

# CITY COUNCIL AGENDA BILL

City of Black Diamond  
Post Office Box 599  
Black Diamond, WA 98010

ITEM INFORMATION		
<b>SUBJECT:</b>  <b>Ordinance amending the Comprehensive Plan to incorporate updated School District Capital Facilities Plans; providing for severability; and establishing an effective date.</b>	<b>Agenda Date: November 2, 2023      AB23-</b>	
	Mayor Carol Benson	
	City Administrator	
	City Attorney David Linehan	
	City Clerk – Brenda L. Martinez	
	Com Dev – Mona Davis	<b>X</b>
	Finance – May Miller	
	MDRT/Ec Dev – Andy Williamson	
	Police – Chief Kiblinger	
	Public Works – Scott Hanis	
Cost Impact (see also Fiscal Note): n/a	Court –	
Fund Source:		
Timeline:		
<b>Agenda Placement:</b> <input checked="" type="checkbox"/> Mayor <input type="checkbox"/> Two Councilmembers <input type="checkbox"/> Committee Chair <input type="checkbox"/> City Administrator		
<b>Attachments: Proposed Ordinance; School District CFPs for Auburn, Enumclaw, Kent, and Tahoma</b>		
<b>SUMMARY STATEMENT:</b> Pursuant to the City’s school impact fee program, Chapter 3.70 BDMC, the school districts are required to provide the City with their updated six-year Capital Facilities Plans (CFPs) each year, see BDMC 3.70.040, so that the City Council may consider whether to adjust the school impact fees collected by the City on the districts’ behalf, see BDMC 3.70.050.  Each of the four school districts that serve Black Diamond provided the City with a copy of their updated CFPs as adopted by their respective school boards in summer 2023. The school district’s request that the City update its school impact fee schedule to reflect the latest cost projections and local share calculations contained in their CFPs, as determined by the school districts in accordance with the City’s approved impact fee formula.  However, before the City may update its impact fee schedule, the City Council must first approve a technical amendment to the Capital Facilities element of the City’s Comprehensive Plan to specifically reference the most recent versions of the school districts’ CFPs, as those CFPs establish the financial basis for determining the amount of impact fees that may be collected. Cities typically undertake these technical amendments to their Capital Facilities elements in the fall, in connection with the annual budget cycle, with the updated impact fees taking effect on January 1 of the next year.  FISCAL NOTE (Finance Department): N/A. There is no financial impact from this technical amendment to the Comprehensive Plan. School impact fees collected by the city are passed through to the respective school districts.		
<b>COUNCIL COMMITTEE REVIEW AND RECOMMENDATION:</b>		
<b>RECOMMENDED ACTION: Public Hearing and First Reading Only.</b>		

<b>RECORD OF COUNCIL ACTION</b>		
<b><i>Meeting Date</i></b>	<b><i>Action</i></b>	<b><i>Vote</i></b>
November 2, 2023	Public Hearing and First Reading Only	

## ORDINANCE NO. 23-

### **AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, KING COUNTY, WASHINGTON, AMENDING THE CAPITAL FACILITIES ELEMENT OF THE CITY'S 2015-2035 COMPREHENSIVE PLAN TO INCORPORATE UPDATED SCHOOL DISTRICT CAPITAL FACILITIES PLANS; PROVIDING FOR SEVERABILITY; AND ESTABLISHING AN EFFECTIVE DATE**

**WHEREAS**, on May 2, 2019, the City Council adopted the 2015-2035 Comprehensive Plan ("Comprehensive Plan") in accordance with RCW 36.70A.130(1)(a), which requires jurisdictions to periodically review and update their comprehensive plans; and

**WHEREAS**, under the Growth Management Act (GMA), the City of Black Diamond is required to address all public facilities in its Comprehensive Plan, including public schools; and

