Chapter 10 Capital Facilities & Utilities

Introduction

The Growth Management Act (GMA) requires that communities plan for capital facilities to ensure:

- There is an adequate level of facilities and services in place to support development at time of occupancy or use;
- New development does not decrease level of service below locally established standards; and
- The City has the ability to pay for needed facilities.

The GMA requires that the Capital Facilities Element include an inventory of existing publicly owned capital facilities, a forecast of the future needs for new or expanded facilities, and a six-year capital facilities plan that identifies financing sources for the identified future facilities.

This joint Capital Facilities - Utilities Element complies with the GMA. It includes a six-year Capital Improvement Plan (CIP) with funding sources and a 20-year Capital Facilities Plan (CFP). City owned and operated public services and utilities and those provided by other public and private agencies are addressed in this chapter with the exception of Transportation, which may be found in Chapter 9 of this Comprehensive Plan.

Background Information

Concurrency

The GMA requires cities to ensure that public facilities and services are provided in conjunction with development. Concurrency means that adequate public facilities must be in place to support new development or be provided within a specified time frame thereafter. Generally, concurrency must be met within 6-years.

Concurrency requires that facilities have sufficient capacity to accommodate development without causing levels of service (LOS) to fall below the adopted minimum standards. While the GMA specifically requires concurrency for transportation facilities, the Washington State Department of Commerce also recommends applying concurrency to water and sewer systems. Additionally, the GMA requires all other public facilities to be considered “adequate” to meet the needs of the growing population. The City of DuPont has adopted LOS standards for all facilities operated by the City.

Level of Service Standards

Facility	Standard
Fire, Rescue, EMT	0.98 Apparatus per 1,000 population 1.00 Aerial Apparatus per 409 Acres of C/I Zoned Land
	NFPA 1710 standards for operation performance; deployment, staffing, response times
Law Enforcement	1.79 sworn and 0.21 staff per 1,000 population
Historic Museum	264 sq ft per 1,000 population
Parks, Recreation, and Trails, Open Space	See Appendix XX
Transportation: Streets (Local) Pedestrian/Bicycle Facilities	LOS "D" for City streets(1) Maintain Existing Facilities
Stormwater	Ecology Stormwater Management Manual for Western Washington (2024)
Water:	
Single Family	210 GPD per connection
Multi Family	964 GPD per connection
Commercial	1,300 GPD per connection
Industrial	13,931 GPD per connection
Irrigation	3,060 GPD per connection

Siting Essential Public Facilities

The GMA requires that city and county development regulations identify a process to review the siting of "essential public facilities". These are large scale land uses that provide regional benefits and facilities such as airports, state educational facilities, state or regional transportation facilities, state and local correction facilities, solid waste handling facilities and inpatient facilities (e.g., substance abuse, mental health, and group homes). DuPont's process for siting essential public facilities is consistent with the Washington Administrative Code (WAC) 365-196-550 and the Pierce County Countywide Planning Policies.

Environmental and Health Considerations

Goals and policies of this plan aim to protect DuPont's natural and cultural resources and ensure equity in the provision of public services. This can be achieved by avoiding environmentally our culturally sensitive locations when extending or improving utility and transportation routes. Where alternative siting is not feasible, then special construction techniques shall be used to minimize impacts. Additionally, restoration plans will be employed to restore or improve impacted resources.

Health, safety, and economic disparities will also be considered with new construction, expansion, or improvement of existing facilities and utilities so that people will not be displaced, exposed to environmental hazards or experience unequal access to public services.

Public Facility and Service Providers

Capital facilities in DuPont are provided by the City and by other entities, as shown in Tables 1. and 2. The different types of capital facilities are described in the following sections, including an inventory, a forecast of future needs and a description of projected capital facility projects, and funding sources. Over the next 20 years, the City of DuPont plans to continue working with service providers to maintain existing infrastructure and invest in expanded or new infrastructure supporting the development patterns called for in the Land Use chapter.

The City of DuPont is in a unique position relative to its growth patterns, future development, and the provision of capital facilities. Originally developed as a master-planned community, DuPont's first community plan was shaped around the DuPont Chemical Company's operations in the early 20th century. Since then, much of the City's infrastructure—including streets, parks, water distribution, and sewer systems—has been built primarily by developers in tandem with new development since 1990. Upon completion, ownership and maintenance of most of these facilities and systems were transferred to the City.

Table 1: Facilities and Providers

CAPITAL FACILITIES	PROVIDERS
Fire and Rescue	City of DuPont
Law Enforcement	City of DuPont
Historic Museum	City of DuPont
Parks and Recreation	City of DuPont
Transportation	City of DuPont Pierce County State Government (WSDOT)
Schools	Steilacoom Historic School District #1
Library	Pierce County Library System
Transit	Sound Transit

Table 2: Utility Service Providers in DuPont

UTILITY	PROVIDER
Electricity	Puget Sound Energy
Natural Gas	Puget Sound Energy
Telecommunications	Private companies (CenturyLink, AT&T, Comcast, etc.)
Sanitary Sewer	Pierce County
Solid Waste Disposal	LeMay, Inc.
Stormwater	City of DuPont
Water	City of DuPont

Financing

The City's Capital Improvement Program (CIP) details capital project needs and funding sources. Capital project financing can come from a variety of sources including current operating funds, real estate excise tax (REET), reserve funds, grants, private sector support, and voter-approved general obligation bonds. Other funding sources such as impact fees, user fees, special use agreements, public-private partnerships, service contracts, and joint development ventures should be explored to ensure and maximize the City's financial capability.

Funding sources should generally be matched to specific needs in order to take advantage of each fund's specific possibilities. It is important to ensure a fiscal balance between capital expenditures and the revenues used to pay for them (typically utility revenues from ratepayers) while ensuring an adequate LOS is achievable. This balance often requires that developers pay for the portion of capital improvements related to their level of demand on the system. At the same time, existing infrastructure requires ongoing maintenance and restoration. Capital improvements includes planning, land acquisition, and the purchase of equipment, facilities, and materials. Taking advantage of renewable resources and using efficient technologies can curb some of the need for new infrastructure.

