

## CITY SERVICES ELEMENT



*“This Element guides how the provision of services such as water, sewer, parks, and schools support the future growth and development of Bremerton.”*

### **City Services Vision**

*In partnership with residents, and public and private organizations, the City proactively provides services that enhance the quality of life in Bremerton, which includes clean water, a unique location with panoramic views, a civilian and military maritime heritage, and a diversity of people and activities. Available and accessible public services and educational opportunities contribute to economic development and neighborhood vitality. A customer service orientation encourages community pride and responsibility in maintaining the safety, health, and beautification of our city.*

*Goals and Policies developed by the community to implement this vision are the core of this element. The City Services Element Goals and Policies are found starting on page CS4.*

**CITY SERVICES ELEMENT**  
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## Introduction



The City Services Element addresses services that are essential to a community and its ability to grow. They are crucial to the health, safety, and welfare of community members. This Element guides how the provision of services such as water, sewer, parks, and schools supports the future growth and development of Bremerton.

This Element provides direction that will assure three primary goals are met: 1) expected levels of quality for services will be maintained as growth occurs, 2) the locations chosen for needed public and quasi-public facilities will not conflict with other community goals, and 3) careful planning of public and quasi-public facilities will assure the services are provided in the most cost-efficient manner possible.

In addition to these goals, this Element also seeks to outline goals and policies that guide the City in providing other services not normally included in such plan elements. The City Services Element of the

Bremerton Comprehensive Plan combines the function of two plan elements required under the Growth Management Act. The Utilities Element and the Capital Facilities Element. Separate sections follow that are equivalent to those required Elements. Additional commentary on the intent of the City Services Element will be provided at the beginning of each of the two main sections.

Each section will present discussions of current and projected conditions, including levels of service, as appropriate. In the case of the Capital Facilities, especially the section will also discuss capital projects necessary to maintain urban services at the levels of service acceptable to the community, and present a plan for financing those needed improvements. This exercise – commonly called the concurrency requirement – will be discussed in greater detail in the introductory portions of the Capital Facilities section.

The Utilities and Capital Facilities sections begin on pages CS14 and CS19 respectively. However, it is important to understand that those sections are a response to the overarching vision, goals, and policies set by the community for the broader topic of City Services. Logically, then, those goals and policies precede the technical sections.

## City Services Goals and Policies

*The community's vision for City services was offered at the beginning of the element. The following section presents the goals and policies developed by the community to support and lend additional detail to the vision.*

### **General City Services and Facilities**



#### **CS1 Proactively provide services that enhance the quality of life in Bremerton**

**CS1A** Collaborate with citizens, public organizations, and non-profit agencies towards a proactive approach to social needs.

**CS1B** As far as revenue allows, enforce City ordinances in a proactive manner as opposed to a reactive manner.

- Encourage licensing and user fees for specialized services with a limited clientele

#### **CS2 Improve accessibility to City services**

**CS2A** Implement technology, especially within the capacity of the Internet, to provide information and services more conveniently.

**CS2B** Promote neighborhood accessibility to community services.

- Locate community services throughout the City, such as community and neighborhood centers, and information/drop-off kiosk or bulletins board

#### **CS3 Provide public facilities and services conveniently and equitably, throughout the community**

**CS3A** Ensure that the prescribed Level of Service standards are pursued throughout the City.



**CS4 Allow essential public facilities to locate within the City, per city, regional and state requirements**

**CS4A** Public facilities should showcase community design interests, guidelines, or standards, especially in their design and building processes.

- Encourage flexibility of use and maximum efficiency so that facilities and services will be harmonious with neighborhood needs, adjacent uses, and the environment

**CS4B.** Develop citing criteria and processes to assure timely and consistent locating of essential public facilities.

**CS5 Maintain the public investment in existing capital facilities**

**CS5A** Maintain, rehabilitate or reuse existing facilities whenever possible and still meet the capital needs of the population.

**CS5B** Consider future maintenance and repair costs of new capital items when making selection and expenditure decisions on new capital facilities.