**WHEREAS**, there are four school districts providing service within the City: Auburn, Enumclaw, Kent, and Tahoma School Districts. Each school district is responsible for developing its own Capital Facilities Plan (CFP) to project student enrollment rates, establish levels of service, inventory current facilities, identify future needs, and establish a budget for meeting those needs; and

**WHEREAS**, Chapter 8 of the City's Comprehensive Plan, *Capital Facilities and Utilities*, includes a section pertaining to the public school districts that serve the City, which includes a reference to each of the four school districts' CFPs as adopted in 2022; and

**WHEREAS**, the City of Black Diamond is currently experiencing significant growth in its residential population, with many new residential units in various stages of planning and development and many more expected in the foreseeable future; and

**WHEREAS**, the City Council views the provision of a modern, high-quality educational environment, including facilities with adequate capacity for school children, to be an essential objective in promoting the general public welfare and meeting the needs of the citizens of Black Diamond; and

**WHEREAS**, the four school districts that serve the City have all stressed the importance of collecting impact fees as an essential component of financing new and expanded capital facilities to meet the needs of their expanding student populations; and

**WHEREAS**, the City's authority to collect school impact fees requires that the Comprehensive Plan identify and incorporate the adopted capital facilities plans of the four school districts that serve the City and on whose behalf the impact fees are collected; and

**WHEREAS**, pursuant to BDMC 3.70.040, the four school districts have each provided the City with updated six-year CFPs adopted by their respective school boards in 2023 and have requested that the City adjust its school impact fees to reflect the districts' latest cost projections and local shares as calculated by the school districts using the City's approved school impact fee formula; and

**WHEREAS**, pursuant to BDMC 3.70.050, the city council is required, on at least an annual basis, to review the CFP information submitted by the school districts pursuant to BDMC 3.70.040 and to determine if an adjustment to the amount of the impact fees is necessary and, if so, adjust the amounts in the adopted impact fee schedule; and

**WHEREAS**, amending the Comprehensive Plan to incorporate the school districts' most recent CFPs will provide the city with necessary authorization to appropriately adjust its school impact fees to offset the impacts of new growth and development projected by the districts' CFPs, as allowed under state law; and

**WHEREAS**, adopting the school districts' most recent CFPs to enable the collection of the amounts of school mitigation and impact fees requested by each of the four school districts is fully consistent with, and would further the goals and policies of, the City's Comprehensive Plan, and specifically the Capital Facilities and Utilities chapter of the Comprehensive Plan; and

**WHEREAS**, on November 2, 2022, the City Council held a public hearing on this proposed amendment to incorporate the school districts' latest CFPs into the Capital Facilities and Utilities element of the City's Comprehensive Plan;

**NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND, WASHINGTON, ORDAINS AS FOLLOWS:**

**Section 1.** Pursuant to RCW 36.70A.130(2)(a)(iv) and BDMC 16.10.130.C, Chapter 8 of the 2015-2035 City of Black Diamond Comprehensive Plan, relating to Capital Facilities and Utilities, is hereby amended to incorporate by reference the most recently approved capital facilities plans of the four school districts that serve the City of Black Diamond. Copies of the four adopted capital facilities plans are attached hereto as Exhibits A, B, C, and D.

**Section 2.** Specifically, Section 8.8 of the 2015-2035 City of Black Diamond Comprehensive Plan is amended as shown below, with new language shown in red



underline, and deletions shown in strike-through text

## 8.8 Public Schools

Black Diamond is within the Auburn, Enumclaw, Kent, and Tahoma School Districts. Each school district is responsible for conducting its own capital facility planning. The City is committed to cooperating with the school districts to maintain a public school system that offers a high-quality educational environment, provides accessibility for all of its student, and ensures adequate school capacity to accommodate enrollment demand. The city adopts and incorporates the following School District Capital Facility Plans into this Comprehensive Plan.