Once completed and placed in service, capital facilities must be maintained. Funding for the maintenance of capital projects for City Utilities are funded with user fees in the respective operating budgets. Maintenance funding for projects is funded through current operations, not the capital budget. For that reason, the availability of funding for future maintenance must be considered when preparing budgets and planning projects.

The 6-Year Capital Improvements Plan (CIP), sets out the capital projects that the City must undertake within the next six years in order to implement the Plan. The six-year schedule is reviewed annually and updated as needed to update project estimates and add any capital projects that are needed to maintain the City's adopted level of service standards.

Funding Sources

The following is a description of sources available to fund capital improvement projects.

Real Estate Excise Tax (REET)

One of the most important sources of municipal revenue for the development and maintenance of capital facilities is REET. A portion of the REET levied by the State on real estate transactions is returned to the City, this amounts to one-half of one percent.

Capital Facilities Charges

The City currently collects water and stormwater system development charges to fund system improvements. These are one-time charges that are collected at the time of permitting for new or expanded demands on the water and stormwater systems. Funds are deposited directly into the water and stormwater funds and used for capacity adding projects for infill or new development.

Developer Funding

Developer Agreements are a potential funding source whereby the City may request developers to contribute to the funding of new or improved systems necessary to support their projects.

Sales Tax on Construction

A portion of general sales tax that is charged for materials and labor for construction activities is a revenue source used in Dupont to support city employee salaries in the general fund.

Business and Occupation Tax on Construction

The City levies a B & O Tax at a rate of 0.15 0.10 percent on all business activities occurring

within the City including new construction. The City also charges a Business and Occupation tax based on square footage of warehouse buildings which is 0.15 percent of taxable floor space over 20,000 sq ft. These are one-time quarterly or annual revenues, a portion of which for general operations.

Utility Revenues

Utility revenues are those fees charged by the City to the user to the user for Water, Stormwater, and Street services. Utility revenues are used for maintenance, operations and capital improvements of the City's facility and utility systems.

Equipment Rental and Revolving (ER&R) Funds

The City of DuPont uses an Equipment Rental and Revolving Fund (ER&R) program to ensure the availability of safe, cost effective and reliable vehicles and equipment that meet the City's needs. The ER&R program establishes cost containment procedures to provide fiscal management and to fund proper maintenance and replacement of these assets.

Developer Mitigation

Under the State Environmental Protection Act (SEPA), the City has the authority to require developers to mitigate the impacts of their projects. Developer mitigation is used to ensure that new development pays its "fair share" of capital facilities needed to support the impact of a project's growth on the existing systems.

Grants

There are various grant programs that may be available to the City. However, most of these are intended for parks, streets, water, and stormwater. Each of these sources is discussed in the respective documents for these services. There are no potential grant sources for the other capital improvements specifically identified in this chapter.

Impact Fees

These are payments imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development. Impact fees must:

- Be reasonably related to the new development that creates additional demand and need for public facilities;

- Be a proportionate share of the cost of the public facilities; and
- Used for facilities that reasonably benefit the new development.

The City currently adopts Fire and School Impact Fees and intends to impose transportation and park impact fees in the next budget cycle.

Debt Financing

Several forms of debt are available to the City including the following:

Limited Tax General Obligation Bonds

Limited tax general obligation bonds do not require voter approval and are payable from the issuer's general tax levy and other legally available revenue sources. Because these funds are used to run the government, a pledge to repay these bonds directly affects a municipality's operating budget. Consequently, any money budgeted to pay debt service on limited tax general obligation bonds is money that is unavailable to pay for other municipal services. However, state constitution limits non-voted municipal indebtedness to an amount not exceeding 1½ percent of the assessed value of the taxable properties in the city limits.

Special Assessment Districts

This would include Local Improvement Districts (LID), Utility Local Improvement Districts (ULID), and Road Improvement Districts (RID). The purpose of these districts are to finance the construction of a public improvement which specifically benefit primarily the property owners.

Unlimited Tax General Obligation Bonds (Voted)

These bonds differ from limited bonds in that they require voter approval because they are repaid from ad valorem property taxes in excess of the general tax levy limit. When voters of a city vote for a bond issue, they are being asked to approve: (a) the issuance of a fixed amount of general obligation bonds and (b) the levy of an additional tax to repay the bonds, unlimited as to rate or amount.

Revenue Bonds

Revenue bonds are municipal obligations issued to finance a new revenue-producing public enterprise or to make improvements to an existing revenue-producing facility. These are mostly used for

utility financing and are discussed in the water and sewer comprehensive plans.

State of Washington Municipal Debt Programs

The State of Washington has several programs to finance municipal improvements. Perhaps the most significant of these is the Public Works Trust Fund. This fund offers low interest financing to Cities. However, this fund is limited to items such as pipes and does not include buildings or equipment.

Conditional Sales Contracts and Lease Purchase Obligations

Generally, most municipal corporations have the authority to enter into conditional sales contracts permitting a city to acquire, over time, certain types of property, including equipment and real property. If the city defaults in its payments, the vendor may repossess the property. A conditional sales contract's term may not be longer than the useful life of the item being purchased. A lease purchase agreement permits the public entity to lease property and, at the end of the term, exercise an option to purchase the property at a nominal price. This type of debt has to be included in the City's debt limitations.

Improvement District Financing

These bonds are issued to finance improvements within a defined area and are repaid from special assessments levied on property owners who receive a direct special benefit from the financed improvement separate and apart from the general benefit accruing to the public.