- Manage a comprehensive maintenance program



**CS6 Ensure adequate funding for public facilities and services for existing development and new growth**

**CS6A** Pursue alternative and creative funding mechanisms for public services and facilities.

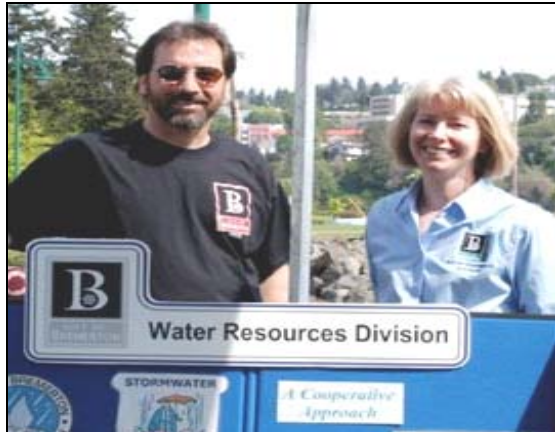
**CS6B** Apply cost-effectiveness criteria to capital investments.

**CS6C** Protect City revenue sources.

**CS6D** Recognize responsibility of the development community in providing for the impacts of new growth

- Move towards a strategic impact fee program

### *Customer Service Orientation*



**CS7 Educate the citizenry about City services and citizen responsibilities**

**CS7A** Work towards community “buy-in” and civic partnership towards shared goals.

- Provide new resident information
- Provide service directories



**CS8 Provide meaningful opportunities for community involvement**

**CS8A** Enlist residents for their talents.

- Advertise regular volunteer opportunities to the general public
- Work to identify specific community assets and invite identified groups and citizens to participate in governance.

**CS9 Achieve a timely permit process**

**CS9A** Process permits and approvals in a fair and timely manner, and in accord with development regulations which encourage predictability.

*Discussion:* Additional goals and policies, found in the Economic Development Element, discuss provision of timely permitting processes and other factors that contribute to better governmental services.

## *Safety and Health*



### **CS10 Encourage the safety and health of residents and visitors**

**CS10A** Accent public safety and accessibility in all public facilities.

- Enhance parking lot development standards for safety
- Improve crosswalks and street crossings throughout the City

**CS10B** Prepare and distribute emergency preparedness plans including instruction for public staff and for citizens regarding services and support locations available immediately following an incident.

**CS10C** Work actively to reduce crime.

- Work through civic partnerships to address the plague of substance abuse and addiction



### **CS11 Improve citizen safety after dusk**

**CS11A** Enhance lighting for pedestrians, especially around and leading to places of activity.



### **CS12 Encourage healthy lifestyles**

**CS12A** Provide a wide range of recreational opportunities for people of all ages.

**CS13 Ensure social services that meet the needs of a diverse population**

**CS13A** Support social service organizations

**CS13B** Advocate for a preventative focus in the funding and supporting of social services

**CS13C** Demonstrate awareness and consideration for special-needs populations

**CS13D** Develop appropriate criteria for locating social service facilities.

***City Beautification***

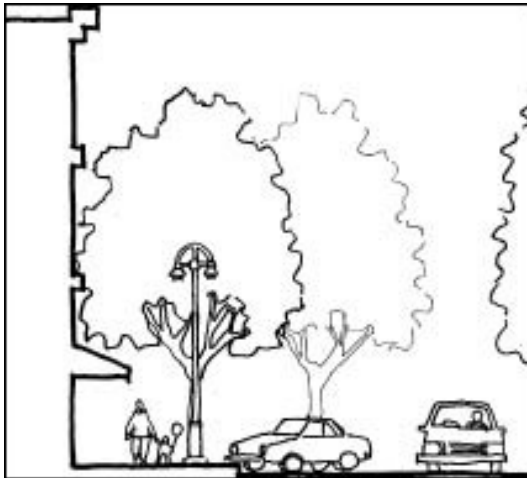


**CS14 Facilitate the provision of utilities that are environmentally sensitive, safe and reliable, aesthetically compatible with surrounding land uses, and available at reasonable economic costs**

**CS14A** Designate and work towards underground “utilidors” throughout the City, encouraging utility providers to co-locate for aesthetics and efficiency.