- Auburn School District No. 408 Capital Facilities Plan 202~~23~~ through 202~~89~~
- Enumclaw School District Capital Facilities Plan 202~~23~~-202~~78~~
- Kent School District Six-Year Capital Facilities Plan 202~~2~~-2~~3~~ through 202~~78~~-202~~89~~
- Tahoma School District No. 409 Capital Facilities Plan 202~~23~~- to 202~~78~~

The City supports the location of schools within the community because it recognizes that public schools contribute significantly to the community. It is important to residents for their children to attend schools within or near where they live.

**Section 3.** Pursuant to BDMC 16.10.130.C, the City Council finds that this amendment to the Comprehensive Plan constitutes action for the reasons described in the foregoing recitals, which are adopted as findings of fact and incorporated herein by reference.

**Section 4.** If any portion of this Ordinance, or its application to any person or circumstance, is determined by final order of a court of competent jurisdiction to be invalid, pre-empted, or otherwise unenforceable for any reason, such determination shall not affect the validity or enforceability of the remaining provisions hereof or its application to other persons or circumstances.

**ADOPTED BY THE CITY COUNCIL OF THE CITY OF BLACK DIAMOND AT A REGULAR MEETING THEREOF ON THE 16<sup>TH</sup> DAY OF NOVEMBER, 2023.**

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Mayor Carol Benson

ATTEST:

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Brenda L. Martinez, City Clerk

APPROVED AS TO FORM:

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David Linehan, City Attorney

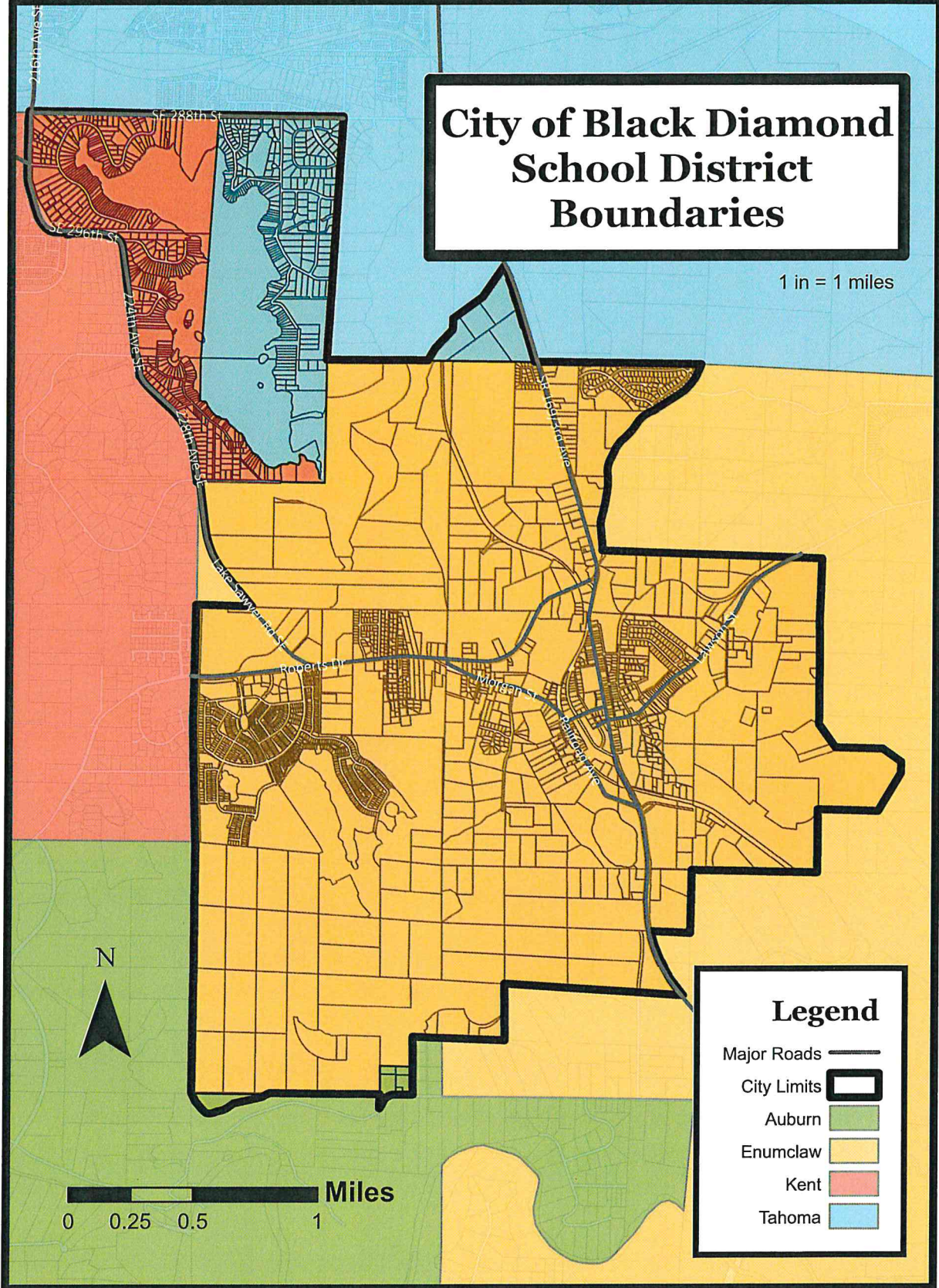
Filed with the City Clerk:

