

APPENDIX 10: CAPITAL AND PUBLIC FACILITIES

The Capital Facilities Plan is a plan for capital improvements to support the City's current and future population and economy. One of the principal criteria for identifying needed capital improvements is a standard for levels of service. The Capital & Public Facilities Element contains broad goals and specific policies that guide and implement the provision of adequate public facilities. A fully financed Capital Improvement Plan provides a reality check on the vision set forth in the Comprehensive Plan. The capacity of capital facilities that are provided in the Capital Facilities Plan affects the size and configuration of the urban growth area.

The purpose of the Capital Facilities Plan and its 6-year Capital Improvement Plan (adopted by reference) is to use sound fiscal policies to provide adequate public facilities consistent with the land use element and concurrent with, or prior to, the impacts of development in order to achieve and maintain adopted standards for levels of service, and to exceed the adopted standards, when possible.

The Growth Management Act requires the Capital Facilities Plan for the life of the Comprehensive Plan. A subset of this Plan is the Capital Improvement Plan which identifies public facilities that will be required during the six year time period. The Capital Facilities Plan and Capital Improvement Plan include the location and cost of the facilities, and the sources of revenue that will be used to fund the facilities. The Capital Improvement Plan must be financially feasible; in other words, dependable revenue sources must equal or exceed anticipated costs.

Other requirements of the Growth Management Act mandate forecasts of future needs for capital facilities, and the use of minimum standards for levels of service of facility capacity as the basis for public facilities contained in the Capital Facilities Plan. As a result, public facilities contained in the Capital Facilities Plan must be based on quantifiable, objective measures of capacity.

Specific citations regarding public facilities planning and concurrency requirements are discussed below.

A-10.1 Existing Conditions

Capital facilities included in this chapter include fire and rescue, water, sewer, schools, surface water management, municipal buildings and parks & recreation. Additional capital facilities information described elsewhere in this Comprehensive Plan include transportation, parks and recreation, and human services. Other capital facilities such as libraries, police, corrections, criminal justice, and hospitals are not addressed in this comprehensive plan as they are part of a regional service.

A-10.1.1 Fire and Rescue

The City of Woodinville has annexed into the Woodinville Fire and Life Safety District. A portion of Woodinville's Urban Growth Area is located in Snohomish County Fire District #7. Woodinville Fire and Life Safety district and stations are shown in Figure A10-1 and the entire district is shown in Figure A10-2.

Woodinville Fire and Life Safety District (King County)

The source of the background information for this section is the King County Fire District #36/#42 Fire Services Study (March 11, 1992, Hughes, Heiss and Associates) and additional information provided by the Fire District. Updated by Woodinville Fire and Life Safety, February 2002.

Woodinville Fire and Life Safety District (formerly #36) serves the City of Woodinville and unincorporated areas of northeastern King County. The District serves a population of approximately 42,500 in a 36 square mile area.

The Woodinville Fire and Life Safety District has a Class 3 insurance rating through the Washington State Survey and Rating Bureau. The Fire District's inventory includes 8 fire engines, 1 ladder truck, 6 aid vehicles, 3 utility vehicles, 1 heavy rescue vehicle, 1 salvage vehicle and administrative support vehicles. The fire district operates out of Stations 31-35. Woodinville Fire & Life Safety Districts: Headquarters - Station 31 (17718 Woodinville Snohomish Rd. Woodinville, WA 98072); Station 32 (14700 148th Ave. NE); Station 33 - Bear Creek (19401 NE 133rd St.); Station 34 - Kingsgate (12703 NE 144th St.); Station 35 - Cottage Lake (17805 Avondale Rd. NE). The stations are staffed full time.

The Woodinville Fire and Life Safety District is a full service fire district. The services are provided by a Fire Prevention Bureau, Training Division, Administrative Division and an Operations Division. The Fire Prevention Bureau is located at Woodinville City Hall and Headquarters - Station 31. The Fire Prevention Bureau has two full time inspectors, a part-time inspector, a Deputy Fire Marshal and two clerical support personnel. To provide regional training, the Training Divisions of the Redmond and Kirkland Fire Departments were consolidated.

