through rentals and recreation pass sales. The community survey tested the idea of support for a renovation to the community center. Given a choice between raising taxes to develop an amenity in Fife versus not having such a facility in the city, slight majorities supported more taxes for three amenities tested in the community survey: installing a splash pad (63%), building an outdoor, covered pool and aquatic park (58%) and expanding or building a new community center (52%).

The city should continue to stay abreast of its program offerings and recreation trends, as well as re-evaluate programs based on participation rates and cost recovery targets. The city also should consider bringing more programming out to the parks and activating the city's parks with programs and outdoor classes. This will help to cross-pollinate recreation customers with the offerings of park facilities and improve overall community awareness of recreational opportunities within Fife.

Aquatics Program

The Fife Parks, Recreation and Aquatics Department has a strong aquatic program, with an emphasis on lessons and water exercise. The Fife Aquatic Center is very popular with residents and has become a regional destination. Swim lessons, water fitness, recreation and leisure swimming, and health and safety programs make up the majority of aquatic programming.

The city's aquatics program generally meets the community's needs and will not likely require significant future changes. The Department will need to continue to stress aquatic programming, especially learn to swim classes for children, as a primary program area. Aquatic exercise programs should also continue to be emphasized.

Given its popularity, the Aquatics Program needs to continue to balance and find opportunities to accommodate the different groups who have varied priorities and uses for the pool. For example, the city strives to accommodate more youth aquatics programming during the summer months, since school is closed. This seasonal shift in operating priorities tends to come at the expense of pool availability for lap swimming. Another unintended consequence of high demand and the popularity of the facility is that swim lessons fill up fast, creating wait lists to access programs.

The strength and continuity of aquatics programming should also be weighed against the physical needs of the pool and its infrastructure. The Aquatic Center is an aging facility that is nearing the end of its useful life. In the near term, the city should continue to explore options for renovation or demolition/reconstruction.

Special Events

Another major recreation program area that is directly offered by the Parks, Recreation and Aquatics Department is special events, which include the following (pre-COVID):

- Breakfast with Santa
- Bubbles and Popsicles in the Park
- City Hall Tree Lighting
- Easter Drive-Thru
- Easter Egg Hunt
- Halloween Carnival
- Harvest Festival
- Harvest Festival in a Bag
- Holiday Drive-Thru
- Movie in the Park
- Music in the Park
- National Night Out
- Parks Appreciation Day
- Sweetheart Dance
- Teen Flashlight Egg Hunt
- Teen H2O Egg Hunt

Community and special events should continue to be an area of emphasis. Special events draw communities together, attract visitors from outside the community and are popular with residents. However, due to resource requirements of

coordinating special events, the overall growth in the number of events should be carefully managed. This will ensure the City can adequately invest in its overall recreational offerings and maintain high-quality special events. Other community groups should be encouraged to be the primary funders and organizers of as many community-wide events as possible. If the City decides to offer more events, it should obtain sponsorships to offset costs and develop a series of seasonal activities.

Additionally, the city could explore ideas for events that draw from the diversity of the community, such as festivals or activities celebrating Latin American, Asian or Native American traditions. City parks and facilities also could be promoted for quinceañeras and other family celebrations.



Program Enhancement

Staff should periodically review data from the following sources to determine community needs for programs and services:

- Historical registration trends/success of current programs and services
- Surveys and questionnaires
- Washington SCORP and national trend data
- Suggestions provided by current instructors and current employees
- Suggestions submitted by prospective instructors/employees

Staff should continue to evaluate and assess the city's program offerings and prioritize future programs based on a mix of criteria that include:

- Current or potential importance for community-wide or broad individual benefit,
- Community needs or deficiencies,
- Potential for increased participation, and
- Revenue potential, affordability and accessibility.

Before determining which programs and services to contract or have provided by others, an assessment of the specific pros and cons of such a move needs to be completed. A major aspect of this analysis

should be to determine the financial impacts and quality of the services that will be provided. Key questions to be asked include:

- Will this be the most cost-effective method to obtain the program, service or function?
- Does the Department have the knowledge and equipment to provide the program, service or function?
- Will the quality of the program, service or function suffer if it is contracted to other organizations?
- Are there other more qualified organizations that should provide the program, service or function?
- Is the service, program or function only available from a contract provider?
- Are the safety and liability risks too high to provide the program or service in house?

There is the Sweetheart dance. It would also be nice to maybe have a Mother/Son dance.

- Survey respondent

CAPITAL PLANNING & IMPLEMENTATION

Key Project Recommendations

The following is a summary of key project recommendations which will require commitment from the City and its residents for the continued support a healthy park and recreation system that preserves and enhances the safety, livability and character of the Fife community.

TRAIL CONNECTIONS



Residents are actively using the existing trails within parks and connecting through Fife. The importance for more connectivity for walking and biking has been expressed in public input. The city should continue to implement its trail planning and coordinate trail-related projects with transportation system planning or related public works projects. Additional opportunities exist to expand park trails and extend trail connections between parks.

PLAYGROUND IMPROVEMENTS & ALL-INCLUSIVE PLAY



Several of Fife's playgrounds are nearing the end of their useful life and will be in need of replacement within ten years. Upgrading play areas for ADA-accessibility also will be important and necessary to ensure for compliance and universal access; however, providing for ADA-accessibility should not be the city's only goal. As playground replacements are planned, Fife should replace at least one playground with a fully-accessible, all-inclusive play area to provide for users of all abilities.

SPLASH PAD



The idea of a splash park in the Fife park system is one that has been supported by residents for many years. The city has initiated conceptual design for a splash pad at Colburn Park, and the splash pad should be constructed and operational within the next couple years.



CAPPA PARK DEVELOPMENT

Following the adoption of the site master plan for Cappa Park, the city should initiate a detailed design development process for the future Cappa Park. One design concept includes an aquatic facility with a pool, lazy river and water slide and a playground. A second alternative design includes a mini golf course with battling cages, plaza area and playground. Also, the city should review funding and phasing options for site development.



LEVEE POND PARK DEVELOPMENT

The city should implement the adopted site master plan for Levee Pond Park to include entrance and parking improvements, expanded community garden, dog park, restrooms, playground and improved walking path.



COMMUNITY CENTER RENOVATION / REPLACEMENT

As the city considers a potential renovation of City Hall, consideration should be given to renovating or replacing the Community Center to create a more flexible, functional layout for indoor program, fitness and classroom space. With an updated facility, the city could expand the quantity and breadth of youth, teen, adult and senior programs offered.



RECREATION PROGRAMMING

The city should continue to stay abreast of its program offerings and recreation trends, as well as re-evaluate programs based on participation rates and cost recovery targets. The city also should consider bringing more programming out to the parks and activating the city's parks with programs and outdoor classes. Additionally, the city could explore ideas for events that draw from the diversity of the community.



RESTROOMS

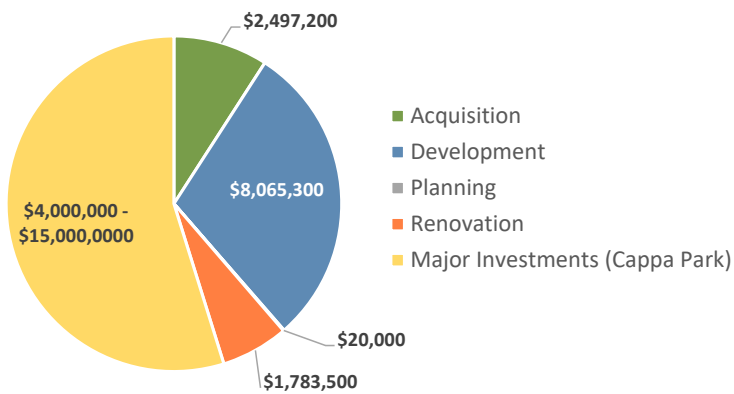
Supporting park and trail use through the provision of restrooms is a critical element in any park system. A permanent restroom is proposed for Wedge Park. For Levee Pond Park and Cappa Park, the new site master plans for those parks should guide the future decisions about the need and location of restroom facilities.



Capital Improvements Plan

The following Capital Improvements Plan identifies the park, trail and facility projects considered for the next six years or more. The majority of these projects entail the maintenance, acquisition and development of parks, recreational amenities and trails. Based on survey results and other feedback, Fife residents have indicated an interest in park facility upgrades and enhanced trail connections as priorities, and the Capital Improvements Plan is reflective of that desire. The following table summarizes the aggregate capital estimates by park types for the next six years.

Figure 21. Capital Projects List Expenditures Summary



Fife PROS Plan

2022 Capital Facilities Plan

Costs factored using 3% inflation rate

Project Type	Site	Project	PIF Eligible	2022	2023	2024	2025	2026	2027	
A	Neighborhood park	Acquisition to address distribution gap (Area B)	Y	\$800,000						
A	Neighborhood park	Acquisition to address distribution gap (Area C)	Y	\$1,400,000		\$874,200		\$1,623,000		
R/D	Dacca Park	Play equipment expansion & all-inclusive design	Y	\$850,000			\$956,700			
R		Field renovations (share cost-with school district)	N	\$300,000				\$347,800		
D		Perimeter paved loop with amenities	Y	\$85,000			\$95,700			
R/D	Five Acre Park	Play equipment upgrades/expansion	Y	\$200,000					\$238,800	
R		Tree planting plan & planting	N	\$50,000					\$59,700	
D		On-street parking for designated ADA with curb cut	N	\$10,000					\$11,900	
R	Wedge Park	Play equipment upgrades/replacements	Y	\$90,000	\$95,500					
D		Permanent restroom installation	Y	\$140,000	\$148,500					
D	Levee Pond Park	Park development	Y	\$5,650,000	\$900,000	\$4,750,000				
D	Colburn Park	Splash pad	Y	\$720,000	\$741,600					
R/D	Community Center	Renovation/replacement with City Hall renovation	N	TBD						
D	Trail Connections	Brookville to 5-Acre Park RR crossing (see TIP)		TBD						
D		Wedge Park to 58th Ave East	Y	\$225,000	\$245,900					
D		Dacca Park to Frank Albert Way	Y	\$270,000		\$286,400				
D		Frank Albert Way to 54th Ave	Y	\$520,000			\$585,300			
D		Interurban Trail - Hylebos Creek to Alexander Ave.	Y	\$300,000				\$300,000		
R	System-wide	Minor repair/replacement projects	N	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	\$10,000	
R	System-wide	ADA compliance projects: pathway & amenities	N	\$25,000	\$5,000	\$10,000			\$10,000	
P	System-wide	Wayfinding program	N	20,000	\$10,000			\$10,000		
Total Estimated Project Costs				\$11,715,000	\$756,600	\$1,409,900	\$5,930,600	\$1,647,700	\$2,290,800	\$330,400

Major Investment Project Ideas (Require additional public & policy conversations)

Project Type	Site	Project	Current Cost	2022	2023	2024	2025	2026	2027
D	Cappa Park (Alternative 1)	(Alt 1) Design development for new pool and park	\$1,900,000				\$1,900,000		
D		(Alt 1) Park development for pool and park	\$13,900,000					\$8,000,000	\$5,900,000
D	Cappa Park (Alternative 2)	(Alt 2) Design for park with batting cages & mini golf	\$250,000				\$250,000		
D		(Alt 2) Park development for park, batting cages & mini golf	\$3,750,000					\$3,750,000	

NOTES:

This list identifies planning-level cost estimates and does not assume the value of volunteer or other non-City contributions. Detailed costing may be necessary for projects noted. This list is not an official budget and intended as a guiding document for City staff in the preparation of departmental budgets.

Project Type	A	Acquisition
	P	Master planning
	D	Development - new
	R	Replacement/Upgrade

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Implementation Tactics

A number of strategies exist to enhance and expand park and recreation service delivery for the city of Fife; however, clear decisions must be made in an environment of competing interests and limited resources. A strong community willingness to offer financial support is necessary to bring many of the projects listed in this Plan to life.

The recommendations for park and recreation services noted in this Plan may trigger the need for funding beyond current allocations and for additional staffing, operations and maintenance responsibilities. Given that the operating and capital budget of the Parks, Recreation and Aquatics Department is finite, additional resources may be needed to leverage, supplement and support the implementation of proposed objectives, programs and projects. While grants and other efficiencies will help, these alone will not be enough to realize many ideas and projects noted in this Plan. The following recommendations and strategies are presented to offer near-term direction to realize these projects and as a means to continue dialogue between city leadership, local residents and partners.

Inter-Departmental Coordination

Internal coordination with the Public Works and Community Development Departments can increase the potential of discrete actions toward the implementation of the proposed recreational trail network, which relies, in part, on street right-of-way enhancements, and in the review of development applications with consideration toward potential parkland acquisition areas, planned trail corridors and the need for easement or set-aside requests.

Volunteer & Community-Based Action

Volunteers and community groups already contribute to the improvement of recreation services and parks in Fife. Volunteer projects include park clean-up days and community event support, among others. Fife should maintain and update a revolving list of potential small works or volunteer-appropriate projects for the website, while also reaching out to civic groups and the high school to encourage student projects. While supporting organized groups and community-minded individuals continues to add value to the Fife park and recreation system, volunteer coordination requires a substantial

amount of staff time, and additional resources may be necessary to more fully take advantage of the community's willingness to support park and recreation efforts.

Enhanced Local Funding

According to the city budget, Fife maintains reserve debt capacity for local bonds and voter approved debt. The city's non-voted general obligation debt is under its debt capacity limit of \$41 million for non-voted debt. Community conversations regarding the need to replace or significantly renovate the Community Center, along with the potential to develop an outdoor aquatic facility and/or bundle several projects from the Capital Improvements Plan, warrant a review of debt implications for the city, along with the need to conduct polling of voter support for such projects.

Park Impact Fees & Real Estate Excise Tax

Park Impact Fees (PIF) are imposed on new development to meet the increased demand for parks resulting from the new growth. PIF can only be used for parkland acquisition, planning and/or development. They cannot be used for operations and maintenance of parks and facilities. The city of Fife currently assesses impact fees, but the city should review its PIF ordinance and update the methodology and rate structure, as appropriate, to be best positioned to obtain future acquisition and development financing from the planned growth and redevelopment of Fife. The city should prioritize the usage of PIF to secure new park properties and finance park or trail development consistent with the priorities within this Plan.

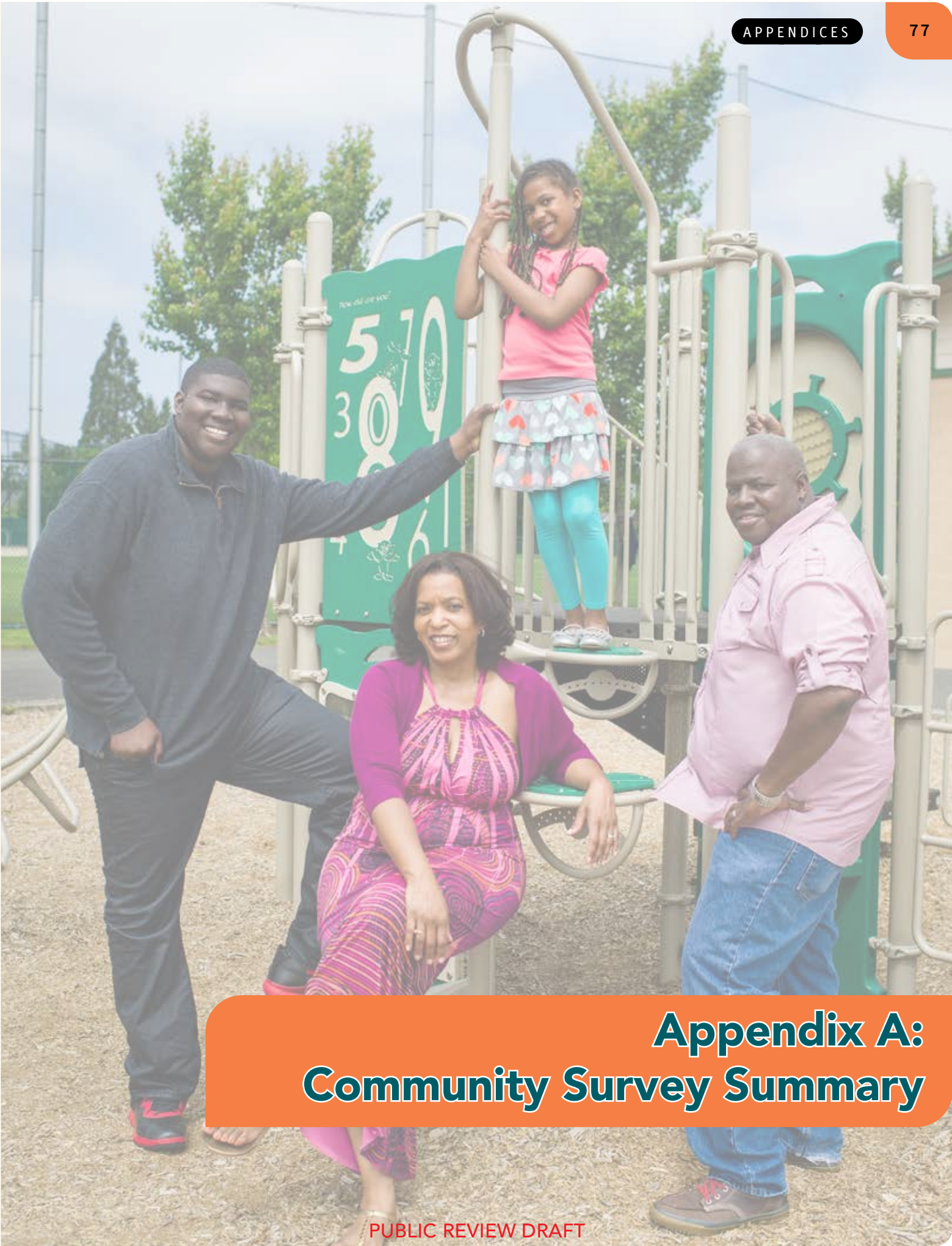
The city currently imposes both of the one-quarter percent excise taxes on real estate, known as REET 1 and REET 2. The REET must be spent on capital projects listed in the city's capital facilities plan element of their comprehensive plan. Eligible project types include planning, construction, reconstruction, repair, rehabilitation or improvement of parks, recreational facilities and trails. Acquisition of land for parks is not a permitted use of REET 2. REET funds currently are transferred for use on other city projects, such as streets and debt service. Through annual budgeting and with discussions with City Council, the Parks, Recreation and Aquatics Department should seek access to REET funds and leverage the Capital Improvements Plan to identify compelling projects to enhance service delivery of the amenities the community has provided voice to.

Grants & Appropriations

Several state and federal grant programs are available on a competitive basis, including WWRP, ALEA, and LWCF. Pursuing grants is not a panacea for park system funding, since grants are both competitive and often require a significant percentage of local funds to match the request to the granting agency, which depending on the grant program can be as much as 50% of the total project budget. Fife should continue to leverage its local resources to the greatest extent by pursuing grants independently and in cooperation with other local partners. Appropriations from state or federal sources, though rare, can supplement projects with partial funding. State and federal funding allocations are particularly relevant on regional transportation projects, and the likelihood for appropriations could be increased if multiple partners are collaborating on projects.

Other Implementation Tools

Appendix E identifies other implementation tools, such as voter-approved funding, grants and acquisition tactics, that the city could utilize to further the implementation of the projects noted in the Capital Improvements Plan.



Appendix A: Community Survey Summary

To: Megan Jendrick, Parks, Recreation & Aquatics Director
From: Steve Duh, Conservation Technix, Inc.
Date: June 18, 2021
Re: **Fife Parks, Recreation, Aquatics & Open Space Plan**
 Community Survey Summary Results

Conservation Technix is pleased to present the results of a survey of the general population of the City of Fife that assesses residents' recreational needs and priorities.

SURVEY METHODOLOGY

In close collaboration with City staff, Conservation Technix developed the 21-question survey that was estimated to take approximately eight minutes to complete. The survey was designed in English and Spanish.

The online survey was posted to the City's website on April 30, 2021. Information about the survey was provided on the city's website home page and on the PROS Plan project page. It was promoted via multiple city Facebook posts, email blasts and an announcement in the city's May newsletter. The survey was closed on June 13th, and preliminary data were compiled and reviewed. In all, 449 responses were completed from the online-only survey. As an online-only open to the general public, respondents were not necessarily representative of all City residents, see age demographics below.