**CS14B** Encourage Local Improvement Districts, especially to put electrical lines underground.

**CS14C** Develop an under-grounding ordinance.



**CS15 Enhance and enforce standards for infrastructure and utilities, especially in residential areas**

**CS15A** Emphasize conformity of design within sub-areas of the City, especially neighborhoods.

- Improve sidewalks throughout the City, especially accessibility features

**CS15B** Encourage citizen responsibility regarding proper waste disposal and pet behavior.

- Provide trash receptacles and waste conveniences in public places, especially in City parks



**CS15C** Create standards and processes for the locating wireless telecommunications facilities that assure adequate services while protecting neighborhoods and other portions of the City from negative impacts.

- Create incentives for co-location as an alternative to the building new towers
- Provide adequate setbacks, buffers, and camouflaging requirements to assure protection of adjacent land uses and residential neighborhoods



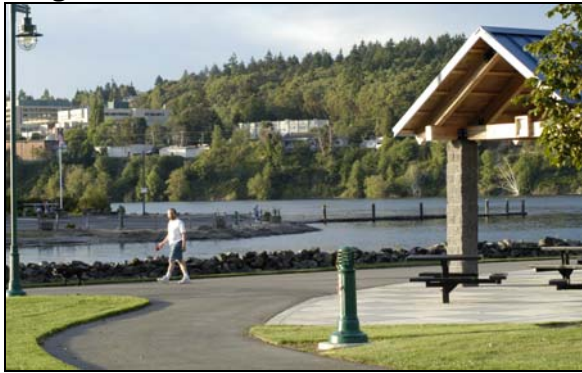
**CS16 Promote open spaces and “green spaces” for everyone’s enjoyment**

**CS16A** Realize recreational needs in open space planning.

**CS16B** Coordinate public and private beautification efforts, especially on City properties and public rights-of-way.

- Ensure adequate maintenance of public landscaping
- Strengthen landscaping and buffering requirements
- Use trees and plants that are well-suited for an urban environment, sensitively to viewsheds

## *Neighborhood Revitalization*



**CS17 Enhance the role that infrastructure and capital facilities play in the development of and maintenance of quality neighborhoods**

**CS17A** Encourage neighborhood revitalization in the provision and location of City facilities, improvements, and services.

**CS17B** Work with appropriate City departments to produce and implement development standards for neighborhood development.

- Stress safety, access, recreation, and pedestrian friendliness
- Address such topics as lighting, sidewalks, and street design in a manner that assures consistency with this Comprehensive Plan.

**CS17C** Locate a focal point(s) within each neighborhood for the dissemination of public services.

- Include such things as information kiosks, police sub-stations, and pull-up locations for mobile libraries, medical clinics, etc.
- Centers will typically be the preferred locations for these investments.

**CS18 Encourage a sense of place and identity within neighborhoods**

**CS18A** Ensure community gathering points within neighborhoods, supported by public facilities including pedestrian amenities, and City services such as crime prevention, Parks and Recreation programming.



**CS19 Recognize that schools provide a unifying social and physical amenity that is a key focus for successful neighborhoods**

**CS19A** Locate elementary schools in or near Neighborhood Centers.

**CS19B** Locate middle schools, junior high schools and senior high schools near District Centers.

**CS19C** Allow school uses throughout the City as appropriate that meet conditions and processes which mitigate their impacts.

**CS 20 Develop and implement appropriate criteria and controls to assure that social service uses are appropriately located**

### *Economic Development*



**CS21** Allocate resources to strengthen the economic base, diversify industrial and commercial enterprises, increase employment opportunities, increase the income level of residents, and enhance and revitalize neighborhoods

**CS21A** Use public funds, services, and facilities to leverage private investment.

**CS21B** Assist and encourage private investment and development that foster economic diversity and viability and preserve quality neighborhoods.