The District provides full emergency medical services as well as an Emergency Medical Technician (Paramedic Unit which is located at Fire Station 35). The Emergency Medical Technician/Paramedic Unit also provides service to the communities of King County Fire District 45 (Duvall), Redmond, Bothell and Kirkland. The Fire District employs 62 union employees, a Fire Chief, 2 Deputy Chiefs, 6 full time and 1 part time administrative support personnel, and 5 volunteer firefighters.

The Board of Fire Commissioners meets regularly on the first and third Monday of every month.

In 2001 the District responded to 4,258 calls for service. The 2001 average response time was approximately 6.1 minutes for all emergency responses.

The Fire District indicates a fleet replacement plan that lists the following inventory of apparatus:

Pumpers	6
Ladder Truck	1
Aid Vehicles	6
Utility/Rescue/Other	3
Staff Vehicles	<u>9</u>
Total Vehicles	25

Fire District #7 (Snohomish County)

Fire District #7 serves the portion of the Woodinville Urban Growth Area north of the City limits in Snohomish County. At the time this update was completed, Fire District #7 had no capital facilities within Woodinville.

A-10.1.2 Schools

Woodinville is serviced by two school districts: the Northshore School District, and the Lake Washington School District.

Northshore School District

The Northshore School District serves students residing in the City of Woodinville as well as King County, Snohomish County and the City of Bothell. The source for the background information for this section is the Northshore School District #417 *Capital Facilities Plan*, adopted by the School Board on May 22, 2001.

Lake Washington School District

The Lake Washington School District serves students residing in the City of Kirkland, and the City of Redmond as well as King County. A small southern portion of Woodinville is located in the north central area of the Lake Washington School District. District boundaries are shown in Figure A10-3. The source for the background information for this section is the Lake Washington School District #414.

The District's current enrollment (2001) is 23,762.

No school projects are planned for the portion of the District that includes Woodinville.

A-10.1.3 Surface Water Management

Woodinville is part of an important network of rivers, streams, lakes, and wetlands that feed into Lake Washington. In addition to the natural water system, the area contains a complex system of built conveyance, water quality protection, and storage facilities. The increase in population and development in this area has led to degraded water quality, erosion, flooding, and loss of habitat for fish and wildlife. Resources are also impacted by point-source pollution such as development, commercial and industrial activities; and nonpoint sources of pollution from streets, parking lots, commercial areas, lawns; and failing septic systems. Conveyance and storage systems require maintenance and improvements to meet new demands.

Upon incorporation, the City established a storm water utility to manage flooding, erosion, sedimentation, aquatic habitat, and water quality. The King County Surface Water Management Division of King County Public Works (SWM) has been retained under contract to provide technical and administrative services related to this utility. Duties include facilities maintenance, drainage facilities inspections and billing.

Completed basin planning affecting Woodinville has been limited to the Bear Creek Basin Plan. This is a multi-jurisdictional study that contains a management policy and capital improvement plan for the basin. A portion of Woodinville is located within the Cottage Lake and Bear/Evans sub-basins. The Little Bear Creek Habitat Assessment Study is currently being drafted. The manual is currently developing the Surface Water Management Comprehensive Plan and will present the plan to the City Council for approval.

Along with the other affected agencies in the region, the City may participate in the Sammamish River Corridor Action Plan and other basin improvements within the service area. These plans might identify programs or capital projects necessary to protect or restore aquatic habitat and water quality, prevent flooding, or correct storage and conveyance deficiencies. Until these basin or river system plans are adopted, the City will work to maintain the existing surface water system in accordance with local, state, and federal regulations.

A-10.1.4 Municipal Buildings

Annex Building

The "Old Woodinville School" was built around 1933 and an addition was constructed in 1948. The building has served as City Hall for the City of Woodinville since 1993. The Woodinville Chamber of Commerce office is also housed on the first floor. The two-story brick building is

considered significant in terms of preserving historic context in the community. The two floors of classrooms, each containing 5,000 + square feet, have been converted to offices. The 3,700 square foot daylight basement includes offices, storage and a boiler room. The main entry is reached by stairs from the NE 175th Street frontage and a ramp has been constructed at the front entrance to provide access to the first floor for disabled persons. There are two stairwells providing access to the basement and second floor, and to exit doors at the rear of the building. Although the Woodinville Annex is in overall good condition, like most buildings of its age, it does not meet current standards of access and structural stability (seismic). Structural improvements made in 1985 rectified some structural safety issues, those improvements did not bring the building into compliance with current seismic standards. When the City occupied the building as a City Hall, it was agreed that at such time as the new City Hall was complete, only the first floor of the Annex would remain occupied until current codes were met in terms of ingress and egress to the building.

