

# CHAPTER 7: PUBLIC FACILITIES ELEMENT

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## I. REQUIRED ELEMENTS

### GMA LAND USE PLANNING GOALS (RCW 36.70A.020)

The Washington State Growth Management Act (GMA) includes 14 goals, which were adopted to guide the development and adoption of comprehensive plans and development regulations. While all of these goals are important, the goal that directly relates to the City’s public facilities element states:

*Public Facilities and Services. “To ensure that adequate 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.”*

Public Services consist of fire protection and suppression, law enforcement, public health, education, recreation, environmental protection, and other governmental services.

### COUNTYWIDE PLANNING POLICIES

In 1991, the Growth Management Act (GMA) was amended requiring each county planning body to adopt countywide planning policies, in cooperation with the cities in the county. This provides for consistency among the comprehensive plans of the respective governmental entities. The goals and policies need to address issues that uniformly affect the county as a whole. The Lewis County Planned Growth Committee adopted the updated planning policies in December 2006.

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During the development of the Utility Element, the City considered the Countywide Planning Policies along with many other factors to determine the best course of action for the City of Centralia. To view the Lewis Countywide Planning Policies see Appendix C.

## II. RELATIONSHIP TO OTHER PLANS

The following plans and documents relate to the development and implementation of the Public Facilities and Services Element. For more in-depth information on these subjects refer to the listed documents.

- **Lewis County Comprehensive Plan.** The Lewis County Comprehensive Plan was adopted in April, 2002.
- **Port of Centralia Comprehensive Plan.** The current Port Comprehensive Plan was adopted in November 1990 and revised in November 1994, September 1996, March 2003, and in September 2006.
- **City of Centralia Water Plan.** The Water Plan was adopted in December 2005
- **Surface/Storm Water Management Plan.** The Storm Water Management Plan should be adopted in winter of 2007 or spring of 2008.
- **General Sewer Plan and Wastewater Treatment Plant Facilities Plan.** The Plan was approved and adopted in the Spring of 2000.
- **City Light and the Yelm Project Comprehensive Plan.** The City Light Plan was approved in December 2002.
- **Airport Master Plan/Chehalis-Centralia.** The Airport Master Plan was approved Fall 2001.
- **Parks and Recreation Plan.** The Parks and Recreation Plan (Element)
- **Transportation Plan.** The Transportation Plan (Element)
- **Downtown Centralia Revitalization Plan, Phase I.** The Phase I Revitalization Plan was approved in June 2003.
- **Downtown Centralia Revitalization Plan, Phase II.** The Phase II Revitalization Plan was approved in October 12, 2004
- **Centralia School District Capital Facilities Plan.** The Capital Facilities Plan for the Centralia School District should be approved in the summer/fall of 2007.
- **Centralia College Master Plan.** The Centralia College Master Plan was approved on September 2002.
- **Solid Waste Management Plan.** The Plan was approved by the County Commissioners in April 2000.
- **Transit Development Plan.** The Transit Development Plan 2007-2012 was approved March 2007.

## III. FACILITIES AND BUILDINGS

The City of Centralia maintains and/or utilizes a number of capital facilities and buildings in order to perform the necessary administrative functions of the City.

The following table provides a list of major buildings owned by the City, their location and approximate square footage.

<b>City Owned Public Facilities</b>		
<b>Building</b>	<b>Address</b>	<b>Sq. Ft.</b>
City Hall	118 West Maple Street	22,000
Util. Customer Service Center	500 North Pearl	1,750
Utility Building (shops)	1100 North Tower	21,800
Wastewater Building	1401 West Mellen	10,950
Sewer Treatment Facility	1545 Goodrich Road	N/A
Washington Park Library	110 S. Silver St.	13,500
Fire Station No.1	512 North Pearl	13,500
Parks and Recreation Building	902 Johnson Road	19,000
Rifle Club Building	908 Johnson Road	10,080
JNL Building	415 North Pearl	5,750
Union Depot	210 Railroad Avenue	14,225
Pearl Street Pool	539 North Pearl	3,000
Borst Home	2500 Pioneer Way	3,500
Wheeler Batting Facility	500 Pioneer Way	4,500
Borst Park Kitchen #1	Borst Park	3,500
Borst Park Kitchen #2	Borst Park	3,800

#### **IV. PUBLIC SERVICES INVENTORY AND NEEDS**

Among the services that the City of Centralia provides are: (a) police protection; (b) fire protection and emergency medical services; and (c) education.