Age group	Survey Respondents	Fife Population	
	Online-only	Full	Over 20
Under 20	<1%	28%	--
20-34	16.2%	29%	41%
35-44	45.4%	14%	20%
45-54	18.8%	10%	14%
55-64	10.7%	11%	15%
65 to 74	6.3%	6%	8%
75 and older	1.8%	2%	3%
Total	100%	100%	100%

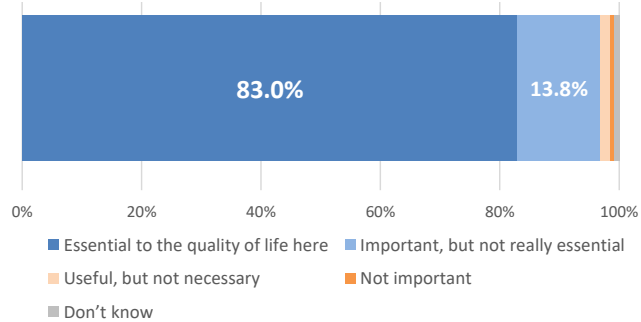
This report includes findings on general community opinions. Since the survey was open to the general public and respondents were not selected through statistical sampling methods, the results are not necessarily representative of all City residents. Each section also notes key differences between different demographic groups and among responses to the online-only survey, where applicable.

Percentages in the report may not add up to 100% due to rounding.

KEY FINDINGS

Fife residents strongly value their parks and recreation facilities.

Nearly all respondents (97%) think parks and recreation are important to quality of life in Fife.



Residents visit parks frequently.

Nearly 83% of respondents visit parks or recreation facilities at least once a month. The most popular activities are walking or running (63%), followed by swimming or aquatic center (54%) and playgrounds (53%). The other popular activities include community events, dog walking, relaxation and fitness.

Residents have an interest in a variety of recreation program types.

When it comes to recreational programs and activities, respondents expressed a greater interest in community events (55%) and for youth or teen programs and activities over those geared toward adults. Of the top eight recreation program types with more than six in ten respondents that were very or somewhat interested, five of the eight programs are for youth and teen participants.

Residents would like to see improvements made to the parks & recreation system.

A majority of survey respondents think that Fife does not have enough walking and biking trails (59%). Respondents were somewhat split on the adequacy of developed parks with playgrounds, recreation programs, aquatic programs and sport fields and courts, with pluralities feeling there are not enough of each.

The survey asked a question regarding support for adding certain park and recreation amenities to Fife’s park system. Of the specific list of amenities provided, two-thirds of respondents indicated support for an outdoor splash pad or water spray park (67%), additional walking trails (64%) and outdoor pool with a lazy river (64%).

Also, respondents were asked to rank a list of five potential park and recreation investments. Respondents ranked as their top three priorities: building an outdoor, covered pool and aquatic park (1st), installing a splash pad (2nd), and renovating or expanding the community center (3rd). Responses also indicated a moderate willingness to pay for these improvements.

FULL RESULTS

How much do residents value parks and recreation?

Virtually all respondents (97%) feel that local parks, recreation options and open space opportunities are important or essential to the quality of life in Fife. More than eight in ten respondents feel that they are essential; while an additional 14% believe that they are important to quality of life, but not essential. Less than 2% of respondents believe parks are “Useful, but not important”.

1. When you think about what contributes to the quality of life in Fife, would you say that public parks and recreation opportunities are...

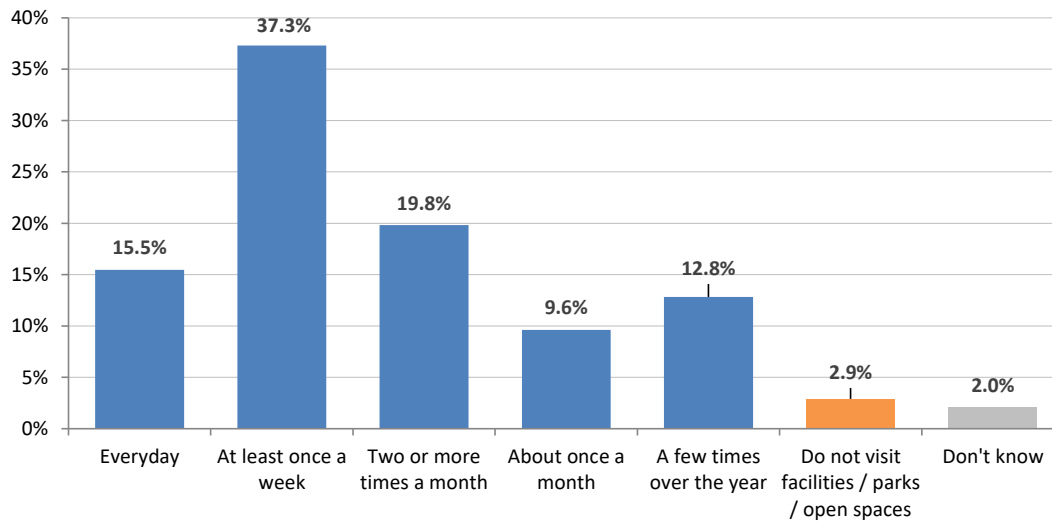
Response options	Responses	
Essential to the quality of life here	83%	97%
Important, but not really necessary	14%	
Useful, but not important	1.7%	
Not important or don't know	1.4%	

Though respondents of all subgroups value parks and recreation, those living between I-5 and railroad track (area B) were slightly more likely to deem them as essential to quality of life, as compared to other subgroups. No significant differences were noted in responses between respondents of other subgroups.

How often do residents use Fife’s recreation facilities, parks, and natural areas?

Respondents were asked how often they, or members of their household, visited a Fife park, recreation facility, or natural areas. Respondents tend to visit frequently, with more than half (53%) of respondents visiting at least once a week and another 20% visiting two or more times per month. Only 13% of respondents visit just a few times per year. Very few (3%) did not visit a park last year.

3. Prior to the COVID-19 pandemic, how often did you visit or use Fife parks, recreation facilities or natural areas?

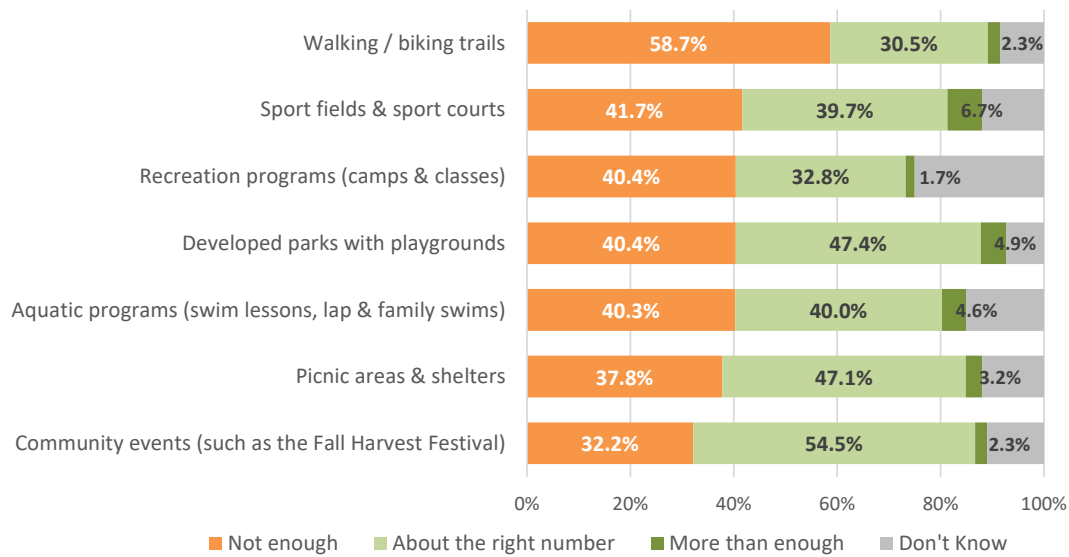


As compared to other age groups, respondents with two or more children and those living between I-5 and railroad track (area B) are the most frequent users of Fife’s recreation facilities and parks; with more than 60% responding that they visit at least once per week. Respondents of households with children also visit slightly more frequently than those without children, with participation increasing in correspondence with the number of children in the home.

Are residents satisfied with the number and variety of park and recreation options?

Slight majorities of respondents feel that there are enough or more than enough of community events (57%), developed parks with playgrounds (52%), and picnic areas and shelters (50%). Fewer respondents feel there are enough recreation programs, aquatic programs and sport fields and courts – suggesting some latent demand for facilities of these types. These amenities, along with walking and biking trails, had the strongest responses that ‘not enough’ are being provided.

2. When it comes to meeting the needs for parks, trails and recreation facilities, would you say there are ...



Younger respondents (those between 20 and 44 years of age), those living south of the railroad (area C) and those with three or more children in their household are more likely than other subgroups to think there are not enough recreation programs or aquatic programs. Also, respondents with children are more likely to think there are not enough sport fields and sport courts. A larger cross section of subgroups feel that there are not enough walking and biking trails. This includes respondents younger than 45 years and between 55 and 74 years of age, those who live north of I-5 (area A), and those south of the railroad (area C). Respondents who live outside the City of Fife had the strongest response that there are not enough aquatic programs.

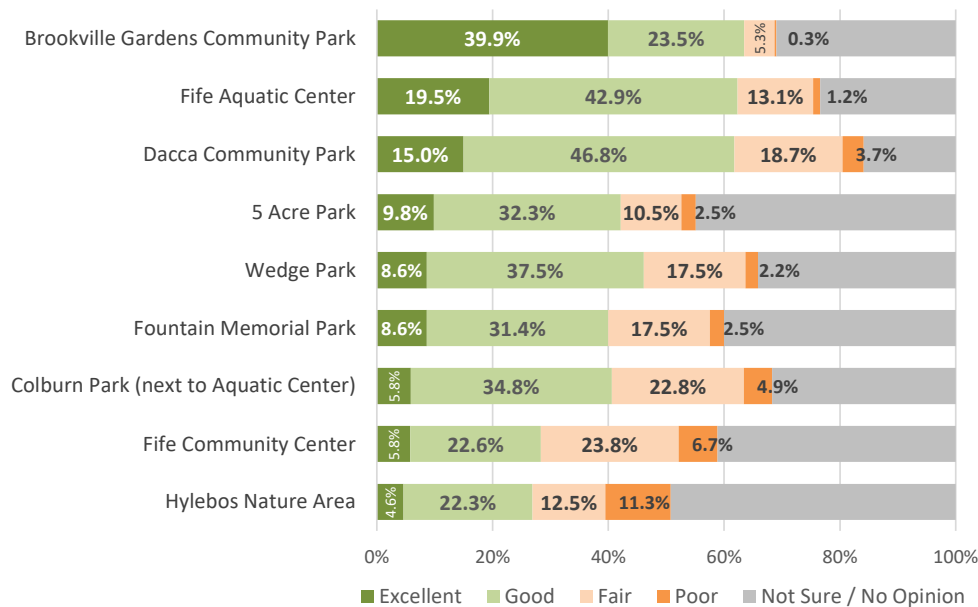
City of Fife

Parks, Recreation, Aquatics & Open Space Plan

How would residents rate the condition of parks and facilities?

Respondents were asked to rate the condition of city parks and facilities. Majorities of respondents rated three sites as either excellent or good: Brookville Gardens Community Park (64%), Fife Aquatic Center (62%) and Dacca Community Park (62%), with a substantially stronger rating for Brookville Gardens. Fewer than one in ten respondents rated the other sites listed as 'excellent', and approximately four in ten rated four sites as either excellent or good: 5 Acre Park, Wedge Park, Fountain Memorial Park and Colburn Park. Hylebos Nature Area and the Community Center were rated in lower condition, with nearly equal ratings of excellent/good and fair/poor.

4. How would you rate the condition of each of the following parks or recreation facilities?



In general, younger respondents (those between 20 and 44 years of age), those living south of the railroad and those with three or more children in the household were more likely than others to indicate that the Community Center is in fair or poor condition. Respondents between 20 and 44 years of age and with children in the household were also more likely to rate the condition of Wedge Park and Colburn Park more poorly. Respondents over 55 years of age were more favorable than other groups of the condition of Dacca Park. Those living north of I-5 and without children in the household rated more poorly the condition of Hylebos Nature Area.

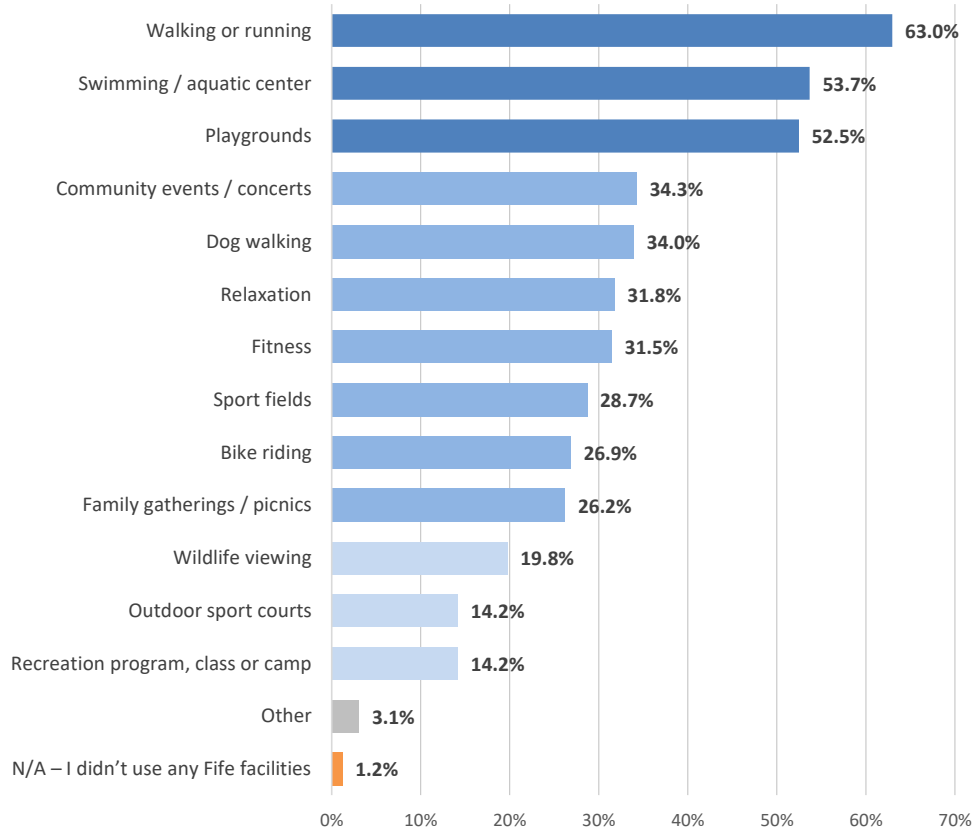
Why do residents visit parks?

Respondents visit local parks and recreation facilities for a variety of reasons. The most popular activities are walking or running (63%), followed by swimming or aquatic center (54%) and playgrounds (53%). More than three in ten respondents visited for community events and concerts (34%), dog walking (34%), relaxation (32%) or fitness (32%). Fewer than 20% of respondents visit to use outdoor sport courts, participate in a program, class or camp or for wildlife viewing. Write-in responses captured as 'other' included activities such as senior lunches, photography and skateboarding.

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5. Prior to the COVID-19 pandemic, what would you say are the main reasons your household visited Fife parks, recreation facilities or open spaces in the past year?



Respondents between 20 and 34 were more likely than other groups to visit for playgrounds and sports fields. Some activities, including family gatherings, walking or running, walking dogs, and relaxation were similarly popular with all age groups. Respondents with children in their home were more likely to visit for playgrounds, sport fields and courts, programs and classes, and aquatics than respondents without children. Respondents without children at home were more likely to visit for dog walking and wildlife viewing. Non-resident respondents were more likely to visit for swimming and aquatic center.

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Why don't residents visit more often?

Park and recreation facilities

When asked why they do not visit Fife parks and recreation facilities more often, many respondents responded that they do visit (42%). However, approximately one in six respondents responded that they do not visit more often because of not feeling safe in the park or open space (16%).

Respondents frequently selected reasons that the City may be able to address, including limited restrooms (13%), lack of information (12%), crowding (9%), limited parking (8%), poor maintenance (8%). In addition, multiple respondents wrote responses citing homelessness, classes and programs being full, or a lack of desired amenities in their response.

Some respondents use parks or facilities provided by other cities or organizations (11%) or are too busy (5%) suggesting that further improvements would not increase their use of parks.

Respondents over 65 were the most likely to cite age or physical limitations, not feeling safe in parks and not knowing what is offered. Respondents between 20 and 34 were more likely than other groups to cite crowding as a reason they do not visit more often. Respondents living north of I-5 (area A) were more likely to cite poor maintenance and not feeling safe. Respondents living between I-5 and the railroad tracks (area B) were more likely to cite the lack of restrooms. Write-in comments captured in "Other" included limited hours and not being open enough, homelessness, and not being able to walk to parks or cross the train tracks.

A second question asked for examples from respondents about limitations to their usage. Nearly eighty comments were collected, and the following highlights more common responses. A complete list of comments is provided in the appendix.

- Limited trail connectivity, including interest in safe access over the railroad tracks along 54th Avenue East and improved connections to Brookville Gardens
- Safety concerns, especially regarding homelessness and obstructed or difficult sight lines into the parks.
- Hylebos Nature Park has nice trees, but the site is deteriorated, is hard to find and lacks signage.
- Aquatic programs are full, and COVID-related schedule changes have limited use of the Aquatic Center.
- Limited park convenience amenities, including interest in additional restrooms, benches and trash receptacles.

What park and recreation amenity improvements do residents support?

The survey asked a question regarding support for adding certain park and recreation amenities to Fife's park system. Of the specific list of amenities provided, two-thirds of respondents indicated support for an outdoor splash pad or water spray park (67%), additional walking trails (64%) and outdoor pool with a lazy river (64%). Fewer than one in four respondents were very supportive of additional basketball courts, disc golf, pickleball, skate park and BMX/pump track. Also, a majority of respondents noted they are either very supportive or somewhat supportive of every amenity listed.

6. Please CHECK ALL the reasons why your household does not use Fife recreation facilities, parks or natural areas more often.

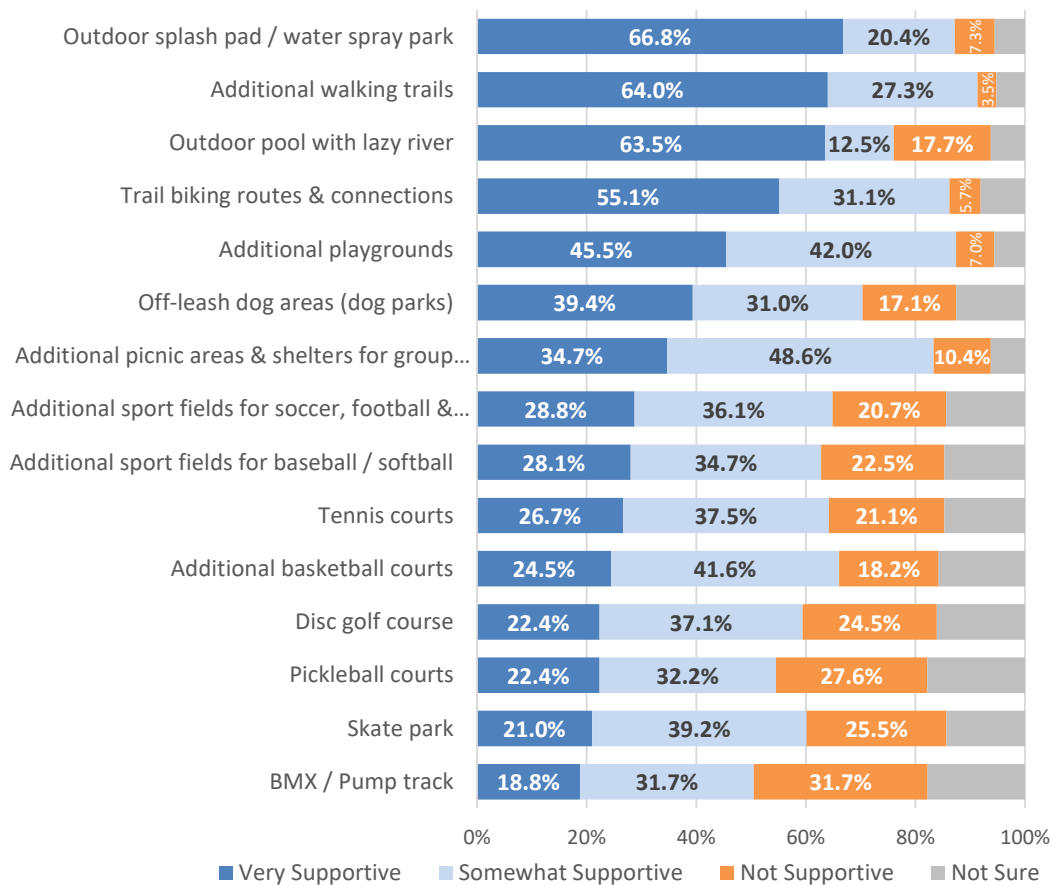
Reason	Online
N/A - Does not apply to me; we use them often	41.5%
Do not feel safe in park or open space	15.6%
Other	15.6%
Not enough restrooms	12.8%
I do not know what is offered	12.1%
Use facilities, parks, or open spaces provided by another city, organization, or private club	11.4%
Too crowded	8.7%
Are not well maintained	8.3%
Not enough parking	8.3%
Do not have the right equipment	6.2%
Age or physical limitations	5.5%
Too busy to go to parks or open spaces	5.2%
Not interested in park or recreation activities	3.1%
Barriers related to physical accessibility	2.1%

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Younger respondents, especially those between 20 and 44 and with children in the household, expressed more support for an outdoor pool with lazy river, playgrounds, disc golf and outdoor splash pads than respondents over 45 years of age. Respondents without children under 18 indicated a slightly greater support for additional walking trails. Respondents living north of I-5 were more supportive of additional playgrounds, and those living between I-5 and the railroad tracks were more supportive of trail biking routes. Non-resident respondents indicated greater support for an outdoor pool and additional sport fields for baseball and softball.