**CS21C** Pool resources for funding of community activities.

**CS21D** Promote joint-use of facilities for maximum efficiency.

### *Coordination of City Services with Comprehensive Plan*



**CS22** Assure that all capital projects and expenditures are consistent with the Comprehensive Plan

**CS22A** Apply growth strategies to fiscal investment decisions to expand service areas or infrastructure capacities.

**CS22B** Ensure public input in the monitoring, review, and planning of all City services and facilities, including municipal facilities, port facilities, libraries, parks, community meeting places and buildings.

**CS22C** Regularly monitor the expenditure of capital resources, ensuring the prescribed level of service for the following services and facilities: potable water, sanitary sewer, storm-water management, law enforcement, fire protection, emergency medical service, transportation, solid waste, parks, and schools.

**CS22D** Set priorities for funding based on citizen values as indicated in the Vision Statement and specified in the prescribed Levels of Service standards.

- Report service levels to the public on an annual basis, demonstrating accountability to the prescribed levels of service
- Review of capital projects and their funding should be performed at least biannually as part of the City's budget process, (1) to ensure an ongoing review of capital needs, and (2) so that capital and operating budgets can be considered together.
- The City will maintain a "Capital Improvement Priority Needs" list. This list will contain unfunded capital improvement projects identified by the City Council, City departments, citizens and other governmental agencies.

(See Table CF-i, "Capital Facility Level of Service Standards - Long Term" on CS-21)



*Kitsap Regional Library System has its main branch located in the City, along Sylvan Way.*

**CS23** Achieve coordinated planning for the City's urban growth with Kitsap County, other jurisdictions and service providers, especially for the provision of capital facilities and services

**CS23A** Build working relationships with all utility providers for planning growth.

**CS24** Promote Smart Growth principles for development City-wide, and within the City's Urban Growth Area

**CS24A** Support county-wide planning policies, particularly the coordination efforts of the Kitsap Regional Coordinating Council.

**CS25** Progressively become the primary provider of capital facilities and services within the City's Urban Growth Area

**CS25A** Participate in the planning of the Urban Growth Area (UGA).

- Work towards development standards within the UGA that are uniform or complimentary to the City’s development standards
- Safeguard urban levels of service within the UGA which are comparable to the levels set within the City
- Identify development concerns within the UGA and inventory challenges to address
- Ensure quality residential development in the UGA that has both urban and strictly residential qualities, including walk-ability

**CS26 Adopt Level of Service(LOS) standards for public facilities, reflecting community preferences for quality of service delivery**

**CS26A** At a minimum adopt LOS standards for transportation facilities.

**CS26B** Consider adopting LOS standards for additional facilities and services including, water and sewer services, police and fire protection, parks, solid waste, transportation, and schools.

**CS26C** Adopt LOS standards that support and encourage the development of Centers.

*Discussion:* LOS standards that provide an advantage to development in Centers verses surrounding areas, can be one of the most effective strategies for attracting development to these priority locations. For example, a LOS for automobile traffic that generates lower traffic mitigation costs (a “lower” traffic LOS) can be especially key to improving Center’s development climate.

Conversely, a higher LOS for transit headway may also be an incentive for Centers development. The incentive or disincentive effect of a wide variety of LOS standards on Centers development should be carefully considered.

**CS27 Adopt a Concurrency Management Ordinance (requiring capital facilities meet adopted Level of Service standards at the same time with development) in order to maintain the community’s identified desired level of service**

**CS27A** Transportation facilities needed to serve new development must be in place within 6 years of completion of the development, generating the needed system improvement.

**CS27B** Assure that development proposals that cannot demonstrate compliance with the concurrency requirement are not permitted until measures to maintain the adopted LOS are provided.

**CS28 Adopt six year capital facilities programs (CIPs), including Transportation Improvement Programs (TIPs) on an annual basis to demonstrate funding capability that supports the land use patterns and other goals and policies adopted within this Plan**

**CS28A** If adequate funding capability cannot be demonstrated through adopted CIPs and TIPs, reconsider the land use assumptions and plans to maintain consistency.