##### **A. Police Protection**

###### *Overview*

Police facilities consist of the headquarters at 118 West Maple Street and a storage facility at 1401 West Mellen. Currently there are 30 commissioned officers, 12 reserve officers, and 6 full-time civilians with 4 part-time civilians. This staffing level results in one commissioned officer per 482 Centralia residents, which compares with a State average reported by the U.S. Census (2003 estimated population) of one officer per 619 Washington residents and a national average for similar-sized cities (population 10,000 to 24,999) of one officer per 565 U.S. citizens. According to the Department of Justice — Federal Bureau of Investigation in 2004 the national average of officers per 1,000 population was 2.4 with the Pacific region averaging 2.0 and Centralia is averaging 1.94.

In figures forwarded to the Washington State Association of Sheriffs and Police Chiefs (WASPC) for inclusion in their annual report on crime in Washington State, Centralia experienced 1,066 index crimes in 2006, down from the reported 1,452 crimes the previous year. The Centralia Police Department participates in the WASPC Uniform Crime Reporting (UCR) Program and has submitted such reports to the FBI for years. The UCR

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program identifies and reports on specific crimes as a measure of the criminal activity occurring in cities, counties, and states throughout the nation.

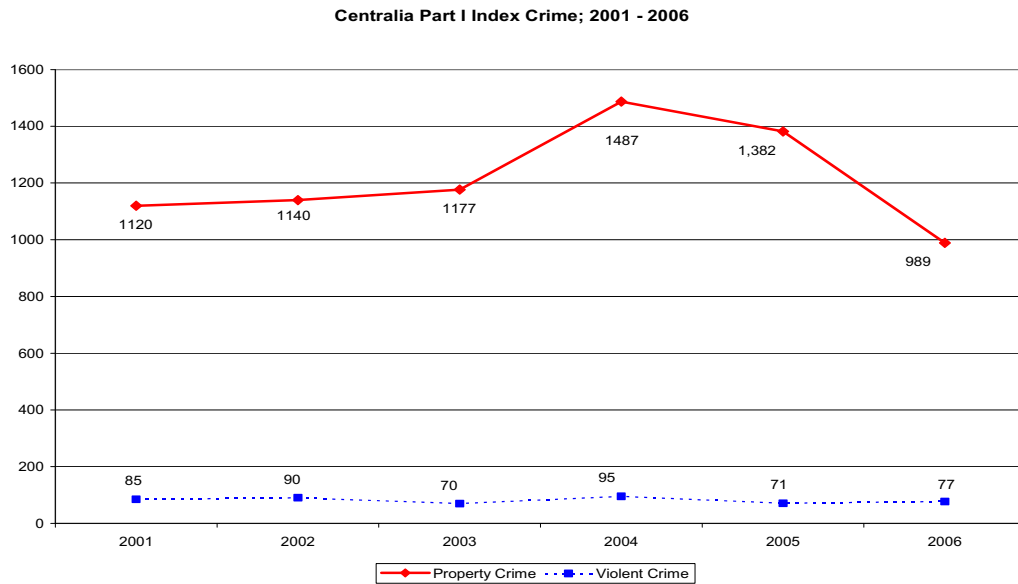
While the statistics show an increase in violent crime in this community (in the area of aggravated assault), property crime is down more than 28%. The increase in aggravated assault incidents in our community was due to the unfortunate circumstance of having two “drive-by” shootings last year. Fortunately, no one was hit, but there were many potential victims; thus causing assaults to go up by 28% (55 cases in 2006 versus 43 in 2005). Robbery incidents remained constant (13 incidents) while rape incidents declined by 40% (13 incidents in 2005 and 9 incidents in 2006). As in the four previous years, there were no murders in 2006. Overall, the violent crime rate in Centralia was up by 8.5%

Property crime in Centralia decreased in 2006 for the second straight year. Property crime rates reached a seven year low, decreasing by 28.1% from 2005 and more than a third when compared to 2004. Property crimes include burglary (down 35%), larceny and theft (down 27%), motor vehicle theft (down 28%), and arson (no change).