Inventory of Existing Facilities – City-Owned

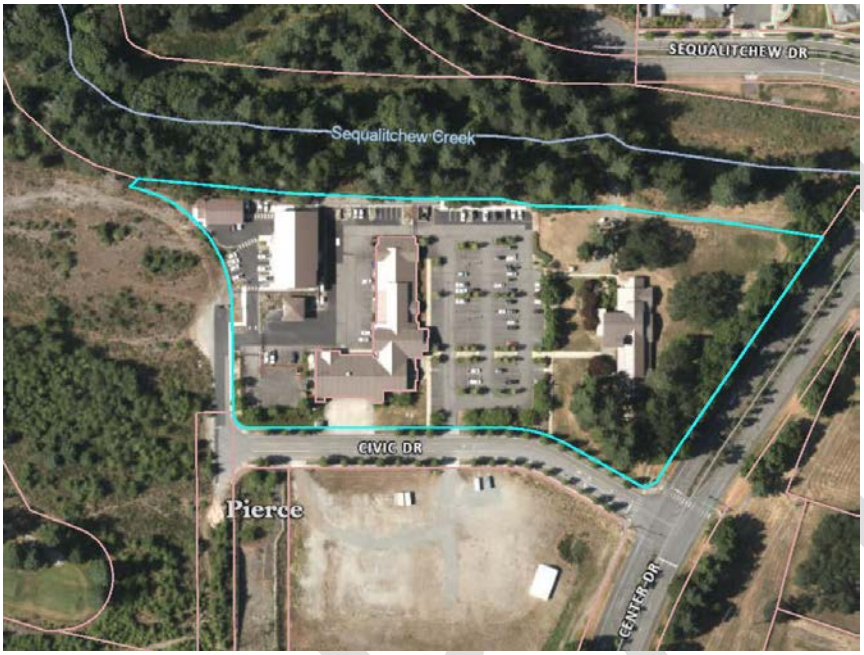
City Adminstrative Offices and Facilities

Civic Center

The Civic Center is located at 1700 and 1780 Civic Drive on approximately 7.7 acres of land at the intersection of Center Drive and Civic Drive. The Civic Center was completed in 2009 and consists of City Hall and a Public Safety Building housing both Police and Fire. The City Hall building is approximately 11,447 square feet in size and the combined Police and Fire building is approximately 26,654 square feet in size. An additional 16,264 square foot building for the

Public Services Department was constructed in 2023 which includes administrative offices and public works staff offices and maintenance bays.

City offices provide a wide variety of services and functions including law enforcement, fire protection, parks & recreation, human resources, planning, permitting, building, engineering, surface water and transportation management, open space and trails maintenance, irrigation, finance, record keeping, the office of the City Clerk and City Attorney.



Forecast of Future Needs

It is anticipated that with future growth and the buildout of the Old Fort Lake Subarea, additional staff may be needed for building, planning, public works, fire and police services. Those needs have not yet been quantified and is therefore not included in this CFP. Capital projects for the Civic Center buildings are included in the 6-year CIP.

Community Center

The DuPont Community Center is located at 303 Barksdale Avenue and is located in the old City Hall building. The building was originally constructed in 1935 and was renovated in 1990. The Community Center is approximately 4,340 square feet in size. The Community Center offers classes, lectures, and community meetings and the main room can hold up to 95 occupants and is available for rental year-round.

Forecast of Future Needs

The city is considering the feasibility of expanding the existing Community Center for a

conference venue to promote tourism and to increase parks and recreation programming. With the build out of the Old Fort Lake Subarea, a new Community Center with a larger footprint may be needed. The City has identified a city-owned parcel (parcel number 0119266002) as a suitable site for a new Community Center. However, funding has not yet been identified, and therefore it is not included in this CFP. Maintenance projects for this facility are included in the 6-year CIP.

Old Public Works Building and Storage Yard

The old public works building is located at 301 Louviers Avenue, on an approximately 56-acre site. The property is owned by the City and is still used by the Public Works Department in addition to the new building described above, which is located in the Civic Center. The old public works building contains two buildings, an approximately 3,420 square foot service garage and an approximately 2,000 square foot storage building. Both buildings were constructed in 1990.

Forecast of Future Needs

The City plans to continue the use of this site for equipment storage, mulch, gravel, and brine production. Part of the site where the old office building sits, is being considered for demolition and to be used for the Barksdale Community Center parking overflow. This project is still in early planning stages and is not included in this CFP.

Museum

The DuPont Historical Museum is located at 207 Barksdale Avenue on an approximately 0.32-acre site. The building is approximately 2,566 square feet in size and was originally built in 1965. The Museum building is owned by the City of DuPont, but the City has an agreement with the DuPont Historical Society, a nonprofit6 501(c)(3) organization, which manages and operates the Museum.

Forecast of Future Needs

The DuPont Historical Society plans for future projects to include: 1) Expansion of display area for historic fire truck and police car, 2) Expansion/Remodel of display area for historical artifacts, currently in storage, 3) conduct a planning effort to evaluate the potential of restoration of the historic narrow-gauge train and track located in the Historic District for a tourism and historic preservation idea. Funding has not been identified for these projects and therefore is not included in this CFP. However, capital improvements for the maintenance of this city-owned facility are included in the 6-year CIP.

Community Garden

The DuPont Community Garden is located on Powerline Road on an approximately 5.16-acre site owned by the City of DuPont. The DuPont Community Garden is operated by a nonprofit6 501(c)(3) organization.

Forecast of Future Needs

There are no future needs for capital projects associated with this location at this time.

Police

The DuPont Police Station is located within the Civic Center Campus. The City does not contain any municipal jail cells or courts. It contracts with the City of Lakewood for these services. The police station is a combined fire and law enforcement building, which was built in 2009 and is approximately 30,025 square feet in size.

The DuPont Police Department (DPD) is a modern, full-service, values-based police agency. It's Operations Bureau consists of a Patrol Division and Criminal Investigations Unit. The Patrol Division is responsible for patrol functions, including 24-hour response to initial investigation of crimes and incidents, traffic enforcement and control, accident investigation and community policing programs. The Patrol Division includes elements such as uniformed patrols officers, off-road "trail" patrol, and motorcycle units.