10. The following list includes park amenities that the City of Fife could consider adding to the park system. Please indicate whether you would be very supportive, somewhat supportive, not sure, or not supportive of each.



What recreation and park investments would residents prioritize?

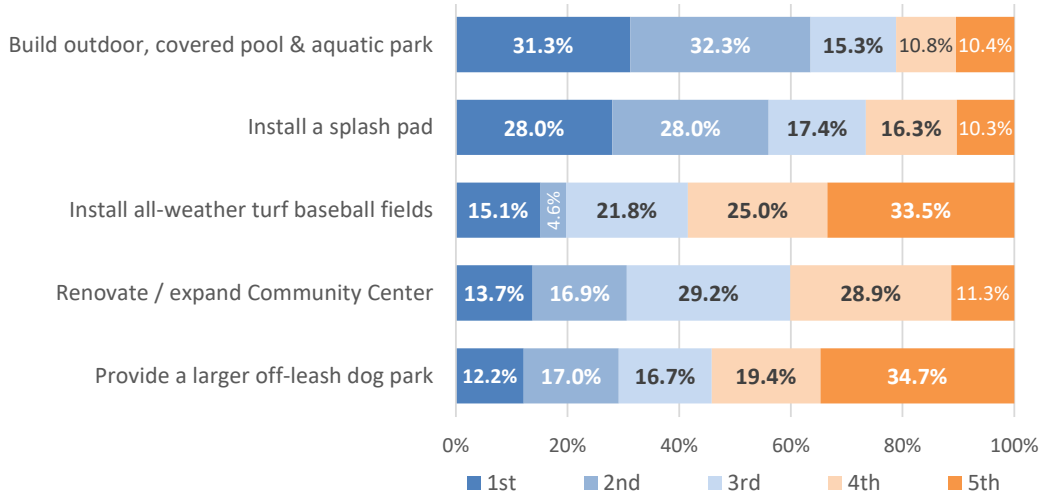
Respondents were asked to rank a list of five potential park and recreation investments. Respondents ranked as their top three priorities: building an outdoor, covered pool and aquatic park (1st), installing a splash pad (2nd), and renovating or expanding the community center (3rd). Respondents ranked installing all-weather turf baseball fields and providing a larger off-leash dog park as their lowest priorities from those provided in the list.

Overall, respondents with children under 18 in the household ranked each of the listed items as a higher priority than those without children, except for renovating or expanding the community center. Respondents between 35 and 54 more strongly favored building an outdoor, covered pool. Non-resident respondents more strongly favored all-weather turf baseball fields than Fife residents.

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11. For the following list, indicate how you would rank the priority for each (1st priority is highest and 5th priority is lowest). Reorder the list by dragging each line into your preferred order of preference.



What recreation options do residents have an interest in?

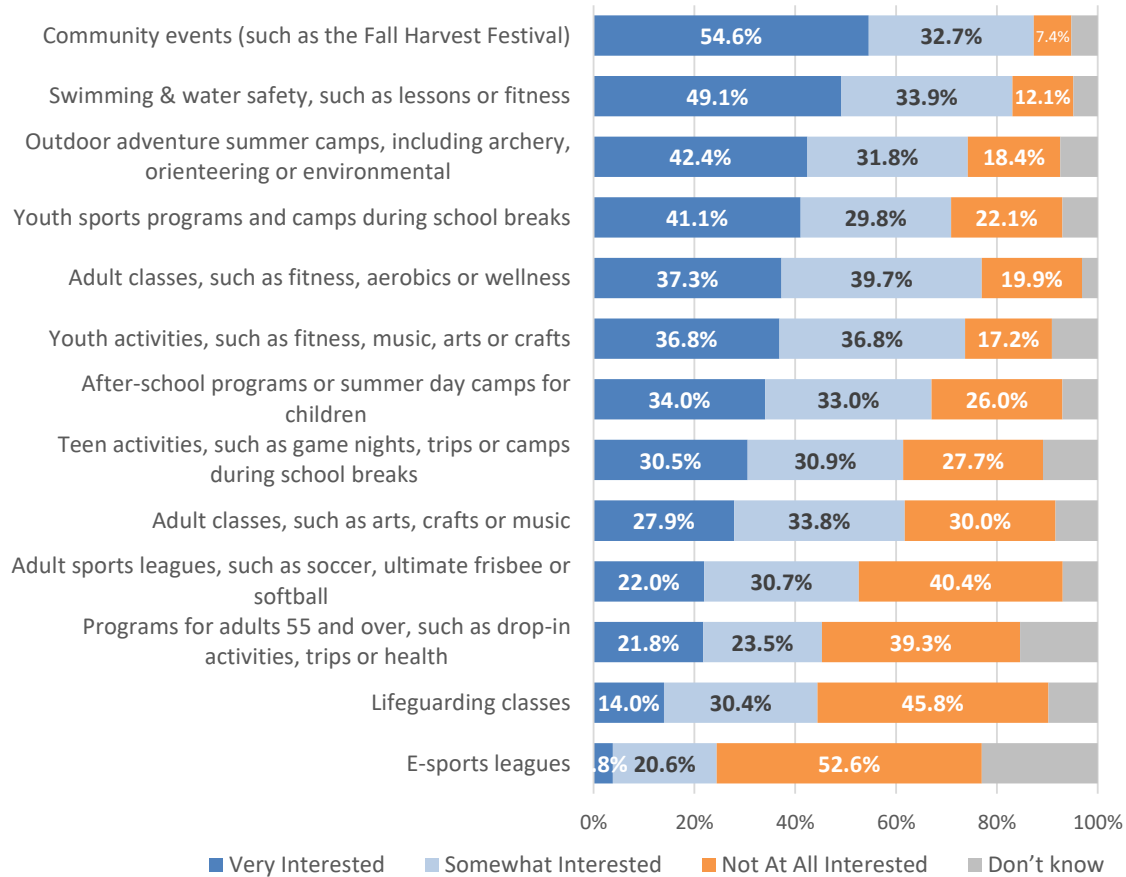
When it comes to recreational programs and activities, respondents expressed a greater interest in community events (55%) and for youth or teen programs and activities over those geared toward adults. Of the top eight recreation program types with more than six in ten respondents that were very or somewhat interested, five of the eight programs are for youth and teen participants. These include outdoor adventure summer camps (74%), youth sports (71%), youth activities (74%), afterschool and summer day camps (67%) and teen activities (61%). Additionally, 83% of respondents were very or somewhat interested in swimming and water safety classes.

Respondents under 35 years of age were slightly more interested in lifeguarding classes, youth activities such as music, fitness and art, and outdoor adventure summer camps. Overall, respondents with children were slightly more interested in all of the program types listed, except for community events, adult programs and programs for adults 55 and over. Respondents over 55 and those without children in the household were more interested in adult programs and programs for adults 55 and over. No significant differences existed between the different areas of the city.

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12. The City is planning for the future and may explore adding or expanding recreation programs and activities. Please indicate if your household has an interest in each the programs or activities below.



An open-ended question asked what other recreation programs or activities the City should consider. Fifty respondents provided feedback, and the following highlights more common responses. A complete list of comments is provided in the appendix.

- Additional concerts and movies in parks
- Celebrate the city's diversity and culture
- Additional classes, such as cooking, photography, quilting and 'mommy and me' activities
- Enhanced promotions of existing parks and recreation activities

Why don't residents use recreation programs more often?

Recreation programs

When asked why they do not visit Fife recreation programs more often, more than a third of respondents responded that they do use recreation programs (38%). The main reason respondents don't use recreation programs more often is lack of awareness (19%).

Several of the selected reasons that respondents noted include those that the City may be able to address, including programs being held at inconvenient times (15%), not having programs of interest (12%) and programs and classes that are full (10%).

Approximately one in ten noted that the community center is too small or outdated (9%). While the capacity of the community center might relate to classes filling up fast, very few respondents felt that program quality was poor or programs were held at inconvenient locations. Fewer than one in ten said that programs were too expensive (9%).

Respondents between 45 and 64 and those without children were more likely to cite the community center being too small or outdated and not having activities of interest. Respondents between 35 and 44, those with two or more children and those living south of the railroad tracks were more likely to cite classes and programs being full as a reason for not participating in programs more often. Respondents between 65 and 74 were the most likely to cite age or physical limitations.

A second question asked for examples from respondents about limitations to their usage. Over 30 comments were collected, and the following highlights more common responses. A complete list of comments is provided in the appendix.

- Update or improve the Community Center
- Offer childcare options, especially during summer programming
- Aquatic programs fill too fast, and the pricing has increased in recent years
- Provide more afternoon and evening classes

8. If you do not participate in recreation or sports programs offered by Fife, what are your reasons?

Reason	Online
N/A - Does not apply; we use City programs	37.7%
Not aware of programs	18.5%
Held at inconvenient times	15.1%
Age or physical limitations	12.0%
Don't have activities I'm interested in	11.3%
Classes or programs are full	9.9%
Community center is too small or outdated	9.2%
Too expensive	8.9%
Too busy; no time	8.6%
Do not want to participate / Not interested	6.8%
Need childcare in order to participate	5.8%
Other	5.5%
Team sport leagues are too small or are often cancelled	4.8%
Poor quality of programs	3.1%
Lack of transportation	1.7%
Held at inconvenient locations	1.0%

Which special events do residents prioritize?

The City of Fife offers or supports a variety of community special events each year. When asked which of these events they felt the City should prioritize, respondents strongly supported the Harvest Festival (65% as a high priority). Other priority events included Music in the Park, Movie in the Park and the City Hall Tree Lighting. Respondents listed the Sweetheart Dance, Teen H2O Egg Hunt and Easter Drive-Thru as lower priorities.

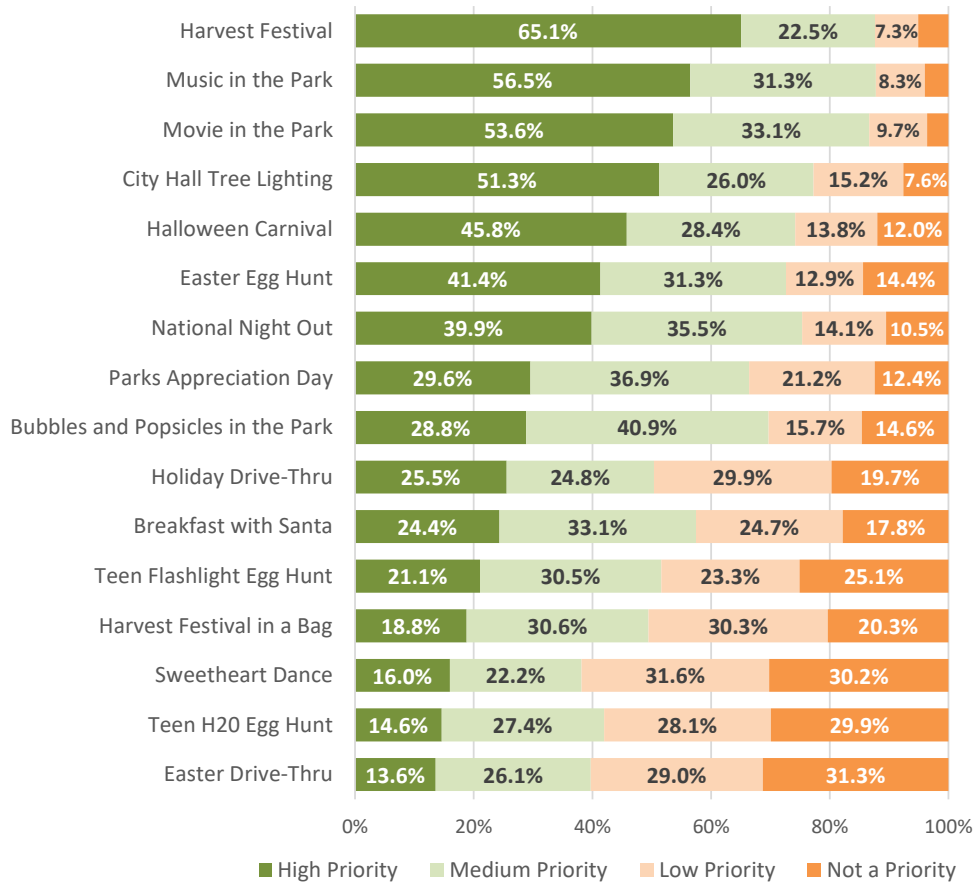
Respondents under 45 years of age and those with children under 18 in the household identified as a higher priority youth-oriented events, such as the Sweetheart Dance and Teen Flashlight Egg Hunt. Respondents living between I-5 and

City of Fife

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the railroad tracks generally ranked all of the events as a higher priority than those living in other areas. Certain events, such as Music in the Park, Movies in the Park and the Harvest Festival were noted as priorities among all subgroups.

14. The City of Fife offers or supports many community events throughout the year that are free to the public but utilize city staff resources and funding. Below is a list of Fife community events that are currently offered. For each event, indicate whether you think it is a High Priority, a Medium Priority, a Low Priority, or Not a Priority for your household.



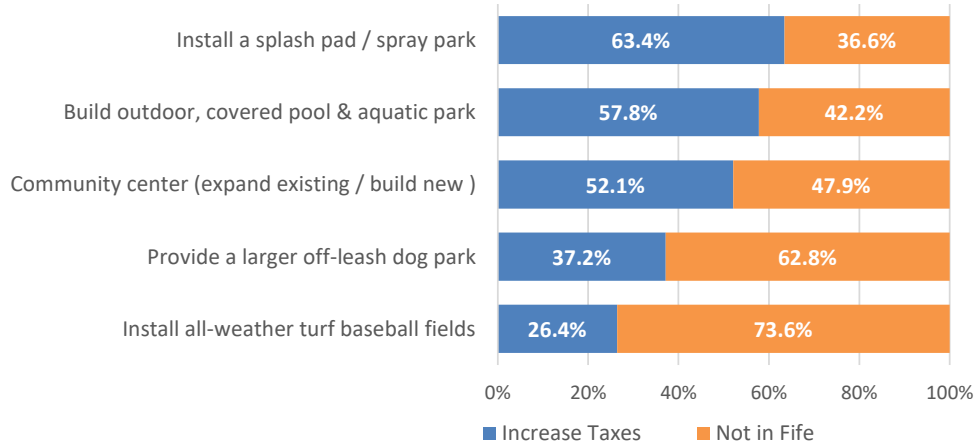
Are residents willing to pay additional taxes or fees to fund improvements to parks and recreation?

Given a choice between raising taxes to develop an amenity in Fife versus not having such a facility in the city, slight majorities supported more taxes for three of five amenities tested: installing a splash pad (63%), building an outdoor, covered pool and aquatic park (58%) and expanding or building a new community center (52%). A strong majority was not in favor of using taxes to support installing all-weather turf sport fields. Respondents over 55 and those without children in the household were slightly more in favor of taxes to support a community center and a larger off-leash dog park. Respondents between 35 and 44 were more in favor of taxes for an outdoor, covered pool, and respondents between 20 and 44 were more in favor of taxes for a splash pad.

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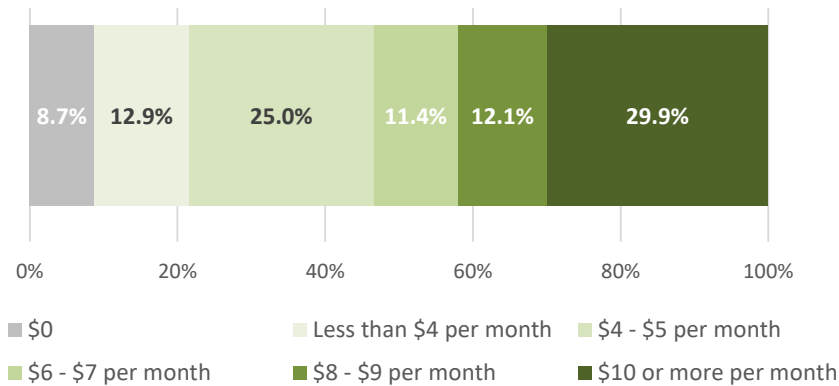
16. There may be some park and recreation experiences that are limited or not available in Fife but are available in neighboring communities. If it came down to a choice between increasing taxes to develop that facility in Fife versus not having that in Fife, which would you choose?



Are residents willing to pay additional taxes or fees to fund improvements to parks and recreation?

The survey asked respondents about an approximate additional amount they would be willing to pay to develop and operate the types of parks and recreation programs most important to their household. Nearly one-third of respondents (30%) would be willing to pay \$10 or more per month. Another 23% would be willing to pay between \$6 and \$9 per month. Approximately 25% would be willing to pay \$4 to \$5 per month more. In all, over 78% of respondents were willing to pay at least \$4 more per month to support facilities and programs. Respondents with children in the household were slightly more willing to support additional taxes, and no significant differences existed in the responses based on respondent age or location.

15. The City of Fife is working to find better ways to give you services, using your tax dollars for the greatest benefit. While no new property taxes or fees are currently being proposed, the costs to improve and develop parks, trails and recreation amenities may increase as the community grows and new amenities are added. Knowing this, what is the approximate additional amount you would be willing to pay to develop and operate the types of parks, trails and recreation facilities that are most important to your household?



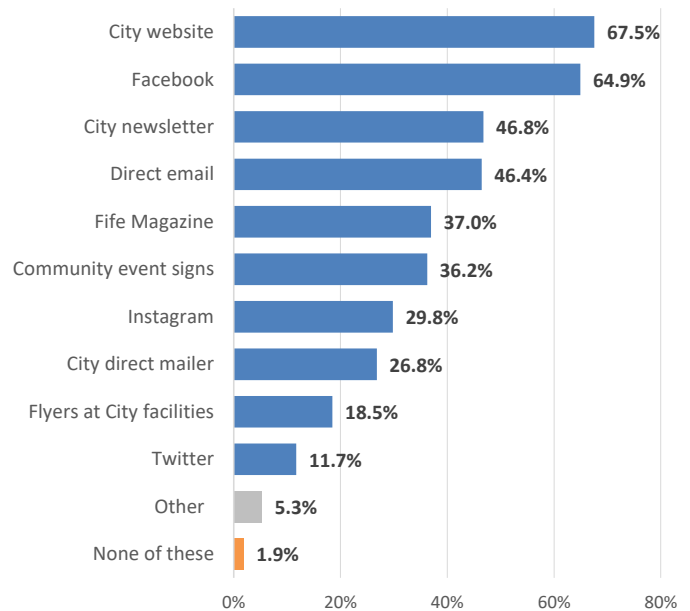
How do residents want to hear about Fife’s parks, facilities, programs and events?