## Utilities

The Utilities portion of the City Services Element addresses the utilities provided to Bremerton's residents by private providers. It presents information regarding current locations and capacities as well as discussion about the provider's ability to provide these services in the future. This portion of the element verifies that these key services can be provided as the projected growth occurs. The services addressed include; natural gas, electricity, telephone, radio, and cable television.

### *Current Conditions and Capacity versus Planned Capacity*

Table CS.i. (below) summarizes current providers and system capacity, as well as the provider's report of future capacity. In general – since private providers are market and demand-driven - all the providers assure the City that they can and will respond to growth, as it occurs. Because of the market-driven nature of the operational model employed by private providers, it is assumed that a level of service acceptable to the community (consumer) will be maintained. In any case, failure to do so will become a market or regulatory issue outside of the realm of this Plan. However, this Plan is the proper venue in which to ensure that the physical location at which certain utility facilities are placed is compatible with the land use related goals and aspirations of the community. It is also the proper venue to set community goals leading to design standards, and development controls affecting private utility providers. Examples of such controls might include siting standards for wireless telecommunications facilities ("cell towers") or a requirement that new power or telephone lines be underground.

### *Current and Projected Conditions - Utilities*

Table CS.i, on the following page, summarizes the current and projected system capacities of private utility providers for the City of Bremerton.

*Table CS.i Utilities Providers and Capacities*

<b>Utilities Facilities: Bremerton</b>			
<b>Utility</b>	<b>Provider</b>	<b>Existing Capacity</b>	<b>Planned Capacity</b>
Natural Gas	Cascade Natural Gas Corp. (CNG)	17,000 users in Kitsap service area in 1994. Peak demand is c. 1,950,000 therms/day.	Plans to triple distribution capacity to area over 3 years.
Electrical	Puget Sound Energy	North Kitsap subarea (includes Bremerton) has 445 Mega Volt Amperes (MVAs) capacity. Power utilization factor is at 81 % of capacity.	Is mandated to expand capacity as demand develops. Plans to increase capacity to 484 MVAs by 2020.
<b>Telecommunications</b>			
Telephone	QWest	77,000 customers in Kitsap County.	Maintains routes at 85% capacity; installs additional facilities when exceed 85%.
Radio	Public sector communications serve law enforcement agencies, fire depts. etc.	Emergency broadcast network has links throughout county.	Expansion of 911 system in near future.
Cable TV	ComCast	Has potential to serve 15,156 households Serves 10,000 customers within City.	Plans for 4% annual growth rate.

### *Federal and State Laws/Regulations*

The providers listed above are governed by both State and Federal regulations. These regulations require that services be maintained at levels acceptable to the public. This occurs in a variety of ways. Because they are the primary vehicle in place to assure that these services maintain pace with growth, the appropriate State and federal instruments are summarized below

#### **(1) Revised Code of Washington and Washington Utilities and Transportation Commission**

Utilities and transportation are regulated in Washington by the Washington Utilities and Transportation Commission (WUTC). The WUTC, composed of three members appointed by the governor, is empowered to regulate utilities (including, but not limited to, electrical, gas, irrigation, telecommunications, and water companies). State law (WAC 480-120) regulates the rates and charges, services, facilities, and practices of utilities. Any change in customer charges or service provision policy requires WUTC approval.

The WUTC requires gas providers to demonstrate that existing ratepayers will not subsidize new customers. Thus, historically, gas main extensions have not been planned in advance but have been initiated only when sufficient customer demand is manifest. The WUTC regulations, are, therefore, inconsistent with the GMA's concurrency goals.

#### **(2) Federal Energy Regulatory Commission**

The Federal Energy Regulatory Commission (FERC) is an independent five-member commission with the U.S. Department of Energy. FERC establishes rates and charges for the interstate transportation and sale of natural gas, for the transmission and sale of electricity, and the licensing of hydro-electric power projects. In addition, the Commission establishes rates or charges for the interstate transportation of oil by pipeline.