Date of Publication:

Effective Date:

# City of Black Diamond School District Boundaries

1 in = 1 miles



**Legend**

- Major Roads —
- City Limits
- Auburn
- Enumclaw
- Kent
- Tahoma

**Auburn School District No. 408**

# **Capital Facilities Plan**

## **2023 through 2029**

*Adopted by the Auburn School District Board of Directors  
June 12, 2023.*





915 Fourth Street SE  
Auburn, Washington 98002

(253) 931-4900

Serving Students in:

City of Auburn

City of Algona

City of Kent

City of Pacific

City of Black Diamond

Unincorporated King County

### **Board of Directors**

Tracy Arnold

Valerie Gonzales

Arlista Holman

Sheilia McLaughlin

Laura Theimer

**Dr. Alan Spicciati, Superintendent**

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## **SECTION I – EXECUTIVE SUMMARY**

This six-year Capital Facilities Plan (the “Plan”) has been prepared by the Auburn School District (the “District”) as the District’s principal planning document, in compliance with the requirements of Washington’s Growth Management Act and the adopted ordinances of the counties and cities served by the District. This Plan was prepared using data available in the spring of 2023.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District’s needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this six-year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the Cities of Auburn, Black Diamond and Kent; the King County Council, the City of Auburn, the City of Black Diamond, and the City of Kent will adopt this Plan by reference as part of each jurisdiction’s respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona and Pacific, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District’s “Standard of Service” in order to ascertain the District’s current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District’s specific needs.

In general, the District's current standard provides that class size for grades K-3 should not exceed 17 students and class size for grades 4-5 should not exceed 27 students. When averaged over the six elementary school grades, this computes to 20.33 students per classroom. Class size for grade 6 should not exceed 27 students and class size for grades 7 and 8 should not exceed 28.53 students. When averaged over the three middle school grades, this computes to 28.02 students per classroom. Class size for 9-12 should not exceed 28.74 students, with some subject areas restricted to lesser numbers. Decisions by current legislative actions may create the need for additional classrooms. (See Section III Standard of Service for more specific information.)

The capacity of the schools in the District is calculated based on this Standard of Service and the existing inventory of facilities including transitional classrooms. The District's 2022-23 **permanent** capacity was 18,796. The actual number of individual students was 17,059 as of October 1, 2022. (See Section V for more specific information.)