Annex 2 (former Sorenson School)

The Sorenson School is comprised of four one-story brick buildings totaling 35,000+ square feet. There is a 4,600 square foot basement under a portion of two of the buildings. The four buildings surround an open landscaped courtyard and are connected by overhead structures covering entryways. These entryways are secured during non-operational hours. There is a covered play area to the east of the four-building complex and an uncovered area with play equipment to the west, near the playfields. Three of the buildings are used for administrative offices and classrooms. The fourth building includes a small heated swimming pool, a small gymnasium, and a meeting room formerly used as the Woodinville City Council Chamber. Like the Woodinville Annex, the Sorenson School is in relatively good condition for its 27 year age. However, there are a number of systems that would require upgrading to current codes if there were a change of use in the buildings. Upgrading or replacing the HVAC system, fire sprinkler system, lighting and fire alarm system are all items with significant associated costs. Also, none of the rest rooms meet current ADA standards.

Parking

The new Woodinville City Hall complex includes a total of 63 surface parking spaces, over half of which are standard size. In addition, the City has an agreement with Brittany Park, to the south, whereby 46 parking spaces in Brittany Park's parking lot are shared by City Hall. There are approximately 50 parking spaces east of the Woodinville Annex and Sorenson School. This parking area is paved with, for the most part, striped parking stalls. West of the Woodinville Annex is an unpaved lot that accommodates about 10 vehicles. These spaces are reserved for Chamber of Commerce visitors. West of the Sorenson School is an unpaved area that can accommodate perhaps 30 vehicles. Because this area is unpaved and the parking stalls are not delineated, it is used inefficiently. If the playground area were removed or relocated, and the area paved and striped, it is estimated that 60 to 80 vehicles could be parked in this area. A long, linear parking lot adjacent to the west edge of the playfields can accommodate approximate 40 vehicles, and the Wilmot Gateway Park lot, across 131st Avenue NE, has 20 parking spaces.

A-10.1.5 Water

The District is located in northeast King County and covers approximately 18,660 acres (29.2 square miles) (see Figure A10-4). The District serves the City of Woodinville and portions of unincorporated King County. The District has a population of 43,800 with approximately 12,575 connections (1999 estimate). Average annual water use in 1998 was approximately 4.4 million gallons per day (mgd).

The Woodinville Water District (District), formerly King Water District No. 104, is a municipal corporation which was established by a special election held on August 4, 1959. The King

County Board of Commissioners authorized the creation of the District by Resolution No. 20121 on August 17, 1959. By 1961, the District had completed several sources of supply connections to the City of Seattle's Tolt River Pipeline. In 1963, the initial distribution system was completed and the District began providing water to customers. Early system expansions were constructed through Utility Local Improvements Districts (ULIDs). More recently, system expansions have been through developer extensions.

Historically, the District's boundaries have expanded through annexation proceedings. A list of the District annexations are available within the WWD Comprehensive Plan.

The District purchases its water from Seattle Public Utilities (SPU), from the Tolt River source of supply through the Tolt Pipeline. The Tolt Pipeline enters the District from the southeast, and traverses the District along approximately NE 150th St. The Tolt Eastside Supply Line junction which diverts a portion of the Tolt River supply to the south, is located on the west side of the District. SPU also has the capability to supply water from the Cedar River system northward into the District through the Tolt Eastside Supply Line. The District has nine active connections or taps to the Tolt River supply, eight to the Tolt Pipeline and one tap to the Tolt Eastside Supply Line. Flow control valves on each tap are manually controlled remotely from District headquarters.

The District's system includes approximately 253 miles of transmission and distribution piping, eight storage facilities, five pump stations (three of which are active and two standby), and 44 pressure reducing valve stations.

A-10.1.6 Sewer

In addition to water service, the Woodinville Water District (District) also provides sanitary sewer service within the Corporate Boundaries of the City of Woodinville, and within the Designated Urban Growth Boundaries of Unincorporated King County. From 1963 to the present, the District has grown to an area of approximately 38 square miles. In 1969, the District became a combined water and sewer district. The Woodinville Water District presently is the fifth largest district in King County, serving approximately 2,500 sewer customers. The District expects to expand its facilities through an active capital facilities program and growth extensions.