In terms of Centralia and its 15,430 residents, these statistics translate to the following: In 2006 (2005 shown in parenthesis):

- Two thefts occurred each day (2005 – one every 9 hours)
- Two burglaries occurred each week (2005 – one every 34 hours)
- Two motor vehicles were stolen every week (2005 - every 2½ days)
- An aggravated assault occurred each week (2005 - once every eight days)
- A rape occurred every six weeks (2005 - every 3½ weeks)
- A robbery occurred about once each month (2005 – same)
- An arson occurred about once every six weeks (2005 – same)

Except for aggravated assault, all crime categories either remained constant or experienced decreases when compared to last year. From a personal security perspective, Centralia remains a safe and great place to live. The statistical probability of a Centralia resident being the victim of a violent crime in 2006 remained at the 2005 level: about ½ of 1%, or 4.94 out of 1,000 (4.61 in 2005). For property crime, the odds of being a victim fell from 1 in 10 in 2005; to 3 in 50 this past year (6.4%).



The department’s clearance rate for all index crimes in 2006 was 14.9%. This rate reflects an improvement from 14.6% in 2005, but fell short of our departmental goal of achieving a 17% clearance rate. Our clearance rate for violent crimes in 2005 was 62.3%, and our clearance rate on property crimes was 11.2%.

The police department continues to undertake specialized apprehension techniques, work cooperatively with surrounding law enforcement agencies, and work with neighborhood groups to address the challenges of drugs and crime. We continue to ask for the assistance of our residents in making our community a safe place to live, work, and play.

Apprehension of criminals and solving crimes in the City is the responsibility of the police department. However, crime prevention is the responsibility of everyone within our community. In 2006, the police department received about 22,000 calls for service, an increase of more than 1,200 calls from 2005.

***Police Department Level of Service***

The Centralia Police department currently employs 1.94 officers per 1,000 population.

***Police Department Future Needs***

The planned improvements between 2006 and 2011 for the Police Department includes four police cars per year.

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## **B. Fire Protection and Emergency Medical Services**

Within the city limits, fire, emergency medical services, rescue, and hazardous materials response are provided by the City of Centralia Fire Department-Lewis County Fire District #12. Currently, two staffed fire stations exist within the city limits. Each fire station houses a variety of apparatus including engine companies, an aerial ladder truck, medic units, and a number of other specialty vehicles and equipment. All capital facility projects are managed by the Department administrative staff by a combination of internal talent and external vendors.

The combined department staff consists of (8) Captains, (1) Lieutenant, (12) Firefighter/Paramedics, (4) Driver/Engineers, (2) Assistant Chiefs (assigned to operations and prevention/code management), (2) fire clerical support staff, and a fire chief.

The downtown fire station, station 36, is located at 512 North Pearl Street and was built in 1957. The Fords Prairie fire station, station 12-1 is located at 1818 Harrison Avenue and was built in 2002. A minimum of five operations personnel (two Captains, two Firefighter/Paramedics, and a Driver/Engineer) and one duty chief are on duty 24 hours a day, seven days a week. Each staffed fire station provides backup for the other; however, the station closest to the call is dispatched to achieve the quickest response time possible. Calls for structural fires require all units from both stations to respond in order to staff and perform all on-scene rescue and fire control measures.

The Lewis County 911 Center (Central Communications) currently dispatches emergency calls. Centralia's average response time to fire and emergency medical calls (within the City limits) in 2006 was 5.0 minutes. In 2006, the combined department responded to 3,100 calls for service. The trend in fire and emergency medical calls since 1995 has increased at a rate of 3% per year. During this same period, the population growth in Centralia was less than 1% per year.

Growth in new construction throughout the City is expected to increase demand for fire prevention services, including review of new building permits, on-site inspections for code compliance during the construction phase, and continued annual site prevention inspections. The Centralia Fire Department has a mutual aid agreement in effect with all Lewis County fire agencies and two South Thurston County fire agencies in order to provide overlapping emergency response. In conjunction with these efforts, the Fire Department provides Technical Rescue and Aerial Ladder Response Services and has frequent interaction with other fire agencies.

Washington State House Bill 1756 requires cities and towns to adopt specific levels of fire service protections. The level of service is to be decided by each municipal government. Annual reporting of adopted response measures is required to begin in 2007.

Washington State also has requirements for the staffing of fire departments. The State's Labor and Industries safety requirements (WAC 296-305-05001) require a "Two In/Two Out" requirement for firefighters in Washington State. At all incidents that require personnel to operate in an immediately dangerous to life and health environment (IDLH), the

Department is required to have at least four personnel on scene before entry into a fire or dangerous environment can begin.