#### **(3) Natural Gas Policy Act of 1978**

The central theme of the National Gas Policy Act (NGPA) is encouragement of competition among fuels and suppliers across the country. As a result, natural

gas essentially has been decontrolled. The NGPA also contained incentives for developing new natural gas resources and a tiered pricing structure aimed at encouraging the development of nation-wide transmission pipelines. The result of the Act has been that many consumers are now paying less for natural gas than they were in 1980.

#### **(4) Northwest Power Planning Council**

The Northwest Power Planning Council (NWPPC) focuses on the generation of electricity; however, its policies have implications for gas utility as well. The NWPPC, in its recently released power plan, has directed the region to develop cogeneration as an energy resource and hydro-firming as a power back-up system.

*Cogeneration* is the use of heat, as a by-product of power generation, for industrial processes or for space and water heating. Natural gas is often used as a fuel source for cogeneration.

*Hydro-firming* is the back-up of the region's intermittent excess Spring hydro-generation with gas-fired combustion turbines to provide back-up if hydro-electric power is insufficient.

#### **(5) 1991 Clean Air Amendments**

The passage of the Washington State Clean Air Act in 1991 indicates a state intent to promote the diversification of fuel sources for motor vehicles. This is in response to a need to reduce both atmospheric emissions and the nation's reliance on gasoline for strategic reasons. This Act promotes the use of alternative fuels by requiring 30% of newly purchased state government vehicle fleets to be fueled by alternative fuel by July, 1992, (increasing by 5% each year). It also studies the potential and encourages the development of natural gas vehicle refueling stations.

### *Future Conditions*

The providers listed on Table CS.i. are either driven by market forces, or directed by the regulations summarized above, to maintain their utilities at adequate levels as growth occurs. A more detailed discussion of each provider's existing system capacity and projected system expansions is located in the City Services Appendix. The physical locations of needed facilities have been provided to the City and are shown on the following maps. The new facilities projected occur in existing rights-of-way or at pre-existing locations so there is minimal to no conflict with the future land uses projected by this Comprehensive Plan.

## Capital Facilities

The Capital Facilities Section represents in many ways the point at which “the rubber meets the road” in planning. This section, and its supporting Appendix, establishes the community’s strategy for paying for the patterns of growth that it prefers. In the other Elements of this Comprehensive Plan, the community has set a course toward realizing its vision for the future. It has created goals and policies that will help it establish the land use pattern, types of housing, transportation system, urban design, and environmental protections that it desires as the future unfolds. The Capital Facilities section is where the community puts forth a strategy to pay for the services needed to serve the desired type and intensity of growth. Without such strategies, the rest has no meaning – and little hope of ever being accomplished.

That strategy has two major parts: (1) the establishment of the community’s desired Levels of Service standards (and a related concurrency requirement), and (2) the establishment of a meaningful and related Capital Facilities Program (CFP).

Levels of service and concurrency are discussed below. The Capital Facilities Program that supports the established LOS Standards is contained in the large, technical City Services Appendix to this Element.

The Capital Facilities section addresses the full range of urban services provided by public and quasi-public agencies. Under the County-wide Planning Policies for Kitsap County, (amended by the County and ratified by the City of Bremerton,) a “full range of urban services” is defined to include the following: (CWPP A.3.d.i)

Police	Storm water	Potable water
Fire	Sewer (sanitary)	Solid waste
Transportation	Parks & Rec. Facilities	Schools
Telecommunications (including Broadband)		

With the exception of telecommunications, which was addressed in the Utilities section of this Element, the City Services Appendix presents discussions of current conditions, projected conditions, level of service standards, and implementation strategies for each service area. This Capital Facilities section of the City Services Element discusses the overarching topics of concurrency, levels of service, and general capital facilities programming. In addition, these sections present the linkages between these concepts and endeavors and the rest of the Comprehensive Plan - especially how level of service standards and concurrency relate to and support the Plan’s and use concept.