The Criminal Investigations Unit (CIU) is charged with investigating all major crimes that occur within the City of DuPont and with follow-up investigations. Detectives are cross-trained to professionally investigate any type of criminal activity, to include crimes against persons (crimes including homicides, domestic violence, rapes, assault, etc.) and crimes against property (fraud, burglaries, larcenies, forgeries, auto thefts, etc.). DPD's CIU is a member of the Pierce County Force Investigations Team (PCFIT) and the multi-agency major Crime Response Unit (CRU). DPD is also one of the host agencies to the Washington State Patrol's Missing and Exploited Children TasThe Administrative Services Division is staffed with both sworn and civilian employees, dedicated to supporting the administrative functions of the department.

DPD also has an Administrative Division which includes a manger (Chief of Staff to the Office of the Chief), a Police Clerk, and the Office of the Chief (Executive command staff members).

Forecast of Future Needs

It is likely that with the future growth and the buildout of the Old Fort Lake Subarea, additional staff will be needed. However, those needs have not yet been quantified and are not included in

this CFP. However, capital improvements for the maintenance of this city-owned facility are included in the 6-year CIP.

Fire and Emergency Medical Response Services

The City of DuPont Fire Department provides fire protection and emergency medical services, both basic life support (BLS) and advanced life support (ALS), within the City of DuPont.

The DuPont fire station is located within the Civic Center at 1700 Civic Drive. The building is a combined fire and law enforcement building and was built in 2009. The building is approximately 30,025 square feet in size and includes four drive through apparatus bays for fire vehicles.

The station has two advanced life support (ALS) medic units, two fire engines with a rated pump capacity of 1,500 gallons per minute, and one brush truck with a rated pump capacity of 125 gallons per minute.

Forecast of Future Needs

The buildout of the Old Fort Lake Subara and anticipated population growth will require additional staff and equipment. Staffing levels have not yet been determined and are therefore not included in this CFP. The Fire Department has identified equipment needs to include the replacement of its Type 6 wildland brush unit with a Type 3 WUI engine to improve pump capacity, water, and terrain capability. In addition, it intends to replace one of its fire engines with an aerial ladder truck (platform or quint) to support multi-story development, vertical rescue, and aerial master-stream operations. Capital improvements for the maintenance of this city-owned facility are included in the 6-year CIP.

6-year CIP for City Adminstrative Offices and Facilities

CIP Items	Installation Year	Present Day Cost (2025)
HVAC Replacement Public Safety Bldg.	2027	$ 200,000
West Gate Replacement, Public Safety Bldg.	2027	$ 150,000
East Gate Replacement, Public Safety Bldg.	2027	$ 75,000
HVAC Replacement City Hall	2028	$ 100,000
Stand By Generator Replacement, Public Safety Bldg.	2028	$ 200,000
Exterior Painting City Hall	2028	$ 50,000
Exterior Painting Public Safety Bldg.	2028	$ 65,000
HVAC Replacement Museum	2029	$ 60,000
Roof Replacement City Hall	2030	$ 200,000

Roof Replacement Public Safety Bldg.	2030	$ 400,000
Fire Station Garage Doors and Operators Replacement (8)	2030	$ 80,000
Interior Painting City Hall	2030	$ 20,000
Interior Painting Public Safety Bldg.	2030	$ 45,000

Parks

The details of the existing park system, deficiencies and future needs are provided in the City's 2025 Parks, Recreation, Open Space, and Trails Plan. The City of DuPont Parks, Recreation, Open Space, and Trails Plan (2025 or as updated) is adopted into this Comprehensive Plan by reference.

Forecast of Future Needs

Park and recreational needs are identified in the City's 2025 Parks, Recreation, Open Space, and Trails Plan, see appendix XX.

Water

The following includes brief summary of all water related assets in the City of DuPont, including the "water system" which is defined as all water source and supply facilities, transmission pipelines, and storage facilities, pumping as well as the city's extensive irrigation system.

Potable Water

The inventory of City water system facilities is included in the City of DuPont Water System Plan. The Water System Plan is intended to meet all requirements of Part 246-290-100 WAC, including revisions of the Water Regulations known as the Water Use Efficiency Rule adopted in February 2007, and further detailed in the DOH Water System Planning Handbook. As well as a Capital Improvement Plan in accordance with the requirements of the GMA and WAC 246-290. The Water System basemap can be seen in Appendix XX. The Water System Plan (2018 or as updated) is adopted into this Comprehensive Plan by reference.

Irrigation

The city maintains over 100 miles of irrigation main and lateral lines, supported by more than 30 controllers operating approximately 900 zone valves. These valves deliver water to around 10,000 sprinkler heads citywide, all managed through a centralized, evapotranspiration-based water management system.

The broader irrigation infrastructure includes extensive networks of PVC piping, wiring, and valves.

Forecast of Future Needs

The Water System Plan addresses future demand on the City's water system using future land use and population projections that are consistent with this Comprehensive Plan. The buildout of the Old Fort Lake Subarea, conversion of the State Farm property from Commercial to mixed use/residential development, and the future reclamation and development of the Pioneer Aggregates gravel mine will require additional water capacity projects such as source development, storage construction, and transmission mains. The City's Water System Plan contains a financial analysis of the City's water utility,

Necessary capital improvements to the irrigation system have not yet been quantified and are not included in this 6-year CIP.