### ***Fire Department Level of Service***

The current level of service includes a 5 minute response 90% of the time.

### ***Fire Department Future Needs***

Planned improvements between 2006 and 2011 for the Fire Department include the addition of one fire truck.

## **C. EDUCATION**

### ***Centralia School District***

The Centralia School District encompasses the City of Centralia, a community of approximately 15,430 people. The district is bordered by three other school districts: Chehalis, Rochester, and Tenino. The District is the largest school district in Lewis County serving approximately 150 square miles and includes areas in the unincorporated Lewis County as well as the City.

<b>Support Facilities</b>		
<b>Buildings</b>	<b>Square Feet</b>	<b>Address</b>
Centralia School District	3,400	2320 Borst Ave.
Transportation Center	22,671	1119 W. Chestnut
Stadium	3,940	700 Allen
Swimming Pool	18,000	910 Johnson
Maintenance Center	11,810	123 S. Gold
Logan Storage	12,685	1330 Rose Street

The Centralia School District includes three (3) elementary schools grades K-3, two (2) intermediate elementary schools grades 4-6, a middle school grades 7-8, and a high school grades 9-12, along with administration, maintenance and operations facilities.

School	Grades	Address	School Inventory				
			Building sq. ft.	Student Population			
				2005	2004	2003	2002
Centralia High School	9-12	813 Eshom Road	133,695	1,100	1,075	1,062	1,047
Centralia Middle School	7-8	901 Johnson Rd	88,472	555	536	532	560
Edison Elementary	K-6	607 H Street	33,502	265	265	257	270
Fords Prairie Elementary	K-6	1620 Harrison Ave.	35,040	428	409	402	399
Jefferson-Lincoln Elementary	K-6	400 West Summa St.	34,651	403	401	372	371
Oakview Elementary	K-6	201 Oakview Ave.	38,231	437	412	415	398
Washington Elementary	K-6	800 Field Street	46,278	313	329	323	331
<b>Totals</b>				<b>3,501</b>	<b>3,427</b>	<b>3,363</b>	<b>3,376</b>
<b>Student numbers:</b> Washington State Report Card; Office of the Superintendent of Public Instruction (OSPI)							

The most significant issue facing the District is providing classroom capacity to accommodate the existing and projected demands. Listed in the Centralia School District Capital Facilities Plan (2007-2012), the priorities are:

- K-12 facility needs have been projected for the short and long term. Presently, each facility in the district is housing students in excess of capacity. The District has a total of 33 classroom portables across the district with portables located at each of the districts 7 school sites.
- The district is expected to experience continued growth. The City of Centralia Comprehensive Plan projects a population of over 5,000 people over the next 20-years.
- The District’s facilities are aging and in need of significant renovation.
- Providing all day kindergarten to the districts students has had a major impact on classroom availability because over 75% of the districts 260 kindergarten students receive all day programs.

The District’s Draft Capital Facilities Plan (2007-2012) listed the enrollment projections. The numbers are based on Report 1049 Cohort Projection as calculated by the Office of the Superintendent of Public Instruction (OSPI). The cohort projection methodology looks at live births and historical data to estimate the number of students that will enter the school system.

Enrollment Forecast				
	2006 Actual	2008	2010	2012
Primary	1,109	1,154	1,206	1,254
Intermediate	774	794	845	867
Middle	528	563	547	606
High	1,094	1,112	1,136	1,152



Based on the increase in population and the additional students that will be added to the facilities as well as the current situation, the District is in need of additional school facilities. For additional information about the Centralia Public School District please refer to the District's Capital Facilities Plan that was prepared and adopted in 2007. For a copy of the Centralia School District's Capital Facilities please contact the Centralia School District.