The scope of the Capital Facilities Plan is City-wide and beyond. It includes all areas within the incorporated City limits, as well as areas surrounding the City which have been identified as Bremerton's urban growth area in accordance with the Growth Management Act.

The Capital facilities section will guide public decisions on the use of capital funds. It will also indirectly guide private development decisions by providing a strategy of planned public capital expenditures.

### ***The Heart of the Capital Facilities Section – Concurrency***

At the heart of the functions performed by this section is the requirement that a community demonstrate how key urban services will be provided to new development – and provided in a way that maintains the community expectation that a clearly defined quality of life be maintained as growth occurs. This is commonly called the concurrency requirement. More simply put, this section will show how the community will finance the services needed as growth occurs. In addition, it must be demonstrated that these services will be provided at a level of quality acceptable to the community – that the quality of services will not be diminished below acceptable standards as development proceeds.

The Growth Management Act's Public Facilities and Services Planning Goal is to:

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

Concurrency is demonstration entails several basic steps:

- 1) The community defines the Level of Service (LOS) Standards to maintain.
- 2) The current LOS for each type of urban service is inventoried.
- 3) Projections of the impact to levels of service created under the growth assumptions of the plan are calculated.
- 4) If projected growth will result in the LOS for any particular urban service being diminished below acceptable levels (LOS Standard), projects needed to return the LOS to acceptable levels (LOS Standard) are identified.
- 5) Methods of funding the needed improvements are identified.
- 6) If funding cannot be identified, alterations to the growth assumptions, land use design, or LOS Standard may need to be considered.

### ***LOS Standards***

The level of service expected by the community for each type of public service discussed in this section, is identified within the section devoted to that service (see City Service Appendix). For ease of reference, however, those Level of Service Standards are summarized in the table below.

*In the long term, approximately 20 years, Bremerton intends to achieve the level of service standards set forth in the following table. (Table CF-1)*

***Table CF-i. Capital Facility Level of Service Standards - Long Term***

<b>Capital Facility Type</b>	<b>Level of Service Standard (LOS)</b>	<b>Date est.</b>
Emergency Medical Services	4.0 minute response time for BLS 8.0 minute response time for ALS	1995
Fire	5.0 minute response time	1995
Law Enforcement	250 sq.ft. per officer 1.8 officers per 1,000 pop.	2003 2003
Parks - Local	1.48 acres per 1,000 persons - 0.0017 acres per capita	1995
Parks - Regional	14.64 acres per 1,000 persons -- 0.0139 acres per capita	1995
Parks - Open Space	2.21 acres per 1,000 persons - 0.0014 acres per capita	1995
Sanitary Sewer	100 gallons per capita per day (gpcd)	2003
Storm Water Management	Maintain per King County Stormwater standards	2003
Schools - Elementary (K-5th)	n/a	*
Schools - Middle (6th-8th)	n/a	*
Schools - High (9th-12th)	n/a	*
Streets, transportation -	Varied. See Transportation Element	2003
Water	200 gal/day	2003
* NOTE: Bremerton School District is beginning a capital facilities planning exercise in 2003-2004. This Element will be updated with the date produced at the first opportunity to amend.		

### ***Use of varied LOS Standards to support community goals***

The establishment of Level of Service Standards that support the desired land use pattern – and the related effect of concurrency requirements – can provide a very strong incentive, encouraging future development to occur in the places, and be of the type,

envisioned by the community. By making a conscious decision to accept more congestion in District Centers, for example, a community can reduce the difficulty that a prospective project faces in meeting concurrency requirements in that location. The reduced project costs and streamlined permitting that results can be a strong incentive in attracting development to that desired Center location.

An incentive-based use of Level of Service Standards for streets is discussed in detail in the Transportation Element. It is important to establish here that this incentive approach will be considered and implemented for other types of capital facilities, as well, in the future. This approach may be appropriate for parks, for example. Decisions about appropriate uses of variable LOS Standards as development incentives will be made as parks plans, water plans, and other service plans are updated and/or developed by the City.