The majority of respondents prefer to hear about Fife’s parks, facilities and programs through the City’s website (68%) and Facebook (65%). The City newsletter, direct email, Fife Magazine and community event signs are also popular sources of information, preferred by a plurality of respondents. Fewer than three in ten respondents would like to hear about park and recreation opportunities through direct mail, Instagram and flyers at city facilities.

Social media, including Facebook and Twitter, is a significantly more popular source of information for respondents under 45 and for families with children. The city newsletter, city website and community event signs are preferred at higher rates by older respondents. There were no significant differences in communication preferences among those living in different areas of the city, except that respondents living south of I-5 were slightly more in favor of community event signs.

Write-in responses included opt-in text alerts and direct mail.

17. Please check ALL the ways you would prefer to learn about Fife’s parks, programs and events.



Other Comments

The survey provided respondents with an opportunity to share their ideas and suggestions via open-ended responses. Fifty respondents (11%) provided written comments. Common themes from these comments include:

- Several respondents expressed support for improvements and upgrades to existing parks and amenities, which included comments about adding restrooms, repairing playground equipment and adding play equipment for youth of all ages.
- Numerous respondents expressed a desire for enhanced maintenance and cleanliness of Fife parks. Respondents mentioned concerns about playground maintenance, damaged sprinkler heads and trash.
- Some commented that Hylebos Nature Area and nature trail needs improvement and improvements for safety.
- Several respondents commented on trail connectivity and the need for safe walking trails. This includes link the city together north to south, opening 54th Avenue East and improving connections between Radiance, Saddle Creek, Saddle Creek Loop, and Brooksville Park
- Comments included direction for the city to address localized homeless encampments and the diminished sense of safety at parks and along trails.
- Some commented on the scheduling at the Aquatic Center, including remarks about pool time for local swim teams.
- Some respondents voiced interest in a splash pad, a larger dog park and skate park.

A compilation of write-in comments is on file with the Fife Parks, Recreation & Aquatics Department.

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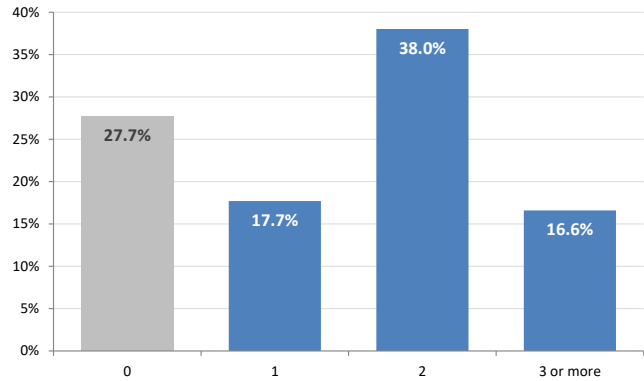
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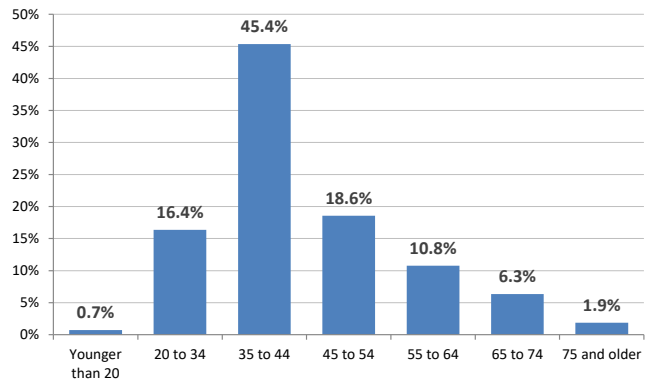
Demographics

Number of children in household

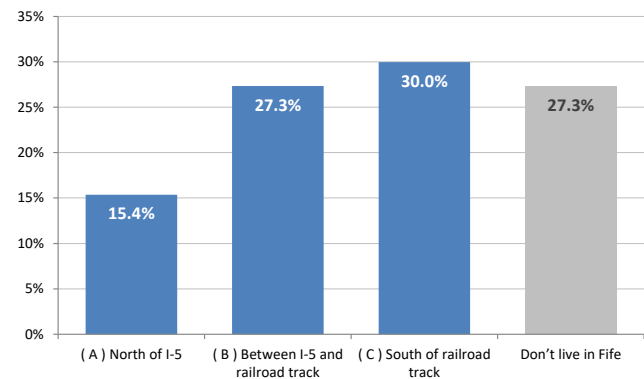
A super majority (72%) of respondents live in households with children under 18, while about one in three live in a household with no children. Households with two or more children under 18 represent 55% of respondents.

**Age**

The largest age group who responded to the survey were between 35 and 54 (45%), with approximately two-thirds of all respondents under the age of 45 years. Respondents were fairly split between those between 20 and 35 years of age (16%), between 45 and 54 (19%) and over 55 years of age (19%). Two respondents were younger than 20 years of age.

**Location of residence**

Approximately equal numbers of responses were collected south of the railroad tracks (30%) and between the railroad tracks and Interstate 5 (27%). Approximately one-quarter (27%) of survey respondents do not live within the city.



ATTACHMENT 1. SURVEY INSTRUMENT

Fife PROS 2022

Community-wide Online Survey

The City of Fife is beginning a community-led process to update its citywide Parks, Recreation, Aquatics and Open Space Plan. We need your help to determine how to prioritize projects and what we should focus on to keep our parks and programs thriving.

As an initial step in the planning process, the City is conducting this short survey to assess the community's recreation and facility needs. The Plan will inform and prioritize specific projects for recreation facilities, parks and trails for the next 6-10 years. Your opinions are important to the City.

Your opinions are important to the City. The survey has 21 questions and will only take a few minutes to complete.

Thank you in advance for participating!

1. When you think about what contributes to the quality of life in Fife, would you say that public parks and recreation opportunities are... (CHECK ONE OPTION)

- Essential to the quality of life here
- Important, but not essential
- Useful, but not necessary
- Not important
- Don't Know

2. When it comes to meeting the needs for parks, trails and recreation facilities, would you say there are... (Check only one box in each row)

	More than Enough	About the Right Amount	Not Enough	Don't Know
Developed parks with playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Walking / biking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Sport fields & sport courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Picnic areas & shelters	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Recreation programs (camps & classes)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Aquatic programs (swim lessons, lap & family swims)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community events (such as the Fall Harvest Festival)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

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3. Prior to the COVID-19 pandemic, how often did you visit or use Fife parks, recreation facilities or natural areas?

- Everyday
- At least once a week
- Two or more times a month
- About once a month
- A few times over the year
- Do not visit facilities / parks / open spaces
- Don't know

4. How would you rate the condition of each of the following parks or recreation facilities?

	Excellent	Good	Fair	Poor	Not Sure / No Opinion
Fife Aquatic Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fife Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Dacca Community Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Brookville Gardens Community Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Fountain Memorial Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Colburn Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Wedge Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
5 Acre Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Hylebos Nature Area	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

5. Prior to the COVID-19 pandemic, what would you say are the main reasons your household visited Fife parks, recreation facilities or open spaces in the past year? (CHECK ALL THAT APPLY)

- Fitness
- Playgrounds
- Swimming / aquatic center
- Recreation program, class or camp
- Sport fields
- Outdoor sport courts
- Wildlife viewing
- Family gatherings / picnic shelters
- Walking or running
- Bike riding
- Dog walking
- Community events / concerts
- Relaxation
- N/A – I didn't use any Fife facilities
- Other: _____

6. Please CHECK ALL the reasons why your household does not use Fife recreation facilities, parks or natural areas more often.

- N/A - Does not apply to me; we use them often
- Age or physical limitations
- Are not well maintained
- Barriers related to physical accessibility
- Do not have the right equipment
- Do not feel safe in park or open space
- Not enough parking
- Not enough restrooms
- Not interested in park or recreation activities
- I do not know what is offered
- Too busy to go to parks or open spaces
- Too crowded
- Use facilities, parks, or open spaces provided by another city, organization, or private club
- Other: _____

7. Please share an example or add an explanation, if appropriate.

8. If you do not participate in recreation or sports programs offered by Fife, what are your reasons? (Please check all that apply.)

- N/A – Does not apply to me
- Age or physical limitations
- Not aware of programs
- Don't have activities I'm interested in
- Community center is too small or outdated
- Poor quality of programs
- Held at inconvenient times
- Held at inconvenient locations
- Classes or programs are full
- Team sport leagues are too small or are often cancelled
- Need childcare in order to participate
- Do not want to participate / Not interested
- Too busy; no time
- Lack of transportation
- Too expensive

9. Please share an example or add an explanation, if appropriate.

10. The following list includes park amenities that the City of Fife could consider adding to the park system. Please indicate whether you would be very supportive, somewhat supportive, not sure, or not supportive of each.

	Very Supportive	Somewhat Supportive	Not Supportive	Not Sure
Additional picnic areas & shelters for group gatherings	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional playgrounds	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional walking trails	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor pool with lazy river	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Trail biking routes & connections	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor splash pad / water spray park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Off-leash dog areas (dog parks)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional sport fields for soccer, football & lacrosse	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional sport fields for baseball / softball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Additional basketball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Tennis courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Pickleball courts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BMX / Pump track	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Skate park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Disc golf course	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

11. For the following list, indicate how you would rank the priority for each (1st priority is highest and 5th priority is lowest). Mark each priority only once.

	Select each priority ONLY ONCE .				
	Highest priority → Lowest priority				
	1st	2nd	3rd	4th	5th
Install all-weather turf baseball fields	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Install a splash pad	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Build outdoor, covered pool & aquatic park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Renovate / expand Community Center	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Provide a larger off-leash dog park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

12. The City is planning for the future and may explore adding or expanding recreation programs and activities. Please indicate if your household has an interest in each the programs or activities below.

	Very Interested	Somewhat Interested	Not Interested	Don't Know
Adult classes, such as arts, crafts or music	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adult classes, such as fitness, aerobics or wellness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Adult sports leagues, such as soccer, ultimate frisbee or softball	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
E-sports leagues	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Swimming & water safety, such as lessons or fitness	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Lifeguarding classes	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
After-school programs or summer day camps for children	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth sports programs and camps during school breaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen activities, such as game nights, trips or camps during school breaks	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Youth activities, such as fitness, music, arts or crafts	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Outdoor adventure summer camps, including archery, orienteering or environmental	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Programs for adults 55 and over, such as drop-in activities, trips or health	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Community events (such as the Fall Harvest Festival)	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

13. What other recreation programs or activities should the City consider?

City of Fife
Parks, Recreation, Aquatics & Open Space Plan

14. The City of Fife offers or supports many community events throughout the year that are free to the public but utilize city staff resources and funding. Below is a list of Fife community events that are currently offered. For each event, indicate whether you think it is a High Priority, a Medium Priority, a Low Priority, or Not a Priority for your household.

	High Priority	Medium Priority	Low Priority	Not a Priority
Sweetheart Dance	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen H2O Egg Hunt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Teen Flashlight Egg Hunt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easter Egg Hunt	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Easter Drive-Thru	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Parks Appreciation Day	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Bubbles and Popsicles in the Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Music in the Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Movie in the Park	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
National Night Out	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harvest Festival	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Harvest Festival in a Bag	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Halloween Carnival	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
City Hall Tree Lighting	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Holiday Drive-Thru	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Breakfast with Santa	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

15. The City of Fife is working to find better ways to give you services, using your tax dollars for the greatest benefit. While no new property taxes or fees are currently being proposed, the costs to improve and develop parks, trails and recreation amenities may increase as the community grows and new amenities are added. Knowing this, what is the approximate additional amount you would be willing to pay to develop and operate the types of parks, trails and recreation facilities that are most important to your household?

- \$10 or more per month
- \$8 - \$9 per month
- \$6 - \$7 per month
- \$4 - \$5 per month
- Less than \$4 per month
- \$0

16. There may be some park and recreation experiences that are limited or not available in Fife but are available in neighboring communities. If it came down to a choice between increasing taxes to develop that facility in Fife versus not having that in Fife, which would you choose?

	INCREASE TAXES	NOT IN FIFE
Install all-weather turf baseball fields	<input type="radio"/>	<input type="radio"/>
Install a splash pad / spray park.....	<input type="radio"/>	<input type="radio"/>
Build outdoor, covered pool & aquatic park	<input type="radio"/>	<input type="radio"/>
Provide a larger off-leash dog park.....	<input type="radio"/>	<input type="radio"/>
Community center (expand existing / build new)	<input type="radio"/>	<input type="radio"/>

17. Please check ALL the ways you would prefer to learn about Fife’s parks, programs and events?

- City website
- City newsletter
- Fife Magazine
- City direct mailer
- Facebook
- Twitter
- Instagram
- Direct email
- Community event signs
- Flyers at City facilities
- None of these
- Other: _____

18. Please share any additional needs for improvements, programs or activities that you may have for Fife’s parks and recreation system.

The following questions help us understand whether we have a cross-section of the community responding to this survey. It's important that you provide a response to each question.

19. How many children under age 18 live in your household?

- 0
- 1
- 2
- 3 or more

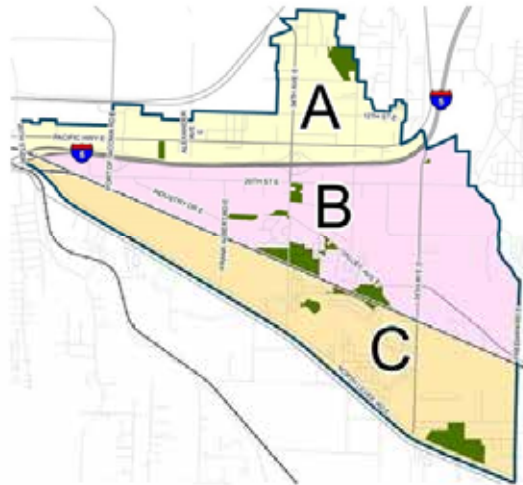
20. What is your age?

- Younger than 20
- 20 to 34
- 35 to 44
- 45 to 54
- 55 to 64
- 65 to 75
- 75 and older

Use the map to answer the following question (scroll down):

21. Using the map, in which section of Fife do you live?

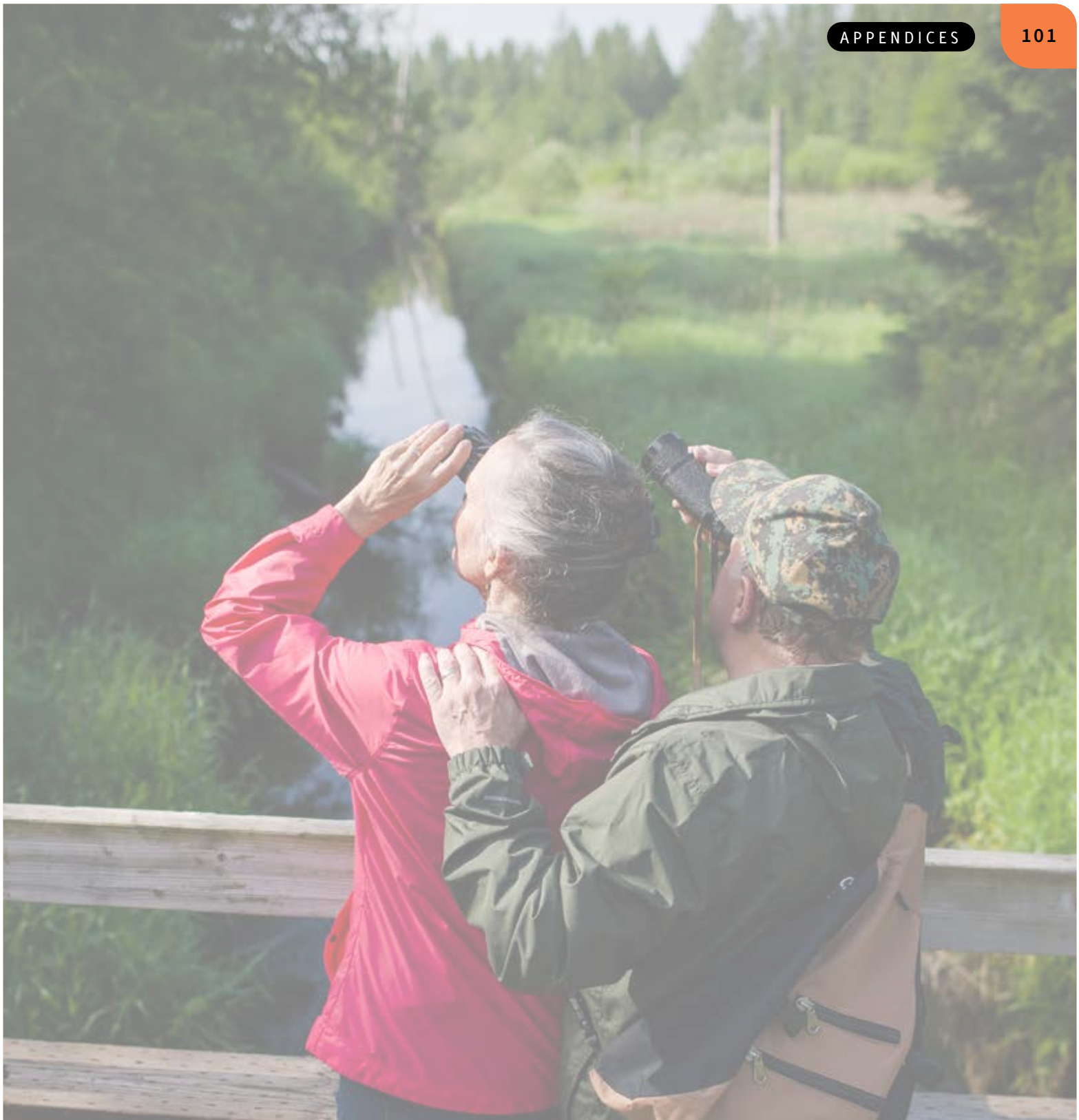
- (A) North of I-5
- (B) Between I-5 and the train track
- (C) South of the train track
- Don't live in Fife



Thank you for taking the time to complete this survey.

Your input and insights will be used to help guide the development of the Fife Parks, Recreation, Aquatics & Open Space Plan.

Thank you!



**Appendix B:
Online Open House Summary**



City of Fife Parks, Recreation and Aquatics

PROS Plan & Site Master Plan Online Open House

Results Summary



Overview

The City of Fife is facilitating a community-led process to update its 2021 PROS Plan and create site master plans for Levee Pond Park and Cappa Park. This summer, the city hosted an online open house to share information about the plans and gather community feedback.

More than 230 people visited the online open house from July 28 – August 22 and 154 people responded to at least one site survey.

The online open house was promoted using social media posts, e-newsletters and flyers distributed in city buildings and at community events.



JULY 28 – AUGUST 11, 2021

Welcome to the Fife Parks, Recreation and Aquatics Open House!

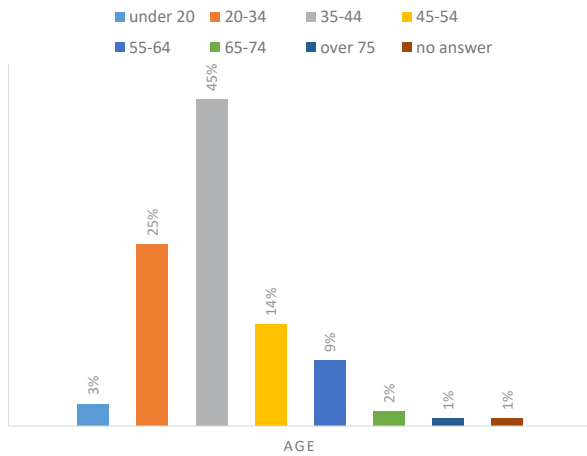
Thank you for visiting the online open house. The City of Fife is home to more than 100 acres of public parkland and five miles of trails.

As demand for recreation services and parks grows, we are planning for the future of our parks, programs and open spaces. Every six years, the city updates its Parks, Recreation, Aquatics and Open Space (PROS) Plan, the city's blueprint for park improvements and recreation programming. An up-to-date PROS Plan also makes the city eligible for state and federal grants.