A-10.1.7 Parks and Recreation

Woodinville; King County; the Northshore, Monroe, and Lake Washington School Districts and a variety of public, private agencies, and various other public and private organizations have assembled acres of land with park, recreation, and open space uses within the City and Park Service area boundaries. These lands provide a variety of park, recreation, and open space activities including waterfront access points, picnic facilities, trail corridors, athletic fields and playgrounds, community facilities, and supporting administrative and maintenance facilities.

The Park, Recreation and Open Space Plan contains an extensive inventory of all existing land and resources within City limits and the planning Park Service area. The Plan also accounts for the effects of future demand on those facilities and programs and calculates the investment necessary to preserve existing and proposed levels of service.

Annex 2 (former Sorenson)

The swimming pool, which was designed to be used primarily by children, is rather small and shallow. It currently is used as a physical therapy pool for all ages. The gymnasium, as well, is undersized by current standards in terms of length and width of the court and height of the ceiling. The showers and rest rooms associated with these two uses do not meet current ADA standards.

Playfields

The Sorenson site includes 6.7 acres of playfields. The southern portion of the playfields is approximately 350 feet x 350 feet and includes three small baseball fields with dirt infields and grass outfields. The outfields on these three fields overlap. The grass outfield area is also used for youth soccer. The northern portion is approximately 270 feet x 270 feet and is configured as one larger baseball field with dirt infield and grass outfield. Although this field is larger, the distance from the batter's box to the edge of the outfield is less than is needed for teen or adult baseball. All of the fields have back stops and high chain-link fences that extend along the infield sidelines. The fields are actively used for baseball, soccer and general outdoor play. According to users, the fields are very well drained and sustain use better than many other fields in the area.

A-10.2 Trends and Projections

A-10.2.1 Fire and Rescue

Woodinville Fire and Life Safety (King County)

As population increases and more areas within the Fire District service area become urbanized, additional demand will occur. According to the 1992 *Fire Services Study* the population within the service area is projected to nearly double to 82,211 by the year 2010 (as compared to the population forecasts presented in Chapter 6 which indicate a 57% increase for the City of Woodinville from the year 1990 to 2010). The calls for service per 1,000 population is projected to increase by 12.5% from 56 (1992) to 63 (2010) calls for service per 1,000 population. In addition the *Fire Services Study* proposes the following moderate improvements in response times over 1990 performance levels. The following apply to the 2001 Fire District's Goals:

1. Provide a total response time of five minutes or less to 80% of emergency responses in urbanized areas of the District (e.g., Woodinville, King County Fire District #42, etc.),
2. Provide a total response time of six minutes or less to 80% of emergency responses in more rural areas (e.g., eastern half of King County Fire District #36),
3. Deploy three engine companies to the scene of a fire within 10 minutes,
4. Provide a minimum of three personnel per engine company, and
5. The District will be adding six new Firefighter positions and one new Fire Inspector position in 2002. The new firefighters will increase staffing at Station 31 to a minimum of 5 on duty, and Station 35 to a minimum of 4 on duty. At Station 31 this will allow an aid car and ladder truck to be staffed, allowing this station to respond to two alarms at the same time. The new Fire Inspector will address the increasing workload in the prevention bureau due to commercial growth.

The study did not present comparable response times for current operations (i.e., for 80% of emergency responses).

The District has recently occupied the new Headquarters station in downtown Woodinville at 17718 Woodinville – Snohomish Road NE. This has allowed the District to achieve the goal of locating a station near the C.O. Sorenson School site. In this new location it is anticipated that average response times to the Cities core will be substantially reduced.

The old station on 144 Ave. NE was sold to help fund the construction of the new station

Fire District #7 (Snohomish County)

According to the *Fire Station Location Plan*, the District has experienced rapid development over the past several years, resulting in a critical need to implement the majority of the recommendations. Although quantitative information such as demand or population projections are not included in the Plan, the plan does include recommendations that the fire stations be manned 24 hours per day and there be no significant changes in established response times. The recommendations include \$1,940,000 in capital projects and a 10-year fleet replacement plan (1994 - 2003). No improvements are planned for Station #77. The Plan recommends that the District monitor the City of Woodinville's annexation efforts and study the possibility of opening Station #77 as an operating fire station, rather than its current use as a private ambulance company.