6-year CIP for Water (2026-2031)*

Hoffman Hill Reservoir Coating and Preservation	2026	$1,100,000
Bell Hill Emergency Generator Replacement	2026	$250,000
Bell Hill Emergency Generator Replacement, Decommission UST	2026	$300,000
Seismic Improvements Hoffman Hill Reservoir	2027	$500,000
GAC Replacement 2028, Bell Hill and Hoffman Hill Plants	2028	$750,000
Water System Comp. Plan	2029	$100,000
Hoffman Hill Well 2 Emergency Generator Replacement	2029	$150,000
Hoffman Hill Well 1 Emergency Generator Replacement	2029	$250,000
Bell Hill Well 2 Pump and Motor Replacement	2030	$362,500
Bell Hill Well 1 Pump and Motor Replacement	2030	$362,500
Bell Hill Well 3 Pump and Motor Replacement	2030	$362,500
Hoffman Hill Well 2 Pump House Structure Replacement	2031	$750,000
GAC Replacement 2031, Bell Hill and Hoffman Hill Plants	2031	$750,000
Bell Hill Well 2 Iron and Manganese Removal Plant 2031 Phase	2031	$1,500,000

Based on 2025 costs

Stormwater

As required by the Washington State Department of Ecology and the United States Environmental Protection Agency (EPA), the City of DuPont must maintain coverage under the Western Washington Phase II Municipal Stormwater Permit and conducts a Surface Water Management Program (SWMP) (Appendix XX). The goal of the permit is to encourage the management of stormwater on-site via distributed facilities and low impact development (LID) with new development and redevelopment.

Under the program, the city conducts public information programs, detects and eliminates illicit discharges into the city's municipal separate storm sewer systems, reduces stormwater runoff and pollutants, and so forth. The city's public works maintenance department is responsible for the operation and maintenance of the city's surface water facilities and street sweeping operations (road rights-of-way and city facilities only), among other functions. Title 22 of the City's municipal code sets out standards for controlling storm drainage and preventing off- site run-off. On-site detention systems managed by property owners assist in the control of storm drainage in the city.

City-owned stormwater facilities are located throughout the City and include conveyance pipes, swales and ditches along roads, catch basins, dry wells, detention/retention facilities, and other types of control structures. The City has identified a number of improvements needed to the system, which are outlined in the 2023 Stormwater Management Action Plan (Appendix XX).

There are also privately-owned and maintained drainage systems in the City. These include catch basins, dry wells and detention ponds. All systems are required to comply with the City's and the Department of Ecology's NPDES requirements.

Storm drainage facilities within the City of DuPont consist of a combination of ditches and hard piped conveyance systems, biofiltration swales, and infiltration ponds and trenches. Stormwater is infiltrated or discharged directly to one of the many natural water bodies within the City. The majority of the City is underlain by Spanaway soils, which are excessively drained and allow infiltration to be used as a primary means of stormwater management within the City. An inventory of the City's storm drainage facilities are outlined in the 2023 Stormwater Management Action Plan. The Stormwater Comprehensive Plan map can be seen in Appendix XX.

Forecast of Future Needs

The 2023 Stormwater Management Action Plan identified future needs, with the highest priority basin for focused stormwater improvements being the Edmond March Basin. Bioretention facilities provide total suspended solids removal and enhanced treatment to remove dissolved metals. The bioretention projects will be located at Williamson Place, International Place, and Manchester Place.

6-year CIP for Stormwater 2026-2031*

Historic Village Urban Flooding Improvements 2026 Phase	2026	$160,000
Regional Permit Fee 2026	2026	$7,000
Regional Stormwater Facility Inspection and Sounding	2026	$100,000
Stormwater Inspector Tablets (4) and Internet Connection	2026	$8,000
WA Conservation Corps (WCC) Fac. Maintenance 2026	2026	$15,000
Historic Village Catchbasin and Infiltration Trench Cleaning 2027	2027	$50,000
Outfall Improvements 2026	2027	$50,000
PW Decant and Washrack Facility 2027 Phase	2027	$500,000
Regional Permit Fee 2027	2027	$7,000
WA Conservation Corps (WCC) Fac. Maintenance 2027	2027	$15,000
Catch Basin Cleaning 2028	2028	$450,000
Concrete Deck for Louviers / Forcite Yard	2028	$500,000
Historic Village Urban Flooding Improvements 2028 Phase	2028	$160,000
Louviers / Forcite PW Yard Canopies for Spoils Piles and Motorized Equipment	2028	$250,000
PW Decant and Washrack Facility 2028 Phase	2028	$1,500,000
Regional Permit Fee 2028	2028	$7,000
WA Conservation Corps (WCC) Fac. Maintenance 2028	2028	$15,000
Historic Village Catchbasin and Infiltration Trench Cleaning 2029	2029	$50,000
Historic Village Urban Flooding Improvements 2029 Phase	2029	$160,000
Outfall Improvements 2028	2029	$50,000
Regional Permit Fee 2029	2029	$7,000
WA Conservation Corps (WCC) Fac. Maintenance 2029	2029	$15,000
Regional Permit Fee 2030	2030	$7,000
Stormwater Pollution Prevention Plans (SWPPP) Updates	2030	$15,000
WA Conservation Corps (WCC) Fac. Maintenance 2030	2030	$15,000
Catch Basin Cleaning 2031	2031	$450,000
Historic Village Catchbasin and Infiltration Trench Cleaning 2031	2031	$50,000
Historic Village Urban Flooding Improvements 2031 Phase	2031	$160,000
Outfall Improvements 2030	2031	$50,000
Regional Permit Fee 2031	2031	$7,000
WA Conservation Corps (WCC) Fac. Maintenance 2031	2031	$15,000

Based on 2025 costs

Transportation

The details of the existing transportation system, deficiencies and future needs are provided in the Transportation Element (Chapter 9) of this Plan.

Forecast of Future Needs

The 6-year CIP and CFP projects for Transportation are provided in the Transportation Element (Chapter 9) of this Plan.

Inventory of Existing Facilities – Non-City-Owned

Schools

The City of DuPont is served by the Steilacoom Historical School District #1 for public elementary, junior and high school education.