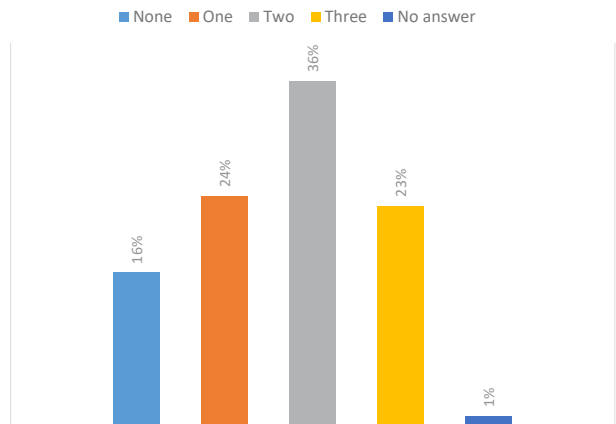


Survey Results – Tell us About Yourself

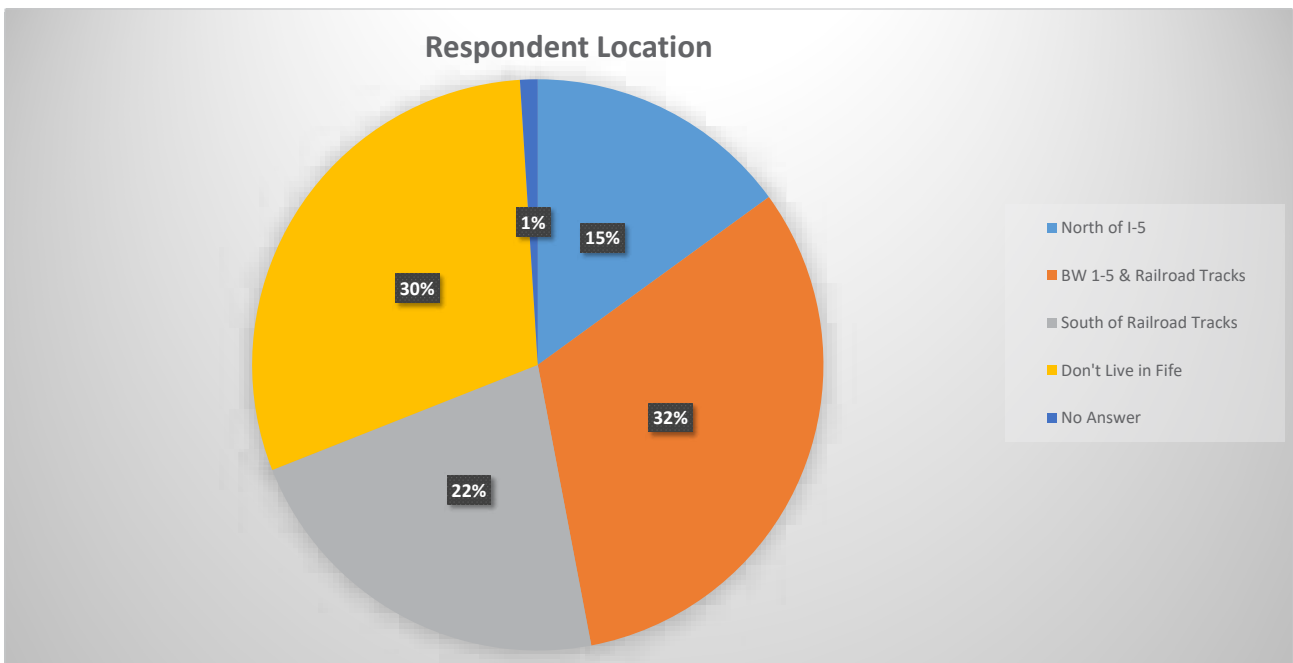
RESPONDENT AGES



NUMBER OF CHILDREN

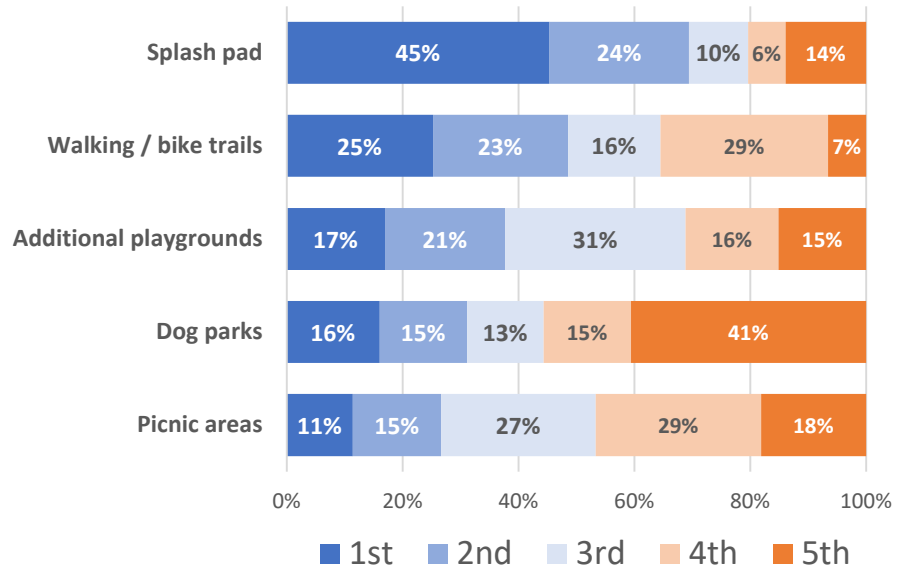


Respondent Location



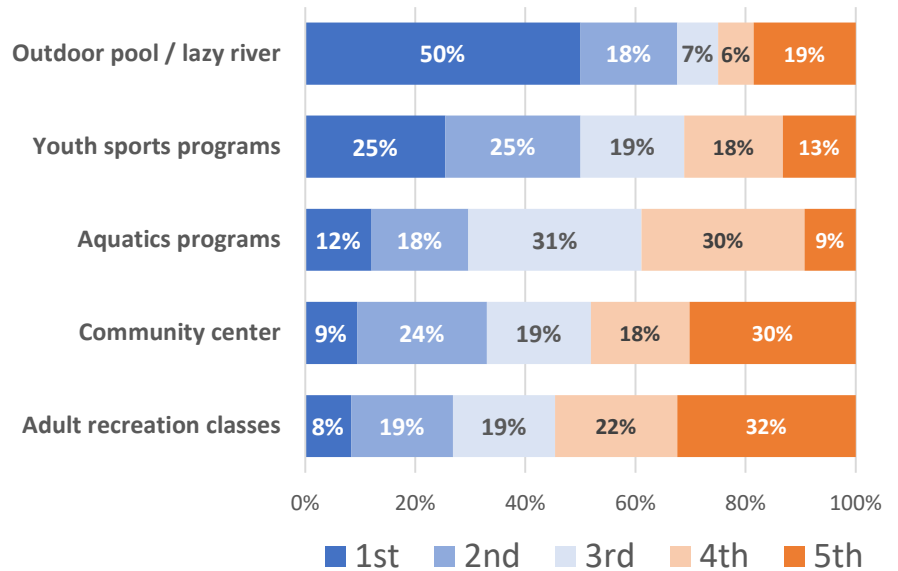
Survey Results – PROS Plan

Priority improvements for park system



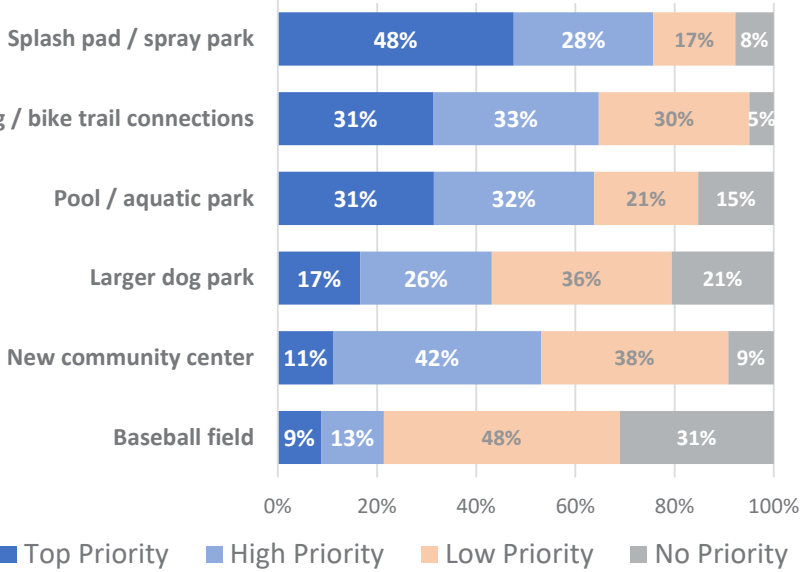
Fife 2021 PROS Plan

Priority improvements for recreation programs & facilities



Fife 2021 PROS Plan

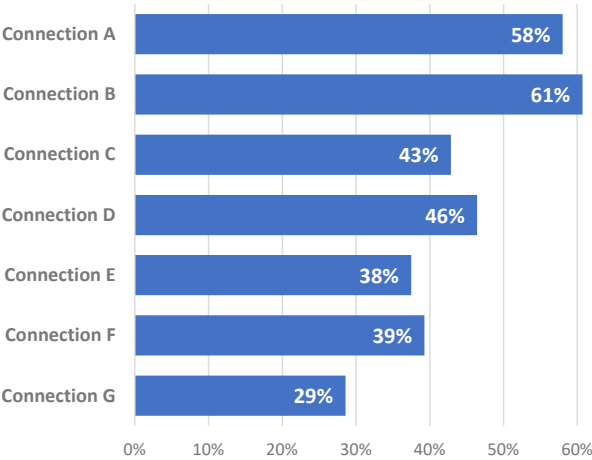
Top priorities referencing relative costs



Fife 2021 PROS Plan

Priority trails & connections

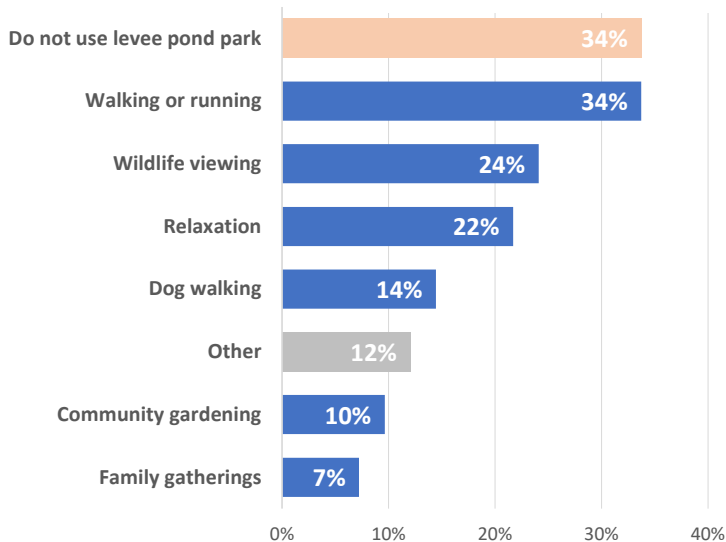
Connect all central Fife parks



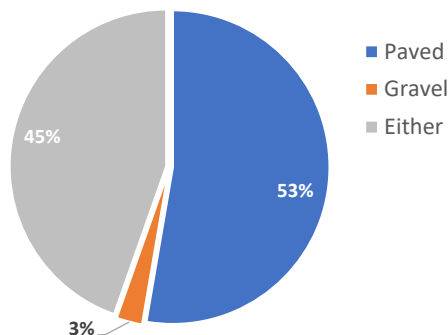
Fife 2021 PROS Plan

Survey Results – Levee Pond Park

Top reasons for visiting Levee Pond Park

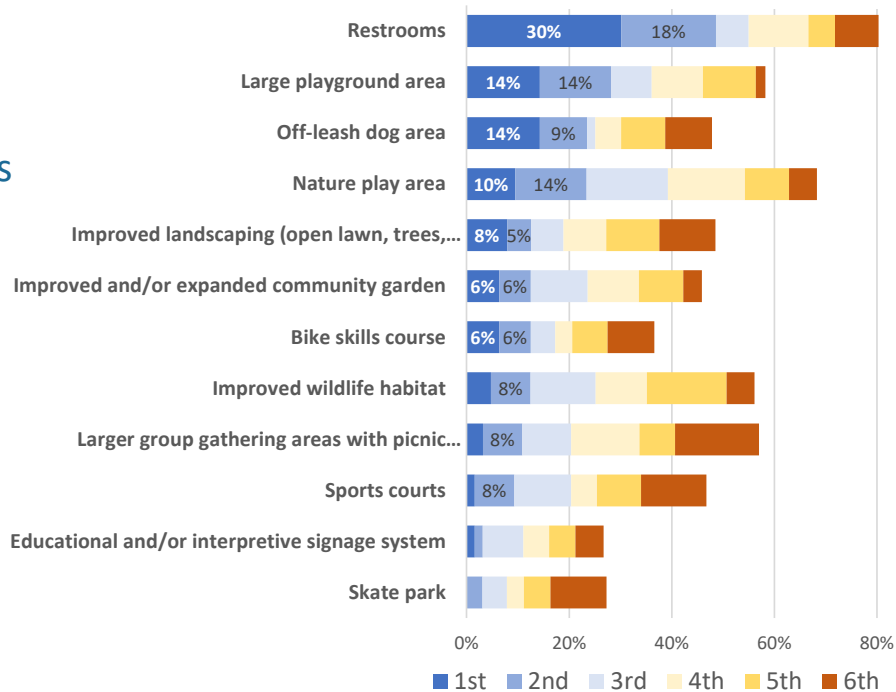


Trail surfacing preference



Fife 2021 PROS Plan

Top potential improvements for Levee Pond Park

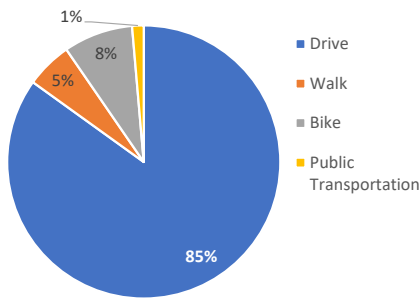


Fife 2021 PROS Plan

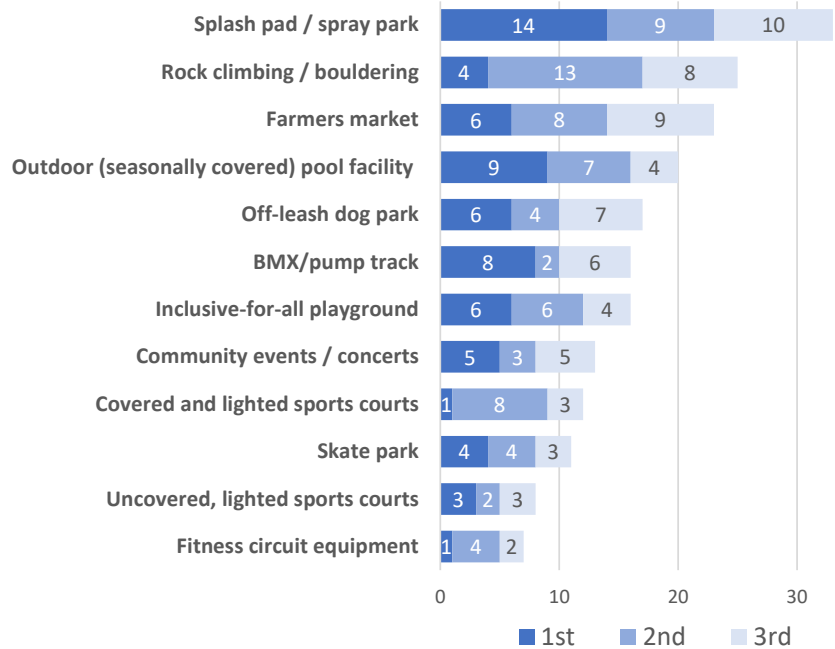
Survey Results – Cappa Park

Top potential, drive-to uses for Cappa Park

Current mode of transportation to the park



Fife 2021 PROS Plan

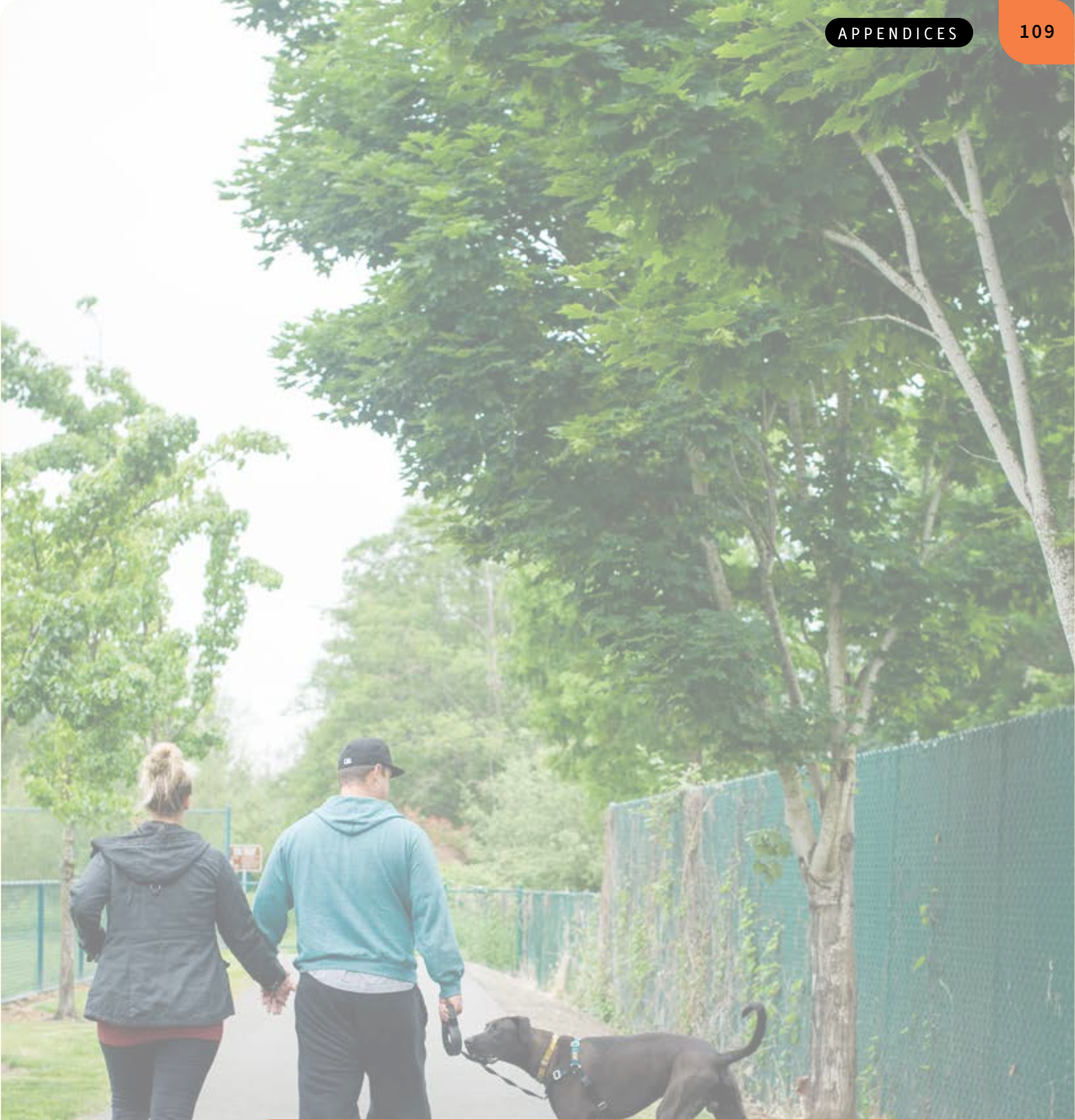


Additional Comments

- Park upgrades such as adding restrooms, water fountains and shaded areas
- Strong interest for:
 - splash pad
 - community gardens
 - pickleball
 - trails
 - bike skills area
 - larger off-leash dog area
 - accessible playgrounds
- Continue to address park maintenance and homeless encampments

Fife 2021 PROS Plan

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**Appendix C:
Virtual Public Meeting Summary**

City of Fife PROS Plan Online Public Meeting

Meeting Notes

October 5, 2021

6:30 – 8:00 p.m.