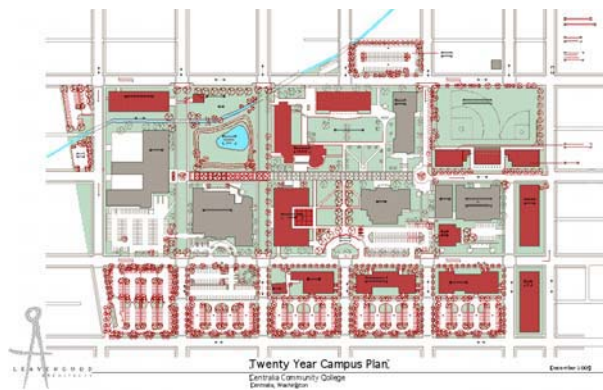
***Private Schools***

There are two private schools in Centralia. Centralia Christian School at 1315 South Tower is a private school with approximately 221 students, K-8<sup>th</sup> grades. Calvary Academy is a private school at 268 Big Hanaford Road with approximately 30 students, 4<sup>th</sup>-12<sup>th</sup> grades.

***Centralia College***

Centralia College is the oldest continuously operating community college in the State of Washington. Founded in 1925, the College has a rich heritage of professional, technical, transfer, and basic skills programs serving the community. The College has an enrollment of approximately 10,444 head count with 2,580 FTEs (2006). There are approximately 212 full-time employees. The college is located in the center of Centralia on a tree-lined, 29-acre campus.

The College's service area is Lewis County, Eastern Grays Harbor, and south Thurston County. Lewis County encompasses 2,409 square miles. It is a rectangle nearly 100 miles long and 25 miles wide. The College is located in the northwest corner of the county and operates an extension center in Morton, near the County's geographic center.



The College offers degrees and certificates in more than 70 fields. Centralia College is accredited by the Northwest Commission on Colleges and Universities, the Washington State Board for Community and Technical College Education, the State Approving Agency for the Training of Veterans, and the United States Department of Education. The nursing program is approved by the Washington State Nursing Care Quality Assurance Commission through the Department of Health. The College is in the process of updating their Facilities Master Plan which was last approved in September 2002.

***Library***

The Centralia Timberland Library is one of the Carnegie Libraries, so named because it was built with donations from 19<sup>th</sup> century industrialist Andrew Carnegie. The building was built in 1913 with a grant from the Andrew Carnegie Foundation on land that was donated by the

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City. It was remodeled in 1977-78 with an Economic Development Grant to accommodate a larger collection and more services than the previous 6,200 square foot building. The EDA grant enabled the building to be expanded to approximately 13,500 square feet.

The Centralia Timberland Library is a partnership between the City and Timberland Regional Library. The City owns and maintains the building, while the regional library district provides the staff and resources.

The District is an inter-county rural library district and serving Grays Harbor, Lewis, Mason, Pacific, and Thurston Counties.

The library offers a varied collection of materials and a wide range of services. The library collection includes approximately 91,000 items. Resources include books, audiovisual materials and electronic information resources (videotapes, DVDs, CDs, audio cassettes, computers), newspapers and magazines for readers and library users of all ages.

The current staffing level is one full-time staff per 2,204 residents in the service population and one part time staff per 2,571 residents in the service population. Maintaining the current level of staffing for the projected 2025 service population of 20,535 will require two (2) additional full-time staff members and two (2) part-time staff members.

The library is open 58 hours per week from October to May and 54 hours per week during the summer. The library has an estimated 20,500 people visiting each month; averaging almost 800 people per day.

***Library Level of Service***

One full-time staff per 2,204 residents and one part-time per 2,571 residents.

***Library Future Needs***

Future improvements and needs of the library include:

1. Additional off-street parking,
2. Updated restroom facilities providing improved ADA-accessibility
3. A drive-up book-drop
4. Additional space to accommodate the growing collection of materials
5. Additional workspace

**V. ESSENTIAL PUBLIC FACILITIES**

The Growth Management Act (GMA) requires the Comprehensive Plan to include a process for identifying and siting Essential Public Facilities (EPF). According to the GMA, no local comprehensive plan may preclude the siting of essential public facilities.

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The GMA defines essential public facilities as those “that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, state and local correctional facilities, solid waste handling facilities, and in-patient facilities including substance abuse facilities, mental health facilities, group homes, and secure community transition facilities as defined in RCW 71.09.020.

Centralia will continue to work with Federal, State, and other local jurisdictions in determining the best locations for EPF and the process for development.

### ***Chehalis-Centralia Airport***

The Chehalis-Centralia Airport is located directly south of Centralia. The airport is situated on a floodplain of the Chehalis River. The airport sits at an elevation of 174 feet above sea level. It consists of approximately 325 acres of land with a mix of uses surrounding the airport. Residential properties in Centralia are to the north, the Riverside Country Club Golf Course is to the west, and directly to the east are commercial properties and I-5. To the south are industrial and agricultural businesses and properties.