In the spring of 2016, the Board determined to move forward with the replacement of six schools and the construction of two new elementary schools. The project was placed before the voters in November 2016 and the bond passed at 62.83%. The first of the projects, the replacement of Olympic Middle School, started construction in May 2018 and opened in Fall 2019. The district's new elementary, Bowman Creek Elementary, started construction in May 2019 and opened in August 2020. Construction for replacement of Dick Scobee Elementary School started in June 2019 and the school opened in August 2020. Construction of Willow Crest Elementary School and construction of the replacement Pioneer Elementary School started May 2020 and both opened in August 2021. For the 2021-22 school year, Willow Crest Elementary served as the temporary home for Lea Hill Elementary School which started the replacement construction process in May 2021 and opened as its own school in August 2022. Construction for replacement of Chinook Elementary School started in May 2021 and the new school opened in August 2022 as well. Construction for replacement of Terminal Park Elementary School began in May 2022 and is scheduled to open in August 2023.



The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impacts incurred by a district experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been developed using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS, data from Davis Demographics and integration of the mapping with student data from the District's student data system. This method gives the District actual student generation numbers for each grade span for identified developments.

Listed below is a summary level outline of the changes from the 2022 Capital Facilities Plan that are a part of the 2023 Plan. The changes are noted by Section for ease of reference.

## **SECTION I**

### **Executive Summary**

- A. Updated to reflect new information within the Plan.
- B. Summary level list of changes from previous year.

## **SECTION II**

### **Enrollment Projections and Student Generation Factors**

- A. Updated projections.

## **SECTION III**

### **Standard of Service**

- A. Updated to reflect the current number of classrooms allocated to non-standard classroom uses.

## **SECTION IV**

### **Inventory of Facilities**

- A. Move 2 portables from Arthur Jacobsen Elementary and 2 portables from Ilalko Elementary to Auburn High School.
- B. Move 1 portable from Arthur Jacobsen Elementary and 3 portables from Ilalko Elementary to Auburn Mountainview High School.
- C. Move 1 portable from Arthur Jacobsen Elementary to Auburn Riverside High School.
- D. Move 1 portable from Gildo Rey Elementary and 2 portables from Lake View Elementary to Cascade Middle School.
- E. Add 1 portable to Cascade Middle School.

## **Section V**

### **Student Capacity**

- A. The 12 portables to be relocated and one new portable to be added in July 2024 are needed to accommodate enrollment increases at our middle and high schools.

**CHANGES TO IMPACT FEE DATA ELEMENTS 2022 TO 2023**

<b>DATA ELEMENTS</b>	<b>CFP 2022</b>	<b>CFP 2023</b>	<b>EXPLANATION</b>
<b>Student Generation Factors</b>			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Single Family			
Elementary	0.3010	0.303	
Middle School	0.1460	0.133	
High School	0.1550	0.151	
Multi-Family			
Elementary	0.3920	0.440	
Middle School	0.1350	0.150	
High School	0.1530	0.172	
<b>School Construction Costs</b>			
Middle School	\$134,320,000	\$143,000,000	From new school construction cost estimates in April 2023.
<b>Site Acquisition Costs</b>			
Cost per Acre	\$489,248	\$513,509	Updated estimate based on 10% annual inflation.
<b>Area Cost Allowance</b>			
Boeckh Index	\$246.83	\$246.83	Updated to current OSPI schedule. (May 2023)
<b>Match % - State</b>	63.83%	64.58%	Updated to current OSPI schedule (May 2023)
<b>Match % - District</b>	36.17%	35.42%	Computed
<b>District Average Assessed Valuation</b>			
Single Family	\$458,409	\$573,704	Updated from March 2023 King County Dept. of Assessments data.
Multi-Family	\$223,737	\$270,892	Updated from March 2023 King County Dept. of Assessments data using average assessed valuation for apartments and condominiums.
<b>Debt Serv Tax Rate</b>	\$2.13	\$1.84	Current Fiscal Year
<b>General Obligation Bond Interest Rate</b>	2.45%	3.58%	Current Rate - February 2023 (Bond Buyers 20 Index 3-14)

## **SECTION II – ENROLLMENT PROJECTIONS AND STUDENT GENERATION FACTORS**

### **Student Enrollment Projections**

Projection techniques give consideration to historical and current data as a basis for forecasting the future. In addition, certain assumptions must be made about the variables in the data being used. Forecasting can be defined as the extrapolation or logical extension from history to the future or from the known to the unknown.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. An example of this is with the COVID-19 pandemic. The logic embraces the assumptions that whatever these individual factors have been in the past are present today and will be in the future. It further moderates the impact of singular factors by averaging data over time.