Staff Participants

- Marta Gailushas
- Megan Jendrick
- Steve Duh
- Lori Sharp
- Chris Hoffman
- Christiana Oppong-Boateng

Presentation and Discussion

Chris Hoffman welcomed the attendees, introduced himself, and gave an overview of the webinar. He informed the attendees that a Q&A session will be provided for questions. He also informed the attendees that the meeting will be recorded and uploaded on the city's website. Chris then introduced Steve Duh.

Steve thanked the attendees for attending the meeting. He reviewed the agenda for the meeting and provided an overview of what a PROS Plan is. The plan will include a series of goals and objectives, recommendations for projects and capital investments, and implementation strategies that will bring the plan to life. The plan is based on community engagement, information about park assessments, and includes project and program priorities. Steve stated they received 600 community responses through an online community survey in May and an online open house in July. The community survey showed that walking and running are top reasons why people visited the parks. In addition, swimming and the aquatics center were big drivers for getting people into recreation and program facility spaces. This information was tested during the open house in July and the need for a splash pad, walking/bike trail connections, and additional park amenities were also prioritized as top needs. The idea of a pool or lazy river was of interest and strongly noted as well as youth sports programs. Additional interests were renovating or replacing the community center and additional pavement management and maintenance.

Steve stated that there's been a strong interest in Fife for a splash pad and that the city is looking to make that happen. He asked a poll question about attendees excitement over a splash pad near the aquatic center. 80% of attendees answered yes. Another area of interest Steve discussed was playgrounds and playground replacements. He stated that of the five current playgrounds, four of them will be in need of replacement in 10 years. In addition, Steve stated that plan recommendations could include options for replacing playgrounds with more inclusive and interactive structures where people of all abilities can enjoy the playground. Steve asked a poll question about how the city should balance playground replacements for the needs of users. 100% of the attendees answered "blend all of the above."

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1501 Fourth Ave. Ste. 550, Seattle, WA 98101





Another focus area that Steve discussed is recreation programming. He stated there is strong interest for after school camps, break camps, and adventure camps. He then asked the attendees another poll question, what amenities would draw you or members of your households to use the community center, if it were renovated. 60% of attendees answered “gymnasium/indoor basketball or volleyball courts.”

The third area of interest discussed was trails and paths. Steve stated that the city is planning and implementing trail improvements. Another poll question that was asked to the attendees was what they saw as the most important option for improving walking/running trails in parks. 80% of attendees answered “build new connecting trails in existing parks.”

The final area of interest discussed was public interest for other recreational experiences. A poll question was asked about choosing one improvement to Fife’s park system. 40% of attendees chose a “larger off leash area/dog park.” Steve then turned it over to Chris Hoffman for questions. Chris opened up the webinar for questions.

Q&A

A question was asked about safety at Hylebos Park and plans for that area. Megan Jendrick stated that there were a few dozen homeless people living within the city limits, however, that number rose during COVID-19 and many created new encampments in Hylebos. As a result, the city started a trash bag exchange program where they dropped off several trash bags a day and provided several dumpster trucks to pick up the trash. In addition, she noted that in March of this year, herself and the leadership team went out to Hylebos where they were able to see everything firsthand. It was eye opening for the leadership team and as a result, provided an opportunity to discuss further improvements for the area and those living in the encampments.

The city formulated a jobs program where ten participants would be actively engaged in cleaning the parks and trails for an hourly wage. The participants will receive job knowledge and skills so that at the end of the program, they would become viable candidates for a full time job. The candidates will also earn certifications such as a forklift and pesticide spray license during the twelve month program.

There were no more questions asked. Steve thanked everyone for coming out and informed the attendees that if they have any additional comments or want to read more about the plan to visit the city’s website. He stated that moving forward, there will be another online public meeting for Cappa Park and Levee Pond Park site master plans in November. He also stated that the project team is in the process of compiling an initial PROS Plan draft by year-end with plan adoption anticipated by City Council in early 2022.

Megan thanked everyone for attending and encouraged them to attend the next meeting. She informed them that they can email her with any other comments or questions.

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Appendix D: Stakeholder Discussion Notes

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Appendix E: Recreation Trends

The following summaries from recognized park and recreation resources provide background on national, state and local park and recreation trends. Examining current recreation trends may inform potential park and recreation improvements and opportunities to enhance programs and services.

2020 NRPA Agency Performance Review

The 2020 National Recreation and Park Association (NRPA) Agency Performance Review summarizes the key findings from their Park Metrics benchmarking tool and is intended to assist park and recreation professionals in effectively managing and planning their operating resources and capital facilities. The report offers a comprehensive collection of park- and recreation-related benchmarks and insights to inform professionals, key stakeholders, and the public about the state of the park and recreation industry. The 2020 NRPA Agency Performance Review contains data from 1,053 unique park and recreation agencies across the United States as reported between 2017 and 2019.

Key Findings and Characteristics

Park facilities and operations vary greatly across the nation. . The typical agency participating in the NRPA park metric survey serves a jurisdiction of approximately 42,500 people, but population size varies widely across all responding jurisdictions. The typical park and recreation agency has jurisdiction over 20 parks comprising over 430 acres. Park facilities also have a range of service levels in terms of acres of parkland per population and residents per park. These metrics are categorized by the agency's population size.

Park Facilities

Nearly all (96%) of park and recreation agencies operate parks and related facilities. The typical park and recreation agency has:

- One park for every 2,281 residents
- 9.9 acres of park land for every 1,000 residents in its jurisdiction
- 11 miles of trails for walking, hiking, running and/or biking

Figure E1. Median Residents per Park Based On Population Size

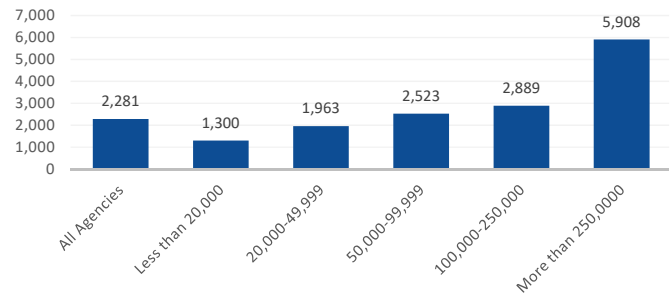
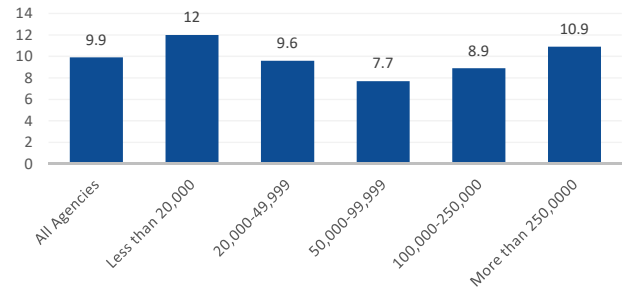


Figure E2. Acres of Parkland per 1,000 Residents based on Population Size



A large majority of park and recreation agencies provide playgrounds (93.9%) and basketball courts (86.5%) in their portfolio of outdoor assets. Most agencies offer community and/or recreation centers (60%) while two in five offer senior centers.

The typical park and recreation agency that manages or maintains trails for walking, hiking, running and/or biking has 11.0 miles of trails. Agencies serving more than 250,000 residents have a median of 84.5 miles of trails under their care.

Park and recreation agencies often take on responsibilities beyond their core functions of operating parks and providing recreational programs. Other responsibilities may include tourist attractions, golf courses, outdoor amphitheaters, indoor swim facilities, farmer's markets, indoor sports complexes, campgrounds, performing arts centers, stadiums/arenas/racetracks, fairgrounds and/or marinas.

Programming

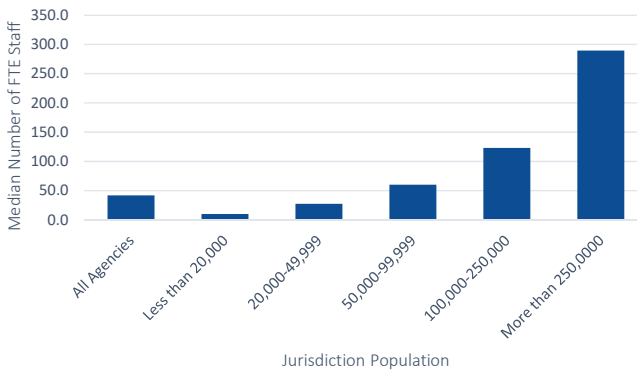
Nearly all (93%) of park and recreation agencies provide recreation programs and services. More than eight in ten agencies provide themed special events (88% of agencies), team sports (87%), social recreation events (87%), youth summer camps (83%), fitness enhancement classes (82%), and health and wellness education (81%).

Staffing

Park and recreation employees are responsible for operations and maintenance, programming and administration. The typical park and recreation agency has:

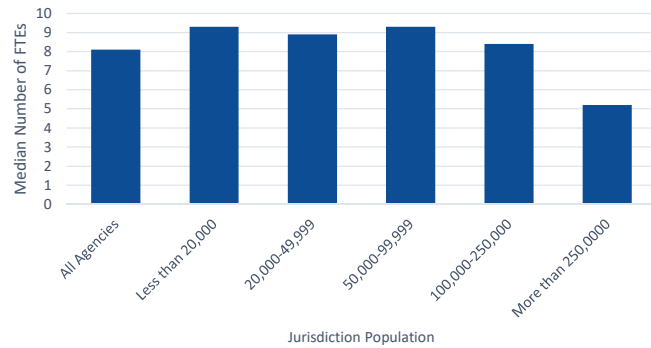
- 41.9 full-time equivalent staff (FTEs) on payroll
- 8.1 FTEs on staff for every 10,000 residents in its jurisdiction
- Median FTE counts also positively correlate with the number of acres maintained, the number of parks maintained, operating expenditures, and the population served. For example, agencies that serve populations between 20,000 and 49,999 residents employ an average of 27.3 FTE, while agencies that serve 50,000 to 99,000 people employ an average of 60 FTE.

Figure E3. Park and Recreation Agency Staffing: Full-Time Equivalents (By Jurisdiction Population)



Another way of comparing agency staffing across different park and recreation agencies examines number of staff per 10,000 residents. These comparative numbers hold fairly steady across population sizes with the median for all agencies at 8.1 FTEs.

Figure E4. Park and Recreation Agency FTEs Per 10,000 Residents



Capital and Operating Expenses

For capital expenses, the typical park agency:

- Dedicates about 55% to renovation projects and 32% to new development projects.
- Plans to spend about \$5,000,000 million on capital expenditures over the next five years.
- For operations, the typical park agency spends:
 - \$4.3 million per year on total operating expenses
 - \$7,000 on annual operating expenses per acre of park and non-park sites managed by the agency
 - \$81.00 on annual operating expenses per capita
 - \$97,000 in annual operating expenditures per employee
- 54% of the annual operating budget on personnel costs, 38% on operating expenses, and 5% on capital expenses not included in the agency’s capital improvement plan (CIP)
- 44% of its operating budget on park management and maintenance, 43% on recreation, and 13% on other activities

Agency Funding

The typical park and recreation agency:

- Derives 60% of their operating expenditures from general fund tax support, 26% from generated revenues, 11% from dedicated taxes or levies, and 5% from grants, sponsorships and other sources
- Generates \$21.00 in revenue annually for each resident in the jurisdiction

2020 State of the Industry Report

Recreation Management magazine's 2020 Report on the State of the Managed Recreation Industry summarizes the opinions and information provided by a wide range of professionals (with an average 22.3 years of experience) working in the recreation, sports, and fitness industry. Given the emerging COVID-19 pandemic, Recreation Management also conducted a supplemental survey in May 2020 to learn about both the impacts to the industry and what mitigation steps organizations were taking in response.

Partnerships

The 2020 report indicated that most (89%) recreation, sports, and fitness facility owners form partnerships with other organizations as a means of expanding their reach, offering additional programming opportunities or as a way to share resources and increase funding. Local schools are shown as the most common partner (64%) for all facility types. Youth-serving organizations (Ys, JCC, Boys & Girls Clubs) and park and recreation organizations were the most likely to report that they had partnered with outside organizations, at 100% and 95% respectively.

Revenue Outlook

In January 2020, half of respondents expected revenues to increase in both 2020 and 2021. Survey respondents from urban communities are more optimistic about revenue increases as compared to rural respondents.

In last year's report, parks respondents had reported increases in their average operating expenditures with operating costs that grew by 14% between fiscal year 2018 and 2019. Respondents generally expected their operating expenses to continue to increase between 2019 and 2021, with camps expecting a 10% increase, recreation centers at 8%, and parks at 6%.

Relative to costs and revenues, few facilities covered by the survey reported that they cover more than 75 percent of their operating costs via revenue. The percentage recovered varied with type of organization with the average percentage of costs recovered for all respondents hovering near 50% and private for-profit organizations achieving the highest cost recovery rates. For parks, the cost recovery rate remained steady at 44%.

Over the past decades, public parks and recreation departments and districts have faced a growing expectation that facilities can be run like businesses. Many local facilities are expected to recover much of their operating costs via revenues. While this

is the business model of for-profit facilities like health clubs, it is a relatively recent development for publicly owned facilities, which have typically been subsidized via tax dollars and other funding sources. Most recreation providers (81%) have been taking actions to reduce expenditures. Cost recovery actions typically involve reduction in expenses with improving energy efficiency as the most common action (51% of respondents). Increased fees and staffing cost reductions and putting off construction or renovation plans were reported as other common methods for reducing operating costs.

As of May 2020, nearly 90% of respondents anticipated that total revenues would decline in 2020 due to the COVID-19 pandemic. Most anticipated a revenue drop of 30-50%, though one in seven expected a decline of more than 50%. In general, respondents are split on when they expect that revenues will begin to recover – 44% believe revenues will begin to rebound in 2021 while 40% expect further revenue declines.

Facility Use

The majority of respondents reported an increase in use of their recreational facilities as of January 2020. Looking forward, more than half of respondents (53%), including 60-65% of parks and recreation centers, were expecting to see further increases in the number of people using their facilities over the next two years.

In 2020, 22% of respondents said they were planning to add more staff at their facilities, 75% were planning to maintain existing staffing levels, and 3% were planning to reduce staffing. The May 2020 survey found, however, that nearly half of responding organizations had laid off or furloughed staff due to the impacts of COVID-19 and nearly two-thirds had suspended hiring plans.

Facilities and Improvements

Respondents from parks were more likely than other respondents to include: park shelters (83.3% of park respondents had shelters); playgrounds (82.7%); park restroom structures (79%); open spaces (73.9%); outdoor sports courts (71.9%); bike trails (48.3%); outdoor aquatic facilities (42.1%); dog parks (40.4%); skateparks (39.9%); fitness trails and outdoor fitness equipment (34.5%); disc golf courses (33.7%); splash play areas (33.3%); community gardens (32.3%); golf courses (29.2%); bike and BMX parks (14.2%); and ice rinks (13.9%).

Over the past seven years, the percentage of respondents who indicate that they have plans for construction, whether new facilities or additions or renovations to their existing facilities, has grown steadily, from 62.7 percent in 2013 to 72.9 percent

in 2020. Construction budgets have also risen. The average amount respondents were planning to spend on their construction plans was up 10.8% in 2020, after an 18.4% increase in 2019. On average, respondents to the 2020 survey were planning to spend \$5.6 million on construction.

A majority of park respondents (54%) reported plans to add features at their facilities and were also the most likely to be planning to construct new facilities in the next three years (39%).

The top 10 planned features for all facility types include:

1. Splash play areas (25.4% of those with plans to add features were planning to add splash play)
2. Playgrounds (20.3%)
3. Park shelters (17.3%)
4. Dog parks (17.1%)
5. Park restrooms (16.1%)
6. Synthetic turf sports fields (14.8%)
7. Walking and hiking trails (14.8%)
8. Fitness trails and outdoor fitness equipment (14.8%)
9. Disc golf courses (12.9%)
10. Outdoor sports courts (11.3%)

The COVID-19 pandemic is having a significant impact on construction plans. As of May 2020, over one-third (34%) of respondents had put construction on hold due to the impacts of the pandemic, rising costs, and supply shortages.

Programming

Nearly all respondents (97%) offer programming of some kind. The top 10 most commonly offered programs include: holiday events and other special events (provided by 65.3% of respondents); educational programs (59%); group exercise programs (58.8%); fitness programs (57.6%); day camps and summer camps (57.3%); youth sports teams (55.2%); mind-body balance programs such as yoga and tai chi (51.2%); adult sports teams (46%); arts and crafts programs (45.8%); and programs for active older adults (45.4%).

Respondents from community centers, parks and health clubs were the most likely to report that they had plans to add programs at their facilities over the next few years. The ten most commonly planned program additions were:

1. Fitness programs (24% of those who have plans to add programs)
2. Group exercise programs (22.4%)
3. Teen programs (22%)
4. Environmental education (21.8%)

5. Day camps and summer camps (20.9%)
6. Mind-body balance programs (20.5%)
7. Programs for active older adults (18.1%)
8. Special needs programs (17.9%)
9. Holidays and other special events (17.4%)
10. Arts and crafts (17%)

Addressing the COVID-19 pandemic required many respondents to either put programs or services on hold (82%) or cut programs or services entirely (34%). Additionally, many respondents have had to rethink their programming portfolios. Two-thirds of respondents (67%) had added online fitness and wellness programming as of May 2020, 39% were involved in programs to address food insecurity, and one in four was involved in programs to provide educational support to out-of-school children.

General Challenges

In January 2020, facility managers were asked about the challenges they anticipated impacting their facilities in the future. Generally, overall budgets are the top concern for most respondents including their ability to support equipment and facility maintenance needs (58%) and staffing (54%). Marketing, safety/risk management, and creating new and innovative programming also remain continuing challenges for facility managers. Facility managers also report that environmental and conservation issues (13%) and social equity and access (10%) are posing increasing challenges. However, as of May 2020, many respondents concerns had shifted to addressing the COVID-19 pandemic impacts described in the sections above.

2020 Outdoor Participation Report

Overall Participation

According to the 2020 Outdoor Participation Report, published by the Outdoor Foundation, just over half of Americans ages 6 and older participated in outdoor recreation at least once in 2019, the highest participation rate in five years. This increase was not universal, however, and there was significant variation in participation between age, gender, and racial groups.

Despite the overall increase in the percentage of Americans engaging in outdoor recreation, the total number of recreational outings declined in 2019. Outdoor participants went on a total of 10.9 billion outdoor outings in 2019 – a 12% drop from the 2012

high-water mark of 12.4 billion outings. In addition, the number of outings per participant declined 17% in the past five years, from 85 outings per participant in 2014 to 71 in 2019.

This drop mirrors a decline in the total number of outings per participant. Each year for over a decade, participants have engaged less often in outdoor activities. As a result, the percentage of

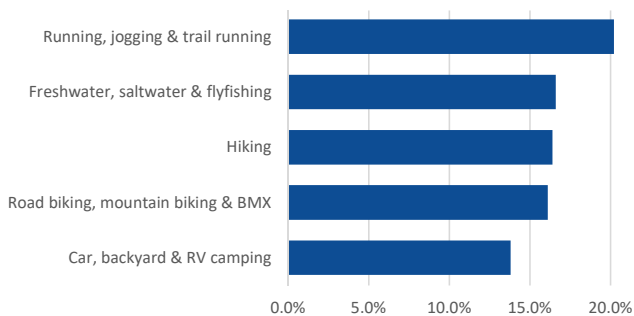
'casual' participants in outdoor recreation (i.e. those who participate one to 11 times per year) has grown by about 4% over the past 15 years, which the percentage of 'core' participants (i.e. weekly participants) has declined.

Figure E5. Frequency of Outdoor Outings: Trending Over Many Years

Frequency of Outdoor Outings	2007	2010	2013	2016	2019
Casual (1 to 11 times)	28.2%	27.9%	28.4%	31.7%	32.6%
Moderate (12 to 51 times)	32.5%	31.8%	33.1%	32.5%	32.6%
Core (52+ times)	39.3%	40.4%	38.5%	35.8%	34.9%

Running, jogging and trail running in the most popular outdoor activity by levels of participation, as shown in the chart below, followed by fishing, hiking, biking and camping.