Centralia is affected by the airport due to the airspace requirements and landing and take off zone for the aircraft. Homes and businesses in the southwest section of the City could be affected from noise from aircraft taking off and landing. The Airport Master Plan/Chehalis-Centralia addresses and should resolve any issues pertaining to noise and flight paths.

## **VI. PUBLIC FACILITIES GOALS AND POLICIES**

### **Public Safety**

#### **Goal PFS 1**

To continue to enhance the levels of police and fire protection and to meet the needs identified by these departments.

#### **Policies**

- PFS 1.1** Maintain mutual aid agreements with other cities and counties in the region and respond accordingly to requests.
- PFS 1.2** Participate in regional emergency management programs.

### **Police**

#### **Goal PFS 2**

To match the level of police services to the public safety needs and conditions of the City of Centralia.

#### **Policies**

- PFS 2.1** Work toward achieving a police level of service at the U.S. average ratio of one officer per 565 citizens.

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- PFS 2.2** Expand police services and facilities in conjunction with new growth and/or changes in crime rates and community needs.
  - PFS 2.3** Provide proactive response and investigation to reported crimes or other such requests for police services.
  - PFS 2.4** Provide special programs, such as officers in the schools, to respond to community needs.

**Goal PFS 3**

To include “Crime Prevention through Environmental Design” components in site design guidelines or regulations for new development. Where appropriate, techniques may include promoting mixed-use development, visibility of activity areas from surrounding residences and uses, increased pedestrian-level lighting, use of low fences, see-through landscaping, visible building entrances, and other techniques.

**Policies**

- PFS 3.1** Encourage crime prevention and education programs or activities that stimulate neighborhood cohesiveness such as Neighborhood Watch programs, community clubs, and others. Provide speakers or demonstrations as requested by community groups.
- PFS 3.2** Ensure appropriate training for public safety and/or planning personnel to implement the design guidelines/regulations.

**Fire**

**Goal PFS 4**

To establish and maintain levels of service that meet the fire suppression and emergency medical needs of the Centralia community. Implement a level of service equal to a 5-minute response time 90% of the time.

**Policies**

- PFS 4.1** Provide and maintain fire suppression and medical response services that meet Centralia community needs.
- PFS 4.2** Provide public education and fire prevention programs to reduce risk of fire and need for emergency medical response.

**Education**

**Goal PFS 5**

To support Centralia School District and the Centralia College master plans as well as their capital improvement and education programs.

**Policies**

- PFS 5.1** Coordinate with Centralia School District staff as the District prepares its capital improvement programs.

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- PFS 5.2** Promote convenient and safe access to public schools, through transportation capital improvements in developed areas and through review of new development for transportation and education impacts.
  - PFS 5.3** Work with the Centralia School District and Centralia College and other educational agencies to foster a well-trained and -educated work force.

## **Library**

### **Goal PFS 6**

To provide a level of public library services adequate to meet the needs of a growing community and changing technology.

#### **Policies**

- PFS 6.1** Make efficient use of existing public facilities.
- PFS 6.2** Maintain and expand library capital facilities as needed based on community needs and growth. Capital facility needs and costs should be included in the annual Capital Improvement Program and addressed in the City budget.