The basis of enrollment projections in the Auburn School District has been cohort survival analysis. Cohort survival is the analysis of a group of students in a grade level as it progresses through time. This analysis uses historical information to develop averages and project the averages forward. If all students in one grade level progress to the next, the cohort number would be 1.00. If fewer students from the group progress the number will be less than 1. The district has used this method with varying years of history (3 years, 6 years, 10 years and 13 years) as well as weighted factors to study several projections.

Additionally, the District contracted with Davis Demographics to develop and analyze demographic data relevant to the District's facility planning efforts. The report created by Davis Demographics identifies and informs the District of the trends occurring in the community, how these trends may affect future student populations, and assists in illustrating facility adjustments that may be necessary to accommodate the potential student population shifts. Davis' Ten-Year Forecast Methodology uses factors including the calculation of

incoming kindergarten classes, additional students from new housing, the effects of student mobility and a detailed review of planned residential development within the District.

The data from the report is a snapshot of the current and potential student populations based on the data gathered in fall 2022. Population demographics change, development plans change, funding opportunities can change, and District priorities can change. The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and creditability of the projections derived by these techniques.

## Overview of 2022-23 Enrollment Projections

Table 1 shows historical enrollment for the October 1 count in the Auburn School District over the past 20 years. The data shows overall average growth over the recent 10 years is 1.69%. It is important to note this average includes a 4.22% decrease in October 2020 enrollment due to the COVID pandemic.

TABLE 1	Historical Enrollment1: October 1 Actuals, K-12 (No RS, OD, GA) Source: OSPI 1251H																				
GRADE	03-04	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21*	21-22*	22-23	
KDG	921	892	955	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,341	
1	982	960	963	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,185	1,304	
2	909	992	963	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	
3	996	918	1,002	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	
4	947	1,016	939	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	
5	1,018	956	1,065	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	
6	1,111	1,020	1,004	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	
7	1,131	1,124	1,028	1,014	1,057	1,034	1,125	1,060	1,032	1,086	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	
8	1,052	1,130	1,137	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	
9	1,464	1,459	1,379	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	
10	1,246	1,260	1,383	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,388	1,416	
11	991	1,019	1,153	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	
12	841	833	989	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,089	1,248	1,251	
TOTALS	13,609	13,579	13,960	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,190	16,601	17,059	
Student Gain/Loss			351	349	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458	
Percent Gain/Loss			2.58%	2.50%	0.80%	0.99%	-0.69%	-0.84%	-0.94%	1.77%	2.57%	2.02%	2.59%	1.49%	3.52%	1.78%	1.84%	-4.23%	2.54%	2.76%	
											Average Student Gain/Loss for Recent 10 years										260
*COVID Pandemic											Average Percent Gain/Loss for Recent 10 years										1.69%

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Some of the assumptions made in calculating projections for the 2023-24 school year are:

1. Local birth data is collected and incorporated into forecasting future kindergarten students. Births trended upward from 2019 to 2021. It is estimated that the pattern shown in recent area births will be reflected in future kindergarten classes between 2023-24 to 2026-27.
2. Student retention as they progress through the grades is the most impactful factor when calculating future student populations. Over 50% of the total grade transitions are above 1.0 meaning students continue their education from grade to grade and there is an increased number of students as well.
3. Approximately 69 new single-family detached units are planned to be built within the District in the next ten years. It is estimated that the planned units may generate 37 K-12 students.
4. The number of out-of-District students (students who do not reside within the district boundaries) has been incorporated into the forecasts by calculating their current overall percentage of student enrollment, then applying the ratio to future years, and adding it to the resident forecasts.