The Steilacoom Historical School District updates annually a six-year Capital Facility Plan (CFP) (Appendix XX) that includes updated and current enrollment projections, standards of service, the school district's existing and planned capacity, and the school district's calculation and rationale for proposed impact fees. The Steilacoom Historical School District six-year CFP is adopted by reference in this Capital Facilities Element of the City of DuPont. The complete CFP contains detailed information regarding the school facilities in the City of DuPont.

The City of DuPont adopted school impact fees to fund capital facilities consistent with the Steilacoom Historical School District's CFP.

Forecast of Future Needs

In July 2022, the District purchased a 10-acre site in the City of DuPont located on McNeil Street adjacent to Marshall Circle, which is intended to be used for a future elementary school. Chloe Clark Elementary School is currently over capacity based on service standards and will require future improvements. Future needs for the schools located within DuPont are further described in the Steilacoom Historical School District's CFP.

Library Services

DuPont's Public Library is located at 1540 Wilmington Drive, DuPont, WA 98327 and is a branch of the Pierce County Library System. The building was constructed in 2004 and is leased to the Pierce County Library System. The building is approximately 3,610 square feet in size.

The DuPont Library's service area population was estimated at 13,349 and projected a service

area population of 16,000 to 18,000 by 2030 (Pierce County Library 30 Executive Summary (March 2010))". The DuPont Library is also utilized by residents from surrounding unincorporated areas as well as Lakewood and Joint Base Lewis McChord.

The DuPont Library building was recently renovated to upgrade the existing roof and the HVAC system.

Forecast of Future Needs

The Pierce County Library system is in the process of updating their library facility plan and therefore future plans are currently being evaluated. However, the most recent facilities master plan executive summary prepared in 2010 called "Pierce County Library 30 Executive Summary (March 2010)," recommends a relocation and expansion with a proposed square footage between 11,800 and 13,700. The Executive Summary suggests 45-55 parking stalls and an approximately 1-to-1.13-acre site to accommodate this expanded facility. Expansion of the library would require a new facility, as the existing building is surrounded by commercial uses and the rights-of-way. The DuPont library resigned the current lease in 2025, for a continuation of the lease for the next seven years.

Sanitary Sewer

The City of DuPont does not own or maintain any sanitary sewer system components. Sanitary sewer services are provided by the Pierce County Sewer Utility (Utility) through interlocal agreements for the provision of sewer service with the Utility. Please see the 2010 Unified Sewer Plan of Pierce County for more details.

There are seven existing Pierce County pump stations located in the City of DuPont. The majority of the sewer lines in the City consist of gravity lines, with small portions of private sewer lines and force main lines. A force main line is located in the northeast portion of the City, which continues north east towards the City of Lakewood and Steilacoom. Wastewater is pumped to the Chambers Creek Wastewater Treatment Facility.

Forecast of Future Needs

Sanitary sewer capital facilities are typically constructed by developers through developer's agreements or directly by Pierce County. Construction and maintenance of capital facilities by Pierce County are financed through utility rates and impact connection fees. Anticipated capital projects are described in the 2010 Unified Sewer Plan, which identifies the DuPont-Lakewood Bypass Interceptor as a project intended to support future growth in the City of

DuPont. However, based on the most current modeling, this project is not anticipated to be necessary within the next 20 years.

The 2010 Unified Sewer Plan has accounted for growth that meets or exceeds the 2044 estimated population and employment growth targets; therefore, there are no growth-related wastewater projects planned with the City of DuPont over the next 20 years. The existing infrastructure is adequately sized to accommodate all projected growth within the city.

Energy

Electric

Puget Sound Energy (PSE) provides electrical service to DuPont. PSE is an investor-owned utility providing electrical service to approximately 1.2 million residential, commercial and industrial customers in a ten-county service territory in western and parts of central Washington. To provide reliable service, PSE builds, operates and maintains an extensive electrical system consisting of generating plants, transmission lines, substations and distribution systems. PSE is regulated by the Washington Utilities and Transportation Commission (WUTC) and is obligated to serve its customers subject to WUTC rates and tariffs.

To provide the City of DuPont with electricity, PSE builds, operates, and maintains an extensive integrated electric system consisting of generating plants, transmission lines, substations, switching stations, sub-systems, overhead and underground distribution systems, attachments, appurtenances, and metering systems.

Forecast of Future Needs

To meet the regional and City of DuPont's electric demand, PSE's delivery system is modified every year to address new or existing customer growth, load changes that require system reinforcement, rights-of-way improvements, and pipeline integrity issues. The system responds differently year to year and PSE is constantly adding or modifying infrastructure to meet electricity needs. Puget Sound Energy (PSE) continuously replaces aging underground electric cables across the Puget Sound region through the Cable Remediation Program (CRP). The CRP monitors and replaces underground cables approaching the end of useful life (approximately 20 years).

There are on future needs identified for DuPont; however, to meet regional and City of DuPont electric demand, new transmission lines and substations may need to be constructed in the future. In addition, existing facilities will need to be maintained and possibly rebuilt to serve

current and future demand. The system responds differently year to year and PSE is constantly adding or modifying infrastructure to meet electrical demands.

Natural Gas

PSE also provides natural gas service to DuPont. Direct heating by natural gas is more efficient than certain types of electrical heating because there is a loss of energy during production and transmission of electricity. However, it is not a carbon-neutral source.

PSE operates the state's largest natural gas distribution system serving more than 900,000 gas customers in six counties. PSE manages a strategically diversified gas supply portfolio. About half the gas is obtained from producers and marketers in British Columbia and Alberta and the rest comes from Rocky Mountains states. All the gas PSE acquires is transported into its service area through large interstate pipelines owned and operated by another company. Once PSE takes possession of the gas, it is distributed to customers through more than 26,000 miles of PSE-owned gas mains and service lines.