Figure E6. Most Popular Outdoor Activities by Participants, Nationwide



Youth Participation Declines

The youngest participants, children 6 to 17, were outdoors far less than in previous years. Their average outings fell from a high of 91 in 2012 to just 77 per child in 2019. Youth participation declined across the board in 2019, with the biggest declines seen in girls aged 18 to 24 (-5%) and boys ages 13 to 17 (-4%). Households with children, however, continue to drive growth in participation. Adults with children had much higher outdoor recreation participation rates (57%) than adults without children (44.4%).

Female Participation Continues to Grow

In 2019, women made up 46% of participants in outdoor recreation while men made up 53.8%, representing the smallest gender gap measured in the report's history. Women's participation has increased from 43% of all participants in 2009 to 46% in 2019.

Diversity Gap Remains

Despite increases in participation, Black/African American and Hispanic Americans continue to be significantly underrepresented in outdoor recreation. Hispanics made up 11.6% of outdoor recreation participants, a 35 percent shortfall relative to their proportion of the population ages 6 and over (17.9%). Similarly, Black/African Americans represented 12.4% of the U.S. population ages 6 and over in 2019, but just 9.4 percent of outdoor participants, a 24 percent participation deficit. Black youth were the least likely to participate in outdoor recreation as compared to Asian, Hispanic, and Caucasian youth – signaling a potential future gap in outdoor participants. However, those Black and Hispanic Americans who do participate in outdoor recreation do so frequently – more often, on average, than members of other racial groups.

In 2019, 62% of Asian Americans participated in outdoor recreation, followed by 53% of White, 48% of Hispanic, and 40% of Black/African Americans.

Impacts of COVID-19

An August 2020 report from the Outdoor Industry Association indicated that COVID-19 impacted recreation participation in April, May and June as Americans flocked to outdoor recreation amid COVID restrictions. Americans took up new activities in significant numbers with the biggest gains in running, cycling, and hiking given that these activities were widely considered the safest activities during pandemic shutdowns. The hardest hit activity segments during COVID shutdowns were team sports (down 69%) and racquet sports (down 55%). Reviewing just April, May and June 2020, participation rates for day hiking rose more than any other activity, up 8.4%.

2020 Sports, Fitness, and Leisure Activities Topline Participation Report

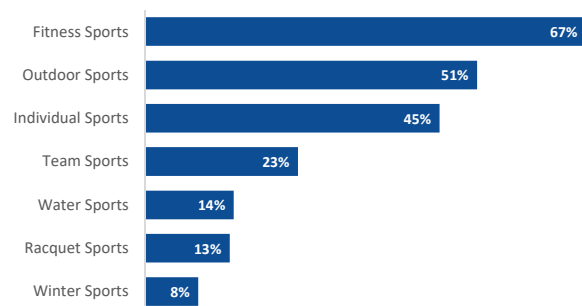
Prepared by a partnership of the Sports and Fitness Industry Association (SFIA) and the Physical Activity Council (PAC), this February 2020 participation report summarizes levels of activity and identifies key trends in sports, fitness, and recreation in the US. The report is based on over 18,000 online interviews of a nationwide sample that provides a high degree of statistical accuracy using strict quotas for gender, age, income, region, and ethnicity. The study looked at 122 different team and individual sports and outdoor activities.

Compared to 2014, eight million more Americans were casually active in 2019 indicating a positive movement toward an increasingly active population. Sports that made great strides in the last six years include trail running, cardio tennis, BMX biking, and day hiking. Over the last year, only 2.1 million additional people reported participating in an activity that raises their heart rate for more than 30 minutes. Participation in active high calorie activities has remained flat for the last four years.

The percentage of people reporting no physical activity during the past year declined to 27% in 2019 - its lowest point in six years – continuing an increasing trend in activity. Rates of inactivity continue to be linked to household income levels, with lower income households having higher rates of inactivity. However, in 2019, households across the income spectrum saw declines in inactivity.

Fitness sports continue to be the most popular activity type for the 5th consecutive year. Other sports activities, including individual sports, racquet sports, and water sports have seen a modest decline in participation since 2018. Team sports experienced a slight increase in participation, driven by the increasing popularity of basketball and outdoor soccer. While racquet sports lost about 2% of participants since 2018, mostly due to declines in squash and badminton participation, the rising popularity of pickleball and cardio tennis may reverse this declining trend.

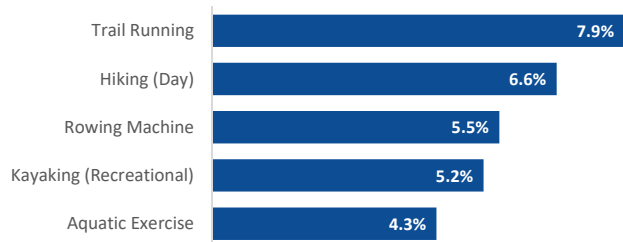
Figure E7. Total Participation Rate by Activity Category



When asked which activities they aspire to do, all age-groups and income levels tend to show interest in outdoor activities like fishing, camping, hiking, biking, bicycling, and swimming. Younger age groups are more interested in participating in team sports, such as soccer, basketball and volleyball, while older adults are more likely to aspire to individual activities like swimming for fitness, bird/nature viewing, and canoeing.

Physical education (PE) participation shows 96% of 6 to 12-year old youth and 82% of 13-17 year olds participated in PE in 2019. While younger children were more likely to participate in PE, older youth had higher average days of participation. Children were more than twice as likely to be inactive if they did not attend PE. Overall, all ages saw an increase in PE 2019. Participation in PE is thought to lead to an increase of active healthy lifestyles in adulthood.

Figure E8. Sports with the highest 5-year increase in participation



Americans Engagement with Parks Survey

This annual study from the National Park and Recreation Association (NRPA) probes Americans’ usage of parks, the key reasons that drive their use, and the greatest challenges preventing greater usage. Each year, the study examines the importance of public parks in Americans’ lives, including how parks compare to other services and offerings of local governments. The survey of 1,000 American adults looks at frequency and drivers of parks/recreation facilities visits and the barriers to that prevent greater enjoyment. Survey respondents also indicate the importance of park and recreation plays in their decisions at the voting booth and their level of support for greater funding.

In 2020, NRPA conducted a shorter-than-typical Engagement survey because of the dynamic nature of life during the COVID-19 pandemic. The 2020 Study focused on the impacts of the COVID-19 pandemic on park and recreation usage, whether residents see public parks as an essential public service, and whether people vote for political leaders based on their support for parks and recreation funding.

Key findings include:

Eighty-two percent of U.S. adults agree that parks and recreation is essential.

Seventy-seven percent of survey respondents indicate that having a high-quality park, playground, public open space or recreation center nearby is an important factor in deciding where they want to live.

U.S. residents visit local park and recreation facilities more than twice a month on average.

Three in five U.S. residents — more than 190 million people — visited a park, trail, public open space or other recreation facility at least once during the first three months of the pandemic (mid-March through mid-June 2020). Impacts of the COVID-19 Pandemic

According to the Americans Engagement with Parks report,

“In many communities across the nation, parks, trails and other public open spaces have been crucial resources available to people seeking a brief respite from the public health crisis. As businesses shut down operations during the spring, many parks and trails remained open, providing people with opportunities to safely enjoy outdoor physical activity with its many attendant physical and mental health benefits. According to NRPA Parks Snapshot Survey data ([nrpa.org/ ParksSnapshot](http://nrpa.org/ParksSnapshot)), 83 percent of park and recreation agencies kept some/all of their parks open during the initial wave of COVID-19 infections in April 2020, while 93 percent did the same with some/all of their trail networks.

Consequently, people flocked to their local parks, trails and other public open spaces. Three in five U.S. residents — more than 190 million people — visited a park, trail, public open space or other recreation facility at least once during the first three months of the pandemic — from mid-March through mid-June 2020. Parks and recreation usage was particularly strong among GenZers, Millennials, Gen Xers, parents, people who identify as Hispanic/Latinx and those who identify as nonwhite.

As has been the case with virtually every aspect of life, the COVID-19 pandemic has altered the frequency with which most people engage with their local park and recreation amenities. Still, slightly more than half of people have been visiting parks, trails and other public open space amenities as often — if not more often — since the start of the pandemic than they had during the same period in 2019. Twenty-seven percent of

U.S. residents report that their use of parks, trails and other public open spaces increased during the first three months of the pandemic relative to the same period in 2019. A quarter of survey respondents indicates their parks and recreation usage during the period from mid-March to mid-June 2020 matched that of the same three months in 2019. Forty-eight percent of people report that their usage of parks, trails and public open spaces declined during the early months of the pandemic.”

Washington State Recreation and Conservation Plan

The 2018-2022 Recreation and Conservation Plan for Washington State provides a strategic direction to help assure the effective and adequate provision of outdoor recreation and conservation to meet the needs of Washington State residents. The plan identifies the following five near and long-term priority areas and establishes specific actions within each priority to help meet the outdoor recreation and conservation needs within the state:

1. Sustain and Grow the Legacy of Parks, Trails, and Conservation Lands
2. Improve Equity of Parks, Trails, and Conservation Lands
3. Meet the Needs of Youth
4. Plan for Culturally Relevant Parks and Trails to Meet Changing Demographics
5. Assert Recreation and Conservation as a Vital Public Service

Sustain & Grow the Legacy

A wealth of existing recreation and conservation areas and facilities should be kept open, safe, and enjoyable for all. Some modifications to meet the interests of today’s population may be needed at some facilities. Sustaining existing areas while expanding and building new facilities to keep up with a growing population is one of the five priority goals.

Improve Equity

The National Recreation and Park Association’s position on social equity states:

“Our nation’s public parks and recreation services should be equally accessible and available to all people regardless of income level, ethnicity, gender, ability, or age. Public parks, recreation services and recreation programs including the maintenance,

safety, and accessibility of parks and facilities, should be provided on an equitable basis to all citizens of communities served by public agencies.”

The Washington plan restates that equity goal for all its citizens. Improving equity is also a strategy for improving a community’s health. Current statewide participation rates in outdoor activities were surveyed as part of the plan.

Figure E9. Participation Rates for Washington Residents in Outdoor Activities

Participation Rates for Top 12 Categories	
Activity	%
Walking	94%
Nature activities	89%
Leisure activities at parks	82%
Swimming	68%
Sightseeing activities	67%
Hiking	61%
Outdoor sports	48%
Water-based activities (freshwater)	46%
Camping	45%
Trending activities	33%
Snow and ice activities	30%
Bicycling	28%

Get Youth Outside

Washington State youth participate in outdoor activities to a greater extent than youth nationally. Park and recreation providers are urged to offer a variety of outdoor activities for youth and to support youth programs. Most youth are walking, playing at a park, trying new or trending activities, fishing in freshwater, exploring nature, and riding bikes. Other activities of interest to youth are activities in freshwater such as boating and paddling, fishing in saltwater, and target shooting, hiking, outdoor sports, and riding off-road vehicles.

Figure E10. Youth Participation Rates for Washington Residents in Outdoor Activities

Youth Participation Rates	
Activity	%
Walking	88%
Leisure in parks	78%
Trending activities	77%
Fishing in freshwater	77%
Nature-based activities	75%
Bicycling	74%
Freshwater-based activities*	66%
Target shooting	62%
Hiking	57%
Outdoor sports	57%
Off-road vehicle riding	57%
Fishing in saltwater	53%

*(not swimming)

Plan for Culturally Relevant parks and Trails to Meet Changing Demographics

Washington’s population is expected to grow by 2 million people by 2040 leading to more congestion and competition for recreation resources. Between 2010-2040, the percent of people of color are expected to increase from 27 percent to 44 percent. With the cultural change in the population, preferred recreational activities also will change. By 2030, more than one of every five Washingtonians will be 65 years old or older. By 2040, there will be more seniors than youth. Park and recreation providers should be prepared to create new and diverse opportunities and accommodate the active senior population.

Assert Recreation and Conservation as a Vital Public Service

The plan recognizes that outdoor recreation contributes to a strong economy and is a public investment like other public services and infrastructure. The report cites the Outdoor Industry Association and other economic studies that reinforce the importance of park and recreation services locally, regionally and statewide.



Appendix F: Implementation Tools & Tactics

LOCAL FUNDING OPTIONS

The City of Fife possesses a range of local funding tools that could be accessed for the benefit of growing, developing, and maintaining its parks and recreation facilities and programs. The sources listed below represent potential funding sources, but some also may be dedicated for numerous other local purposes which limit applicability and usage. Therefore, discussions with City leadership are critical to assess the political landscape to modify or expand the use of existing City revenue sources in favor of park and recreation programs.

Councilmanic Bonds

Councilmanic general obligation bonds may be sold by cities without public vote. The bonds, both principal and interest, are retired with payments from existing city revenue or new general tax revenue, such as additional sales tax or real estate excise tax. The state constitution has set a maximum debt limit for councilmanic bonds of 1½% of the assessed value of taxable property in the city.

Voted General Obligation Bond

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.056>

For the purposes of funding capital projects, such as land acquisitions or facility construction, cities and counties have the authority to borrow money by selling bonds. Voter-approved general obligation bonds may be sold only after receiving a 60 percent majority vote at a general or special election. If approved, an excess property tax is levied each year for the life of the bond to pay both principal and interest. The maximum debt limit for voted debt is 2.5% of the assessed value of taxable property in the city. The state constitution (Article VIII, Section 6) limits total combined debt to 5% of the total assessed value of property in the jurisdiction.

Property Tax Excess Levy – One Year Only

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.52.052>

Cities and counties that are levying their statutory maximum rate can ask the voters, at any special election date, to raise their rate for one year (RCW 84.52.052). As this action increases revenue for one-year at a time. It is wise to request this type of funding for one-time uses only. Majority approval by voters is required.

Regular Property Tax - Lid Lift

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.55.050>

Cities are authorized to impose ad valorem taxes upon real and personal property. A city's maximum levy rate for general purposes is \$3.375 per \$1,000 of assessed valuation. Limitations on annual increases in tax collections, coupled with changes in property value, causes levy rates to rise or fall; however, in no case may they rise above statutory limits. Once the rate is established each year, it may not be raised without the approval of a majority of the voters. Receiving voter approval is known as a lid lift. A lid lift may be permanent, or may be for a specific purpose and time period.

A levy lid lift is an instrument for increasing property tax levies for operating and/or capital purposes. Taxing districts with a tax rate that is less than their statutory maximum rate may ask the voters to "lift" the levy lid by increasing the tax rate to some amount equal to or less than their statutory maximum rate. A simple majority vote of citizenry is required.

Cities and counties have two "lift" options available to them: Single-year/basic or Multi-year.

Single-year: The single-year lift does not mean that the lift goes away after one year; it can be for any amount of time, including permanently, unless the proceeds will be used for debt service on bonds, in which case the maximum time period is nine years. Districts may permanently increase the levy but must

use language in the ballot title expressly stating that future levies will increase as allowed by chapter 84.55 RCW. After the initial “lift” in the first year, the district’s levy in future years is subject to the 101 percent lid in chapter 84.55 RCW. This is the maximum amount it can increase without returning to the voters for another lid lift.

The election to implement a single-year lift may take place on any election date listed in RCW 29A.04.321.

Multi-year: The multi-year lift allows the levy lid to be “bumped up” each year for up to a maximum of six years. At the end of the specified period, the levy in the final period may be designated as the basis for the calculation of all future levy increases (in other words, be made permanent) if expressly stated in the ballot title. The levy in future years would then be subject to the 101 percent lid in chapter 84.55 RCW.

In a multi-year lift, the lift for the first year must state the new tax rate for that year. For the ensuing years, the lift may be a dollar amount, a percentage increase tied to an index, or a percentage amount set by some other method. The amounts do not need to be the same for each year. If the amount of the increase for a particular year would require a tax rate that is above the maximum tax rate, the assessor will levy only the maximum amount allowed by law.

The election to implement a multi-year lift must be either the August primary or the November general election.

The single-year lift allows supplanting of expenditures within the lift period; the multi-year lift does not, and the purpose for the lift must be specifically identified in the election materials. For both single- and multi-year lifts, when the lift expires the base for future levies will revert to what the dollar amount would have been if no lift had ever been done.

The total regular levy rate of senior taxing districts (counties and cities) and junior taxing districts (fire districts, library districts, etc.) may not exceed \$5.90/\$1,000 AV. If this limit is exceeded, levies are reduced or eliminated in the following order until the total tax rate is at \$5.90.

- 1st. Parks & Recreation Districts (up to \$0.60)
 - Parks & Recreation Service Areas (up to \$0.60)
 - Cultural Arts, Stadiums & Convention Districts (up to \$0.25)
- 2nd. Flood Control Zone Districts (up to \$0.50)
- 3rd. Hospital Districts (up to \$0.25)

Metropolitan Parks Districts (up to \$0.25)

All other districts not otherwise mentioned

4th. Metropolitan Park Districts formed after January 1, 2002 or after (up to \$0.50)

5th. Fire Districts (up to \$0.25)

6th. Fire Districts (remaining \$0.50)

Regional Fire Protection Service Authorities (up to \$0.50)

Library Districts (up to \$0.50)

Hospital Districts (up to \$0.50)

Metropolitan Parks Districts formed before January 1, 2002 (up to \$0.50)

Sales Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.14>

Paid by the consumer, sales tax is a percentage of the retail price paid for specific classifications of goods and services within the State of Washington.

Governing bodies of cities and counties may impose sales taxes within their boundaries at a rate set by state statute and local ordinances, subject to referendum.

Until the 1990 Legislative Session, the maximum possible total sales tax rate paid by purchasers in cities was 8.1 percent. The 8.1 percent is allocated as follows: State, 6.5 cents on the dollar; counties, 0.15 cents; cities, 0.85 cents; and transit districts, a maximum of 0.6 cents (raised to 0.9 cents in 2000). Since then multiple sales options were authorized. Those applicable to Parks and Recreation include: counties may ask voters to approve a sales tax of up to 0.3 percent, which is shared with cities. At least one-third of the revenue must be used for criminal justice purposes.

Counties and cities may also form public facilities districts, and these districts may ask the voters to approve a sales tax of up to 0.2 percent. The proceeds may be used for financing, designing, acquisition, construction, equipping, operating, maintaining, remodeling, repairing, and re-equipping its public facilities.

Revenue may be used to fund any essential county and municipal service.

If a jurisdiction is going to change a sales tax rate or levy a new sales tax, it must pass an ordinance to that effect and submit it to the Department of Revenue at least 75 days before the effective date. The effective date must be the first day of a quarter: January 1, April 1, July 1 or October 1.

Business and Occupation Tax

<http://apps.leg.wa.gov/rcw/default.aspx?cite=35.102>

Business and occupation (B&O) taxes are excise taxes levied on different classes of business to raise revenue. Taxes are levied as a percentage of the gross receipts of a business, less some deductions. Businesses are put in different classes such as manufacturing, wholesaling, retailing, and services. Within each class, the rate must be the same, but it may differ among classes. Cities can impose this tax for the first time or raise rates following referendum procedure.

B&O taxes are limited to a maximum tax rate that can be imposed by a city's legislative body at 0.2 percent (0.002), but grandfathered in any higher rates that existed on January 1, 1982. Any city may levy a rate higher than 0.2 percent, if it is approved by a majority of voters (RCW 35.21.711). Beginning January 1, 2008, cities that levy the B&O tax must allow for allocation and apportionment, as set out in RCW 35.102.130.

Admissions Tax

<http://app.leg.wa.gov/RCW/default.aspx?cite=35.21.280>

An admissions tax is a use tax for entertainment. Both cities and counties may impose this tax through legislative action.

Cities and/or counties may levy an admission tax in an amount no greater than five percent of the admission charge, as is authorized by statute (cities: RCW 35.21.280; counties: RCW 35.57.100). This tax can be levied on admission charges (including season tickets) to places such as theaters, dance halls, circuses, clubs that have cover charges, observation towers, stadiums, and any other activity where an admission charge is made to enter the facility.

If a city imposes an admissions tax, the county may not levy a tax within city boundaries.

The statutes provide an exception for admission to elementary or secondary school activities. Generally, certain events sponsored by nonprofits are exempted from the tax; however, this is not a requirement. Counties also exempt any public facility of a public facility district for which admission is imposed. There are no statutory restrictions on the use of revenue.

Impact Fees

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.02.050>

Development impact fees are charges placed on new development in unimproved areas to help pay for various public facilities that serve new development or for other impacts associated with such development. Both cities and counties may impose this tax through legislative action.