A-10.2.2 SchoolsNorthshore School District

The Northshore School District utilizes the enrollment projection calculation method and figures used by the Washington State Superintendent of Public Instruction (SPI). SPI uses a "Cohort Survival" method of calculating enrollment, meaning groups of students are followed through the school system, and their populations noted and adjusted to account for year-to-year changes.

The District's six-year enrollment projections (2000-2006) indicate a 0.99% increase in enrollment from the current enrollment of 19,232 (2000) to 19,408 students in the year 2006 (i.e., an additional 176 students).

Table A10-1: Northshore School District October 2000 Enrollment and Facilities

Total Enrollment	20179
Elementary (P-6)	10126
Junior High (7-9)	4951
Senior High (10-12)	5102

Number of Schools	32
Elementary Schools (K-6)	20
Junior Highs	6
High Schools	3
Alternative High School	1
Early Childhood Center	1
Home School Networks	1

Lake Washington School District

The Lake Washington School District's district includes a small southern portion of undeveloped area within Woodinville. No school projects are planned for the portion of the District that includes Woodinville.

A-10.2.3 Surface Water Management

Capital improvements related to the protection, restoration, or enhancement of surface water within Woodinville are limited to those identified by the Draft Surface Water Management Comprehensive Plan and the Little Bear Creek Corridor Plan.

Table A10-2: SWM 2001 Improvement Projects

Project Name	Description	Cost Estimate
Little Bear Creek 132 nd Avenue NE Culvert Removal	Earthwork, culvert removal, revegetation, large woody debris, bank stabilization, and biological evaluation.	\$80,000
Little Bear Creek 134 th Avenue NE Culvert Removal	Earthwork, culvert removal, bridge installation, revegetation, large woody debris, bank stabilization, and biological evaluation.	\$500,000
Little Bear Creek NE 195 th Street Rock Weir Improvement	Rock weir installation, revegetation, large woody debris, bank stabilization, and biological evaluation.	\$40,000
Little Bear Creek NE 205 th Street Fish Passage Improvement	Log weir installation, revegetation, large woody debris, bank stabilization, and biological evaluation.	\$40,000
SR202 Chateau Drainage Erosion Protection	Property acquisition, sediment facility, and storm system improvements.	\$500,000
NE 175 th Street Storm Drainage Improvement	Pipe and catch basin installation, earthwork, and paving.	\$150,000
136 th Avenue NE Storm Drainage Improvement	Pipe and catch basin installation, earthwork, and paving.	\$75,000
Total		\$1,385,000

Source: Surface Water Master Plan, City of Woodinville Public Works Department

Additional capital improvement plan projects will be developed through the Surface Water Management Comprehensive Plan. The City may participate in the Army Corps of Engineers Sammamish River Corridor Action Plan that includes projects in the Woodinville area. The City has acquired property along the Little Bear Creek corridor and will continue to explore future acquisitions opportunities. Department of Ecology has indicated that National Pollutant Discharge Elimination System (NPDES) Phase II coverage will be required for the City. This will require improvement of the storm water public education/outreach program, water quality monitoring program, and review of construction site runoff control requirements. The City has entered into an interlocal agency agreement with Snohomish County for joint planning, funding and implementation of activities and projects in the Little Bear Creek Watershed.

A-10.2.4 Municipal BuildingsCivic Center

Civic Center area encompasses the 10.5-acre Sorenson site, the 1.8-acre site of the new Woodinville City Hall, and approximately 1.2 acres of privately owned commercial properties on the southeast corner of NE 175th Street and 131st Avenue NE. The Sorenson site includes the old Woodinville School (Woodinville Annex) and the four-building C.O. Sorenson School. Four playfields round out the Sorenson site. There are three one-story commercial buildings, with parking, on the private parcels. Two of these buildings front on NE 175th Street and the other faces 131st Avenue NE. The City acquired the property for the purpose of developing a community/civic center complex. With the new City Hall on an adjacent parcel and the Wilmot Park across the street, the City Council envisions a public campus that will serve as a civic anchor for downtown Woodinville.

A-10.3 Planning Implications

A-10.3.1 Planning Consistency

The Capital Facilities Plan is required to be consistent with the land use, transportation, utilities and parks, recreation and open space elements of the Comprehensive Plan, and with the plans of other governments and agencies.