Forecast of Future Needs

To meet the regional and City of DuPont's natural gas demand, PSE's delivery system is modified every year to address new or existing customer growth, load changes that require system reinforcement, rights-of-way improvements, and pipeline integrity issues. The system responds differently year to year and PSE is constantly adding or modifying infrastructure to meet gas volume and pressures demands. The major PSE natural gas projects anticipated in the City of DuPont in the future include the following:

- The replacement of DuPont manufactured polyethylene main and service piping and certain/qualified steel wrapped intermediate pressure main and service piping. There will be ongoing pipe investigations throughout the city to determine the exact location of any DuPont pipe and qualified steel wrapped pipe to be replaced.
- There will be ongoing investigations throughout the city to determine the location of where gas lines have been cross bored through sewer lines and make subsequent repairs.

Telecommunications

Telecommunications is a broad term encompassing television, Internet, telephone, mobile telephone and radio service. Telecommunication providers in DuPont include CenturyLink,

AT&T, Comcast and other private companies.

Telecommunications facilities serving DuPont are located both inside and outside of City boundaries.

Forecast of Future Needs

There are no identified future telecommunication needs in DuPont; however, these companies analyze market trends and expand services as needed in response to increased demand.

Solid Waste Disposal and Recycling

LeMay, Inc. provides weekly curbside solid waste disposal and recycling services to residential and commercial customers in DuPont. Residents and businesses can self-haul special wastes and recyclables (e.g., household hazardous waste, tires, batteries, and oil) to designated facilities located throughout Pierce County.

Solid waste management is governed by state law (RCW 70.95.090), which requires that local governments provide collection of source separated recyclable materials from single and multi-family residences; drop-off or alternative systems for rural residents; yard waste collection; educational and public outreach programs; programs to monitor the collection of recyclables from commercial sources; in-house recycling and procurement programs; and any other programs deemed necessary by the municipalities to achieve state and local waste reduction and recycling goals.

The Tacoma-Pierce County Solid Waste Management Plan (2021-2040) guides all aspects of solid waste handling in Pierce County and all cities and towns within Pierce County. The City of DuPont City Council adopted the Tacoma-Pierce County Solid Waste Management Plan (2021-2040) on September 13th, 2022 (Resolution No.22-027).

As required per RCW 43.19A.150, the City of DuPont City Council adopted DMC Chapter 14.10, Compost Procurement on August 27, 2024 (Ordinance No.24-1145).

Forecast of Future Needs

The Tacoma-Pierce County Solid Waste Management Plan (2021-2040) does not identify any project specific needs within the City of DuPont.

Capital Facilities Goals and Policies

Goal CF-1 **Ensure that public facilities and services necessary to support new development are adequate and available so that adopted levels of service are not negatively impacted.**

CF-1.1 Every development application, both public and private, shall be evaluated for concurrency for the provision of transportation, water, law enforcement, administrative services, fire protection, emergency services, and parks, recreation, trails, and open space pursuant to this Comprehensive Plan and subsequent amendments.

CF-1.2 The City shall maintain an annual concurrency management system for all city owned and operated capital facilities.

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CF-1.3 The city will place substantive reliance on functional plans for water, stormwater, streets, sewerage, fire, emergency services, law enforcement, and capital facilities when reviewing development proposals or undertaking public improvements and to determine concurrency.

CF-1.4 Coordinate with non-city providers for consistency with the Pierce County Countywide Planning Policies with respect to the provision of public services.

CF-1.5 Require that developers contribute their fair share of costs for capital facility improvements that are needed due to their development.

Goal CF-2 **Provide adequate public facilities that achieve and maintain City level of service standards for existing and future population.**

CF-2.1 Continue to evaluate and enforce level of service standards for all city provided facilities and services as minimum thresholds necessary to adequately serve the community.

CF-2.2 Finance the six-year Capital Facilities Plan within the City's financial capacity. If projected funding is inadequate to finance needed capital facilities based on adopted level of service and forecasted growth, make adjustments to the level of service, the land use element, the demand for public facilities, the sources of revenue, or any combination, to achieve a balance between available revenue and needed capital facilities.

CF-2.3 Prepare an annual update of the Capital Facilities Plan, including the inventory of facilities, list of capital projects, and financing plan. The annual update should be coordinated with the annual budget process, and the annual amendment of the Comprehensive Plan.

CF-2.4 Base the financing plan for capital facilities on realistic estimates of current

local revenues and external revenues that are reasonably anticipated to be received by the City.

CF-2.5 Ensure that the ongoing operating and maintenance costs of a capital facility are financially feasible prior to constructing the facility.

Goal CF-3 Ensure that needed public facilities and improvements will be provided in a manner that is proportional with the development of the city and the region.

CF-3.1 Work with the school district and developers to coordinate the development of new schools to coincide with the growth of the City's population.

CF-3.2 Work with the school district to identify appropriate sites for construction of schools to meet the needs of the community.

CF-3.3 Coordinate with non-city service providers and adjacent municipalities to ensure consistency in providing public services consistently within the region.

Goal CF-4 Provide a variety of responses to the demands of growth on capital facilities.

CF-4.1 Make the most efficient use of existing public facilities, including such techniques as:

- Conservation;
- Demand management;
- Improved scheduling;
- Encourage development that uses existing facilities; and/or;
- Exploring potential for co-usage agreements;
- Other methods of improved efficiency, such as technological advances

CF-4.2 Provide additional public facility capacity when existing facilities are used to their maximum level of efficiency (consistent with adopted standards for levels of service).

CF-4.4 Encourage development where adequate public facilities and services exist or can be provided in an efficient manner.

CF-4.5 Match revenue sources to capital projects on the basis of sound fiscal policies.

Goal CF-5 Ensure the efficient and equitable siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions or service providers within the region and through streamlining of the City of DuPont's zoning permit process.

CF-5.1 Develop criteria for the evaluation of siting proposals for countywide or statewide capital facilities. The criteria shall include efficiency and effectiveness of service delivery; environmental, societal, and economic impacts on the City of DuPont; regional needs; public input; geographic

distribution of the facility; and site design.