Counties that plan under the GMA, and cities, may impose impact fees on residential and commercial development activity to help pay for certain public facility improvements, including parks, open space, and recreation facilities identified in the county's capital facilities plan. The improvements financed from impact fees must be reasonably related to the new development and must reasonably benefit the new development. The fees must be spent or encumbered within ten years of collection. Fife currently assesses a parks impact fee.

Real Estate Excise Tax

<http://apps.leg.wa.gov/RCW/default.aspx?cite=82.46.010>

Excise tax levied on all sales of real estate, measured by the full selling price, including the amount of any liens, mortgages, and other debts given to secure the purchase. Both cities and counties may impose this tax through legislative action.

Counties and cities may levy a quarter percent tax (REET 1); a second quarter percent tax (REET 2) is authorized. First quarter percent REET (REET 1) must be spent on capital projects listed in the city's capital facilities plan element of their comprehensive plan. Capital projects include planning, acquisition, construction, reconstruction, repair, replacement, rehabilitation, or improvement of parks, recreational facilities, and trails.

The second quarter percent REET (REET 2) must also be spent on capital projects, which includes planning, construction, reconstruction, repair, rehabilitation, or improvement of parks. Acquisition of land for parks is not a permitted use of REET 2. Both REET 1 and REET 2 may be used to make loan and debt service payments on projects that are a permitted use of these funds. The City of Fife currently assesses both REETs and uses this funding for a variety of capital project needs.

Lodging Tax

<http://app.leg.wa.gov/RCW/default.aspx?Cite=67.28.180>

The lodging tax is a user fee for hotel/motel occupation. Both cities and counties may impose this tax through legislative action.

Cities and/or counties may impose a “basic” two percent tax under RCW 67.28.180 on all charges for furnishing lodging at hotels, motels and similar establishments for a continuous period of less than one month.

This tax is taken as a credit against the 6.5 percent state sales tax, so that the total tax that a patron pays in retail sales tax and hotel-motel tax combined is equal to the retail sales tax in the jurisdiction. In addition, jurisdictions may levy an additional tax of up to two percent, or a total rate of four percent, under RCW 67.28.181(1). This is not credited against the state sales tax. Therefore, if this tax is levied, the total tax on the lodging bill will increase by two percent.

If both a city and the county are levying this tax, the county must allow a credit for any tax levied by a city so that no two taxes are levied on the same taxable event. These revenues must be used solely for paying for tourism promotion and for the acquisition and/or operating of tourism-related facilities. “Tourism” is defined as economic activity resulting from tourists, which may include sales of overnight lodging, meals, tours, gifts, or souvenirs; there is no requirement that a tourist must stay overnight.

Conservation Futures Tax (Pierce County)

<http://apps.leg.wa.gov/RCW/default.aspx?cite=84.34>

Conservation Futures is a land preservation program for the protection of threatened areas of open space, timber lands, wetland, habitat areas, agricultural and farm lands within the boundaries of Pierce County. Conservation Futures funds are used to acquire the land or the rights to future development of the land. The funding for this program is a state authorized / county property tax. The Pierce County Council enacted the tax and all property taxpayers pay 6.25 cents per \$1,000 of assessed value of each Pierce County owned parcel. These monies, identified in the budget as Conservation Futures, are budgeted annually by the Pierce County Council.

FEDERAL & STATE GRANTS AND CONSERVATION PROGRAMS

RIVERS, TRAILS AND CONSERVATION ASSISTANCE PROGRAM

<http://www.nps.gov/orgs/rtca/index.htm>

The Rivers, Trails and Conservation Assistance Program, also known as the Rivers & Trails Program or RTCA, is a technical assistance resource for communities administered by the National Park Service and federal government agencies so they can conserve rivers, preserve open space and develop trails and greenways. The RTCA program implements the natural resource conservation and outdoor recreation mission of NPS in communities across America.

RECREATION AND CONSERVATION OFFICE GRANT PROGRAMS

www.rco.wa.gov

The Recreation and Conservation Office was created in 1964 as part of the Marine Recreation Land Act. The RCO grants money to state and local agencies, generally on a matching basis, to acquire, develop, and enhance wildlife habitat and outdoor recreation properties. Some money is also distributed for planning grants. RCO grant programs utilize funds from various sources. Historically, these have included the Federal Land and Water Conservation Fund, state bonds, Initiative 215 monies (derived from un-reclaimed marine fuel taxes), off-road vehicle funds, Youth Athletic Facilities Account and the Washington Wildlife and Recreation Program.

Aquatic Lands Enhancement Account (ALEA)

This program, managed through the RCO, provides matching grants to state and local agencies to protect and enhance salmon habitat and to provide public access and recreation opportunities on aquatic lands. In 1998, DNR refocused the ALEA program to emphasize salmon habitat preservation and enhancement. However, the program is still open to traditional water access proposals. Any project must be located on navigable portions of waterways. ALEA funds are derived from the leasing of state-owned aquatic lands and from the sale of harvest rights for shellfish and other aquatic resources.

Washington Wildlife & Recreation Program (WWRP)

Funding sources managed by the RCO include the Washington Wildlife and Recreation Program. The WWRP is divided into Habitat Conservation and Outdoor Recreation Accounts; these are further divided into several project categories. Cities, counties and other local sponsors may apply for funding in urban wildlife habitat, local parks, trails and water access categories. Funds for local agencies are awarded on a matching basis. Grant applications are evaluated once each year, and the State Legislature must authorize funding for the WWRP project lists.

Land and Water Conservation Fund (LWCF)

The Land and Water Conservation Fund (LWCF) provides grants to buy land and develop public outdoor facilities, including parks, trails and wildlife lands. Grant recipients must provide at least 50% matching funds in either cash or in-kind contributions. Grant program revenue is from a portion of Federal revenue derived from sale or lease of off-shore oil and gas resources.

National Recreational Trails Program

The National Recreational Trails Program (N RTP) provides funds to maintain trails and facilities that provide a backcountry experience for a range of activities including hiking, mountain biking, horseback riding, motorcycling, and snowmobiling. Eligible projects include the maintenance and re-routing of recreational trails, development of trail-side and trail-head facilities, and operation of environmental education and trail safety programs. A local match of 20% is required. This program is funded through Federal gasoline taxes attributed to recreational non-highway uses.

Youth Athletic Facilities (YAF) Program

The YAF provides grants to develop, equip, maintain, and improve youth and community athletic facilities. Cities, counties, and qualified non-profit organizations may apply for funding, and grant recipients must provide at least 50% matching funds in either cash or in-kind contributions.

Puget Sound Acquisition & Restoration Fund

Grants are awarded by the Salmon Recovery Funding Board for acquisition or restoration of lands directly correlating to salmon habitat protection or recovery. Projects must demonstrate a direct benefit to fish habitat. There is no match requirement for design-only projects; acquisition and restoration projects require a 15% match. The funding source includes the sale of state general obligation bonds,

the federal Pacific Coastal Salmon Recovery Fund and the state Puget Sound Acquisition and Restoration Fund.

STP REGIONAL COMPETITION - PUGET SOUND REGIONAL COUNCIL

<https://www.psrc.org/our-work/funding/project-selection>

Surface Transportation Program (STP) funds are considered the most “flexible” funding source provided through federal transportation funding. Every two years the Puget Sound Regional Council conducts a competitive grant program to award FHWA Surface Transportation Program (STP) and Congestion Mitigation and Air Quality (CMAQ) funds. For the Countywide STP/CMAQ competitions, the policy focus is on providing transportation improvements to a center or centers and the corridors that serve them. Centers are defined as regional growth and regional manufacturing/ industrial centers, centers as designated through countywide processes, town centers and other local centers. Program set-asides include funding for priority non-motorized projects within King County.

OTHER TOOLS & OPTIONS

Metropolitan Park District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=35.61>

Metropolitan park districts may be formed for the purposes of management, control, improvement, maintenance and acquisition of parks, parkways and boulevards. In addition to acquiring and managing their own lands, metropolitan districts may accept and manage park and recreation lands and equipment turned over by any city within the district or by the county. Formation of a metropolitan park district may be initiated in cities of five thousand population or more by city council ordinance, or by petition, and requires majority approval by voters for creation.

Park and Recreation District

<http://apps.leg.wa.gov/RCW/default.aspx?cite=36.69>

Park and recreation districts may be formed for the purposes of providing leisure-time activities and

recreation facilities (parks, playgrounds, pools, golf courses, paths, community centers, arboretums, campgrounds, boat launches, etc.) and must be initiated by petition of at least 15% percent of the registered voters within the proposed district. Upon completion of the petition process and review by county commissioners, a proposition for district formation and election of five district commissioners is submitted to the voters of the proposed district at the next general election. Once formed, park and recreation districts retain the authority to propose a regular property tax levy, annual excess property tax levies and general obligation bonds. All three of these funding types require 60% percent voter approval and 40% percent voter turnout. With voter approval, the district may levy a regular property tax not to exceed sixty cents per thousand dollars of assessed value for up to six consecutive years.

Park and Recreation Service Area (PRSA)

<http://app.leg.wa.gov/RCW/default.aspx?cite=36.68.400>

A quasi-municipal corporation with independent taxing authority whose purpose is to finance, acquire, construct, improve, maintain or operate any park, senior citizen activities center, zoo, aquarium and/or recreation facilities; and to provide higher level of park service.

Business Sponsorships / Donations

Business sponsorships for programs may be available throughout the year. In-kind contributions are often received, including food, door prizes and equipment/material.

Interagency Agreements

State law provides for interagency cooperative efforts between units of government. Joint acquisition, development and/or use of park and open space facilities may be provided between Parks, Public Works and utility providers.

Private Grants, Donations & Gifts

Many trusts and private foundations provide funding for park, recreation and open space projects. Grants from these sources are typically allocated through a competitive application process and vary dramatically in size based on the financial

resources and funding criteria of the organization. Philanthropic giving is another source of project funding. Efforts in this area may involve cash gifts and include donations through other mechanisms such as wills or insurance policies. Community fundraising efforts can also support park, recreation or open space facilities and projects.

ACQUISITION TOOLS & METHODS

Direct Purchase Methods

Market Value Purchase

Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Partial Value Purchase (or Bargain Sale)

In a bargain sale, the landowner agrees to sell for less than the property's fair market value. A landowner's decision to proceed with a bargain sale is unique and personal; landowners with a strong sense of civic pride, long community history or concerns about capital gains are possible candidates for this approach. In addition to cash proceeds upon closing, the landowner may be entitled to a charitable income tax deduction based on the difference between the land's fair market value and its sale price.

Life Estates & Bequests

In the event a landowner wishes to remain on the property for a long period of time or until death, several variations on a sale agreement exist. In a life estate agreement, the landowner may continue to live on the land by donating a remainder interest and retaining a "reserved life estate." Specifically, the landowner donates or sells the property to the city, but reserves the right for the seller or any other named person to continue to live on and use the property. When the owner or other specified person dies or releases his/her life interest, full title and control over the property will be transferred to the city. By donating a remainder interest, the landowner may be eligible for a tax deduction when the gift is made. In a bequest, the landowner designates in a will or trust document that the property is to be

transferred to the city upon death. While a life estate offers the city some degree of title control during the life of the landowner, a bequest does not. Unless the intent to bequest is disclosed to and known by the city in advance, no guarantees exist with regard to the condition of the property upon transfer or to any liabilities that may exist.

Gift Deed

When a landowner wishes to bequeath their property to a public or private entity upon their death, they can record a gift deed with the county assessors office to insure their stated desire to transfer their property to the targeted beneficiary as part of their estate. The recording of the gift deed usually involves the tacit agreement of the receiving party.

Option to Purchase Agreement

This is a binding contract between a landowner and the city that would only apply according to the conditions of the option and limits the seller's power to revoke an offer. Once in place and signed, the Option Agreement may be triggered at a future, specified date or upon the completion of designated conditions. Option Agreements can be made for any time duration and can include all of the language pertinent to closing a property sale.

Right of First Refusal

In this agreement, the landowner grants the city the first chance to purchase the property once the landowner wishes to sell. The agreement does not establish the sale price for the property, and the landowner is free to refuse to sell it for the price offered by the city. This is the weakest form of agreement between an owner and a prospective buyer.

Conservation and/or Access Easements

Through a conservation easement, a landowner voluntarily agrees to sell or donate certain rights associated with his or her property (often the right to subdivide or develop), and a private organization or public agency agrees to hold the right to enforce the landowner's promise not to exercise those rights. In essence, the rights are forfeited and no longer exist. This is a legal agreement between the landowner and the city that permanently limits uses of the land in order to conserve a portion of the property for public use or protection. The landowner still owns

the property, but the use of the land is restricted. Conservation easements may result in an income tax deduction and reduced property taxes and estate taxes. Typically, this approach is used to provide trail corridors where only a small portion of the land is needed or for the strategic protection of natural resources and habitat. Through a written purchase and sale agreement, the city purchases land at the present market value based on an independent appraisal. Timing, payment of real estate taxes and other contingencies are negotiable.

Park or Open Space Dedication Requirements

Local governments have the option to require developers to dedicate land for parks under the State Subdivision Law (Ch. 58.17 RCW) and the State Environmental Policy Act (SEPA) (Ch. 43.21C RCW). Under the subdivision law developers can be required to provide the parks/recreation improvements or pay a fee in lieu of the dedicated land and its improvements. Under the SEPA requirements, land dedication may occur as part of mitigation for a proposed development's impact.

Landowner Incentive Measures

Density Bonuses

Density bonuses are a planning tool used to encourage a variety of public land use objectives, usually in urban areas. They offer the incentive of being able to develop at densities beyond current regulations in one area, in return for concessions in another. Density bonuses are applied to a single parcel or development. An example is allowing developers of multi-family units to build at higher densities if they provide a certain number of low-income units or public open space. For density bonuses to work, market forces must support densities at a higher level than current regulations.

Transfer of Development Rights

The transfer of development rights (TDR) is an incentive-based planning tool that allows land owners to trade the right to develop property to its fullest extent in one area for the right to develop beyond existing regulations in another area. Local governments may establish the specific areas in which development may be limited or restricted and the areas in which development beyond regulation may be allowed. Usually, but not always,

the “sending” and “receiving” property are under common ownership. Some programs allow for different ownership, which, in effect, establishes a market for development rights to be bought and sold.

IRC 1031 Exchange

If the landowner owns business or investment property, an IRC Section 1031 Exchange can facilitate the exchange of like-kind property solely for business or investment purposes. No capital gain or loss is recognized under Internal Revenue Code Section 1031 (see www.irc.gov for more details). This option may be a useful tool in negotiations with an owner of investment property, especially if the tax savings offset to the owner can translate to a sale price discount for the City.

Current (Open Space) Use Taxation Programs

Property owners whose current lands are in open space, agricultural, and/or timber uses may have that land valued at their current use rather than their “highest and best” use assessment. This differential assessed value, allowed under the Washington Open Space Taxation Act (Ch.84.34 RCW) helps to preserve private properties as open space, farm or timber lands. If land is converted to other non-open space uses, the land owner is required to pay the difference between the current use annual taxes and highest/best taxes for the previous seven years. When properties are sold to a local government or conservation organization for land conservation/preservation purposes, the required payment of seven years worth of differential tax rates is waived. The amount of this tax liability can be part of the negotiated land acquisition from private to public or quasi-public conservation purposes. Pierce County has two current use taxation programs that offer this property tax reduction as an incentive to landowners to voluntarily preserve open space, farmland or agricultural land on their property.

OTHER LAND PROTECTION OPTIONS

Land Trusts & Conservancies

Land trusts are private non-profit organizations that acquire and protect special open spaces and are traditionally not associated with any government agency. Forterra (formerly called the Cascade Land Conservancy) is the regional land trust serving the Fife area, and their efforts have led to the conservation of more than 234,000 acres of forests, farms, shorelines, parks and natural areas in the region (www.forterra.org). Other national organizations with local representation include the Nature Conservancy, Trust for Public Land and the Wetlands Conservancy.

Regulatory Measures

A variety of regulatory measures are available to local agencies and jurisdictions. Available programs and regulations include: Critical Areas Ordinance, Fife; State Environmental Policy Act (SEPA); Shorelines Management Program; and Hydraulic Code, Washington State Department of Fisheries and Department of Wildlife.

Public / Private Utility Corridors

Utility corridors can be managed to maximize protection or enhancement of open space lands. Utilities maintain corridors for provision of services such as electricity, gas, oil, and rail travel. Some utility companies have cooperated with local governments for development of public programs such as parks and trails within utility corridors.

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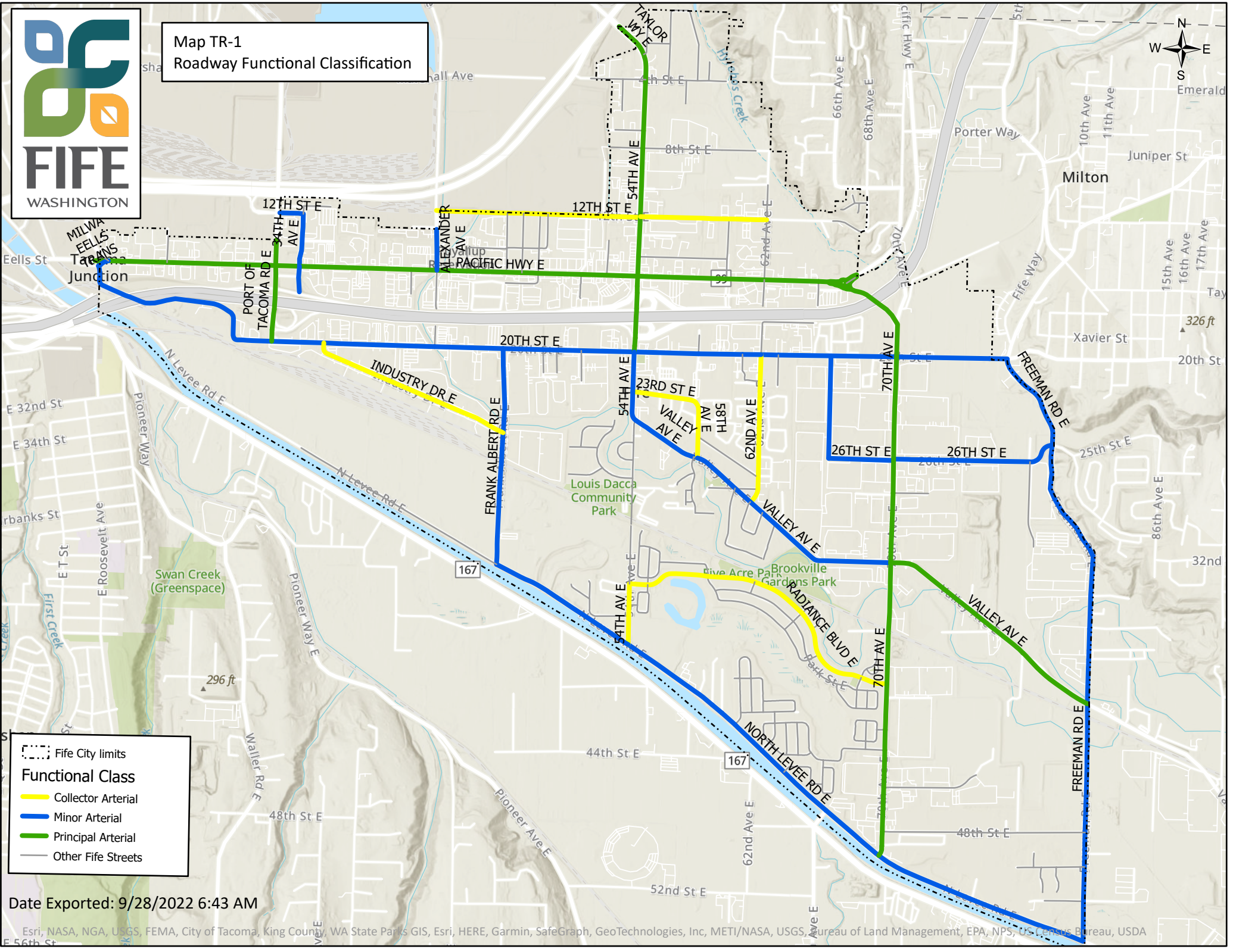


PARKS, RECREATION & AQUATICS

5411 23rd Street East
Fife, WA 98424
www.cityoffife.org



Map TR-1
Roadway Functional Classification



Fife City limits
Functional Class
 Collector Arterial
 Minor Arterial
 Principal Arterial
 Other Fife Streets

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