Consistency means that the elements:

1. Do not contradict each other,
2. Contain incompatible policies, and
3. Use a common basis of objective data.

In other words, the elements use the same urban growth boundaries, forecasts of population and other demand factors, standards for levels of service, costs of capital facilities, and forecasts of sources and amounts of revenue. If the transportation or utilities element lists proposed capital improvements projects, the same projects must appear in the Capital Facilities Plan, and vice versa.

A-10.3.2 Planning Coordination

Among the subjects to be coordinated that affect the City's Capital Facilities Plan include level of service standards on facilities that interface or are adjacent, operation and financing of facilities of regional significance, and identification of service area for facilities that would otherwise overlap or compete.

The Capital Facilities Plan will need to be carefully coordinated with a variety of other agencies (i.e., fire districts, school districts, water and sewer districts, King County, etc.), to assure consistency in growth and demand projections, service areas, the provision of level of service, and adequate funding for planned capital facilities. Not all of the source material referenced in this report used like data or growth projections.

A-10.3.3 Level of Service Standards

The development of standards for levels of service will require the resolution of several issues:

Sources of Standards

Standards can be obtained from many sources, including State regulatory agencies, professional associations, and other local governments. Caution must be exercised when using standards to ensure that the City can afford the most appropriate facilities. It should be

noted, however, that such standards should be re-evaluated in light of the requirement for financial feasibility of the Capital Facilities Plan.

Quality versus Quantity of Service

Level of service standards are typically quantitative: they measure the size, amount, or capacity of the capital facility. Many such standards do not address the quality of the facility. Care must be taken to insure that the quality of capital facilities is considered along with their quantity.

Standards for Facilities Owned by Other Providers

The Growth Management Act applies to general purpose local governments. The act requires the local government to plan for some capital facilities that are provided by another organization (i.e., school district, utility district). The need for coordination of standards cannot be over stated. If the City selects a high standard that the other agency cannot achieve, the failure to achieve the standard will violate the concurrency requirement, and cause a moratorium on development. If the City selects a standard lower than the other agency has adopted, the City may fail to require new development to meet the other agency's standards (i.e., through State Environmental Policy Act and/or impact fees).

Service Areas

Service areas of each public facility should be mapped in order to determine whether or not 1) any areas are not receiving service, and 2) services are provided equitably throughout the jurisdiction (except for differences due to policies regarding urban vs. rural service levels).

A-10.3.4 Shared Facilities

The City could consider pursuing the idea of shared facilities or joint use of facilities to meet future municipal building needs. A public safety facility which includes police, fire and Emergency Medical Service could be considered.

For example, Northshore School District could be looking for a site for its bus maintenance. The City could pursue the joint use of a public works site for both the City and the School District.

A-10.4 Summary of Countywide Planning Policies for Capital and Public Facilities

A-10.4.1 King County

The Countywide planning policy regarding siting of capital facilities (i.e., Chapter VII of the King County Growth Management Planning Council's Countywide Planning Policies) ensures that capital facilities of a countywide or statewide nature be located to support the countywide land use pattern, economic activities and minimize public costs. The Growth Management Planning Council will establish an interjurisdictional process by which facilities of a countywide or statewide nature will be prioritized, coordinated, planned and sited.

Chapter VI of the King County Growth Management Planning Council's Countywide Planning Policies ("Contiguous and Orderly Development and Provision of Urban Services to Such Development") provides guidelines that require that the planning and financing of services are coordinated and phased among jurisdictions in order to (1) ensure that development within urban areas is provided with a full range of urban services, (2) ensure that infrastructure improvements are not provided in such a way as to undermine the countywide development process, and (3) protect natural resources.

Countywide policies in Chapter VI also encourage the sharing of facilities and the participation of jurisdictions in countywide/regional projects such as the development of a regional surface water management system.

A-10.4.2 Snohomish County

The Countywide planning policy regarding siting of capital facilities of a countywide or statewide nature provides guidance for an interjurisdictional review process to be established by "Policies for the siting of Public Capital facilities of a Countywide or Statewide nature". The policy calls for a common site review process to be incorporated into the comprehensive plans of each jurisdiction within the County.

The Countywide planning policy regarding fiscal impact analysis requires jurisdictions within the County to assess long term financial impacts of comprehensive plans and capital facility investments through a jointly developed methodology.