## **Essential Public Facilities (EPF)**

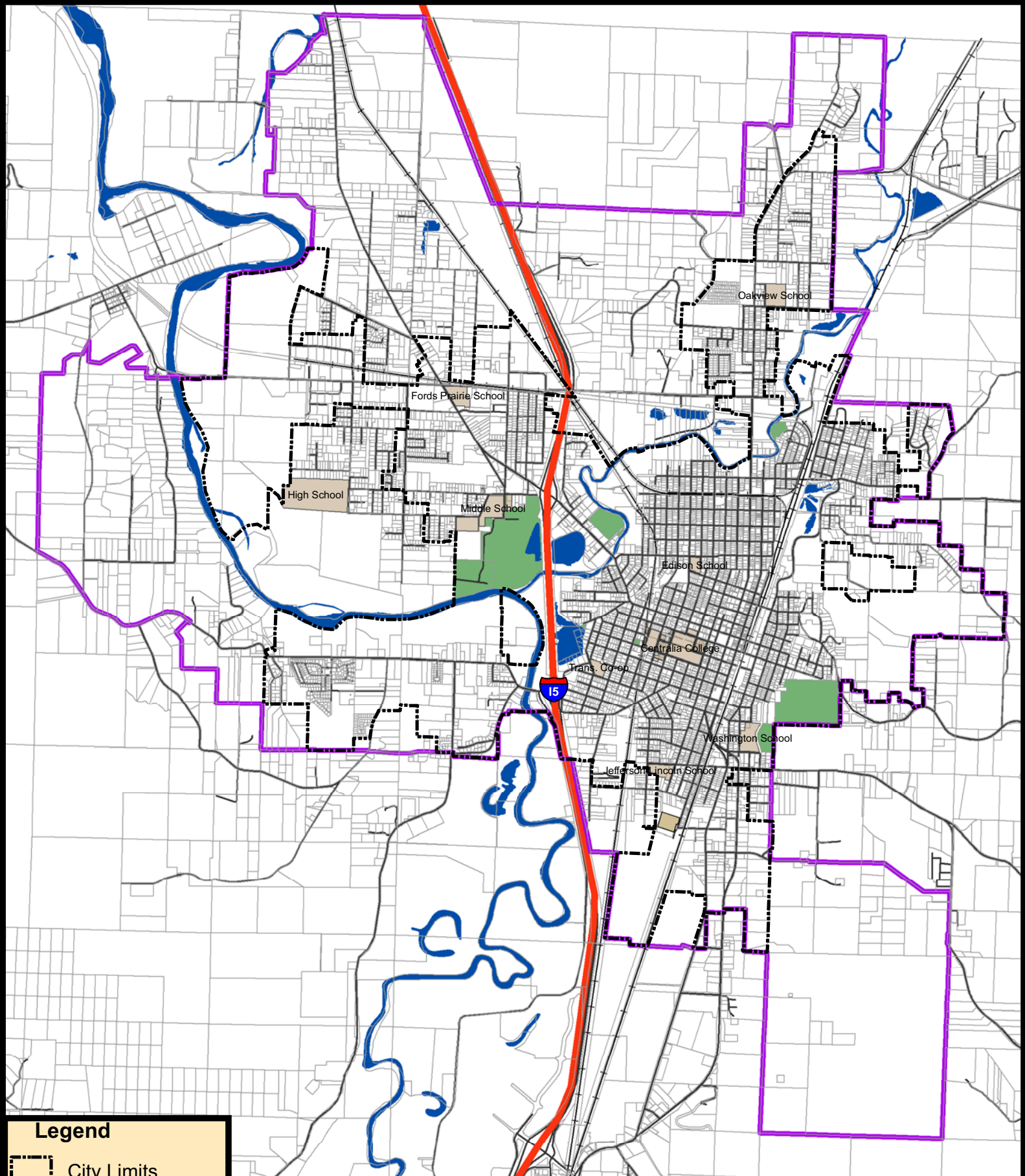
### **Goal PFS 7**

To ensure the siting of essential regional capital facilities through cooperative and coordinated planning with other jurisdictions within the region.






#### **Policies**

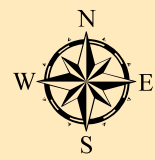
- PFS 7.1** Provide public notice and opportunity for public review of the proposed location of essential regional public facilities.
- PFS 7.2** Approvals for a proposed public facility shall be reviewed through the Conditional Use Permit process as identified in the City's development regulations.
- PFS 7.3** Include conditions or mitigation measures on approval that may be imposed within the scope of the City's authority to mitigate against any environmental, compatibility, public safety or other impacts of the EPF, its location, design, use or operation.
- PFS 7.4** The EPF and its location, design, use and operation must be in compliance with any guidelines, regulations, rules or statues governing the EPF as adopted by state law or by any other agency or jurisdiction with authority over the EPF.
- PFS 7.5** After a final siting decision has been made on an essential public facility according to the process, pursue any amenities or incentives offered by the operating agency or by state law or other rule or regulation to jurisdictions within such EPF are located.



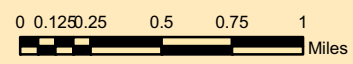


**Legend**

-  City Limits
-  Parks\_Shapefile
-  Centralia Christian
-  UGA\_Boundary
-  Schools College



# Centralia Schools Map



1 inch equals 0.68 miles

Created on July 27, 2007

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