CF-5.2 Provide early public notice and opportunity for public review of proposed location of essential regional public facilities.

Goal CF-6 **Engage in investments that serve as direct catalysts for beneficial development that strategically invest in capital improvements for economic development that enhances the livability for DuPont residents.**

CF-6.1 Continue to plan for the development of a civic center area to include public amenities such as a community center, library, and museum.

CF-6.2 Remain "grant-ready," ensuring maximum competitiveness by maintaining cash on- hand for grant match and leveraging, maintaining partnerships with service providers to enhance "in-kind" and regional participation, keeping capital facilities plans current, building local support for public investment, and ensuring that local economic development, parks and recreation, transportation, and capital facilities plans are consistent.

CF-6.3 Develop revenue sources that will ensure continued maintenance of the community's landscaped streets and trails.

CF-6.4 Preserve existing significant natural vegetation and features in the development of public facilities.

Goal CF-7 **Design and locate capital facilities with features and characteristics that support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness and sustainability.**

CF-7.1 Consider the potential impacts of climate change on public facilities and support the necessary investments to move to low-carbon energy sources and other green initiatives for public infrastructure and services.

CF-7.2 Locate community facilities and services, including civic places like parks, schools, and other public spaces, in centers and near transit (or near probable future locations for transit), with consideration for climate change, economic, social and health impacts.

CF-7.3 Implement and encourage environmentally sensitive building techniques and low impact surface water management methods.

CF-7.4 Promote the co-location of capital facilities, when feasible, to enhance efficient use of land, reduce public costs, reduce travel demand and minimize disruption to the community.

CF-7.5 Practice efficient and environmentally responsible maintenance and operating procedures.

CF 7.6 Incorporate the consideration of physical health and well-being into decisions regarding the location, design and operation of capital facilities.

Goal CF-8 **Ensure that all public facilities and utilities are sited and provided in an equitable and sustainable manner.**

CF 8.1 Promote affordable and equitable access to public services, including drinking water and telecommunication infrastructure, to provide access to all communities, especially underserved communities.

CF 8.2 Work with utility providers to ensure that their facilities support the environment, energy efficiency, aesthetics, technological innovation, cost-effectiveness and sustainability.

CF 8.3 Elevate the protection of natural areas when locating public facilities and utilities.

Goal CF-9 Employ Asset Management program for City's Capital Facilities and Utilities.

CF-1.6 Identify deficiencies in capital facilities based on adopted levels of service and facility life cycles and determine the means and timing for correcting these deficiencies.

CF-2.1 Maintain, rehabilitate, or replace the city's facilities and infrastructure as necessary to extend the useful life of existing facilities, and to ensure continued efficiency and conservation of energy and resources.

CF-5.3 Ensure that plans consider the best available lifecycle cost of an improvement, including operation and maintenance costs, environmental economic and social impacts, and any replacement or closure costs.

Utilities Goals and Policies

Goal U-1 Plan for the provision and development of Utilities that are adequate to meet the needs of the City.

U-1.1 Require projects that demand large amounts of water to demonstrate that their use will not increase costs, degrade water quality or system dependability to existing and future users.

U-1.2 Provide an efficient and adequate water supply to the residents and businesses of the City.

U-1.3 Ensure that additional water rights needed to provide adequate water for growth is attained concurrent with or in advance of new development.

U-1.4 Continue to use best available science (BAS) to protect the aquifer, including promoting water conservation, education, and landscape standards.

U-1.5 Require wastewater system extensions to continue to connect to the County's treatment facility to accommodate all new development.

U-1.6 Water, wastewater and storm drainage lines shall be developed within public rights-of-way.

U-1.8 Require new developments to incorporate appropriate on-site storm-water facilities or connect to regional facilities in order to prevent pollution, siltation, erosion, flooding and other surface water degradation.

U-1.9 Regularly assess system development charges to ensure new or increased user demand pays it fair share for impacts to the water and stormwater systems.

U-1.10 Promote conservation of energy, water and other natural resources in the location and design of public facilities.

U-1.11 Continue to use and adopt updated Washington DOE standards and best management practices to manage stormwater runoff.

U-1.12 Provide an adequate and cost-effective method of preventing property damage from local storm water.

U-1.13 Encourage non-structural as well as structural solutions to storm water control.

Goal U-2 Ensure that public utilities necessary to support new development are available and adequate concurrent with the development, based on the City's adopted level of service standards.

U-2.1 Coordinate with utility providers to ensure that the adopted level of service standards are maintained.

U-2.2 Provide the following options for each development for which adequate public facilities are not available concurrent with the impacts of development:

- Mitigate all their impacts on levels of service; or,
- Revise the proposed development to reduce impacts to maintain satisfactory levels of service; or
- Phase the development to coincide with the availability of increased water and sewer facilities.

Goal U-3 Ensure that needed public utilities and improvements will be provided in a manner that is proportional with the development of the City.

U-3.1 Allow new development only when and where such development can be adequately served by essential public utilities without reducing levels of service for existing users below acceptable levels.

U-3.2 Encourage additions to and improvements of utility facilities in conduits, shared corridors and trenches to reduce costs, minimize the amount of land allocated for this purpose, and to minimize construction disturbances.

U-3.3 Minimize adverse environmental, aesthetic, and fiscal impacts associated with the siting, development, and operation of utility services.

U-3.4 Require any annexations to connect with City of DuPont utilities.

U-3.5 Design the size of new water utility systems to the anticipated future requirements of the area's land use.

U-3.6 Design new water systems to allow for their extension into potential future service areas.

U-3.7 Coordinate with Pierce County to provide an efficient and adequate sanitary sewerage service to the residents and businesses of the City in order to maintain adequate water quality.

U-3.8 Ensure that development be designed so that peak storm water discharge is no greater than the discharge was prior to any previous development.

U-3.9 Ensure that utilities are designed and constructed to meet anticipated land use intensity, projected population and employment growth.