The data calculated from the factors above indicate an overall increase over the next ten years. Assuming the out-of-district student proportion of the overall enrollment stays at its current level, total K-12 enrollment is forecasted to increase by approximately 9% to about 18,637 students by the 2032-33 school year.

Table 2 below shows the District Forecast Summary for the next 5 years.

**Table 2: Student Enrollment Projections 2023-2027**

GRADE	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
<b>In-District Students</b>						
<b>KDG</b>	1,388	1,251	1,289	1,339	1,315	1,315
<b>1</b>	1,366	1,453	1,309	1,348	1,402	1,376
<b>2</b>	1,257	1,364	1,450	1,306	1,345	1,398
<b>3</b>	1,220	1,278	1,387	1,475	1,329	1,368
<b>4</b>	1,290	1,228	1,285	1,397	1,485	1,337
<b>5</b>	1,288	1,299	1,238	1,292	1,403	1,491
<b>6</b>	1,236	1,266	1,276	1,218	1,272	1,381
<b>7</b>	1,211	1,245	1,275	1,287	1,225	1,283
<b>8</b>	1,232	1,210	1,242	1,272	1,281	1,220
<b>9</b>	1,320	1,268	1,245	1,277	1,308	1,321
<b>10</b>	1,355	1,335	1,282	1,260	1,293	1,325
<b>11</b>	1,188	1,246	1,229	1,179	1,156	1,190
<b>12</b>	1,135	1,149	1,207	1,189	1,140	1,118
<b>SUBTOTAL</b>	<b>16,486</b>	<b>16,592</b>	<b>16,714</b>	<b>16,839</b>	<b>16,954</b>	<b>17,124</b>
<b>Out-of-District Students</b>						
<b>K-5</b>	271	274	276	283	288	288
<b>6-8</b>	89	90	92	91	92	94
<b>9-12</b>	498	498	495	489	488	494
<b>SUBTOTAL</b>	<b>858</b>	<b>862</b>	<b>863</b>	<b>863</b>	<b>868</b>	<b>876</b>
<b>TOTAL STUDENTS</b>						
<b>K-5</b>	8,080	8,147	8,234	8,440	8,567	8,573
<b>6-8</b>	3,768	3,811	3,885	3,868	3,870	3,978
<b>9-12</b>	5,496	5,496	5,458	5,394	5,385	5,448
<b>GRAND TOTAL K-12</b>	<b>17,344</b>	<b>17,454</b>	<b>17,577</b>	<b>17,702</b>	<b>17,822</b>	<b>17,999</b>



## Student Generation Factors

Planned residential development data is collected to determine the number of new residential units that may be built in the future. The projected number of units will have the appropriate Student Generation Factor applied to estimate the number of new students that planned residential development might yield.

Planned residential development data was obtained through discussions with city agencies, counties, and major developers within the district boundaries. The student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that possibly will occur within the project timeframe. The planned residential development information and phasing estimates are a snapshot of the District as of this time. The information may change and is updated annually.

Closely related to the planned residential development units are Student Generation Factors. When applied to planned residential development units, the Student Generation Factors determine how many additional students may be generated from new construction within the District.

Two sets of data are used to calculate Student Generation Factors: current student enrollment and current housing data. This information associates each student with a housing unit. Two general housing categories are analyzed: Single Family and Multi-Family. Data showing the number of students generated from previous single- and multi-family developments generates the Student Generation Factor to be applied to future developments.

The tables on the next two pages show the information for both single-and multi-family developments. The components include:

- “Development Name” is a list of developments in various stages of occupancy.
- “Year of Full Occupancy” is important because fully-occupied developments stay on the list for five years contributing to the Student Generation Factor. Once the five years is up, the development is removed from the list.

- Also included for each development listed is the number of units, the amount of current units occupancy and the remaining units to be occupied.
- “Feeder Pattern” shows the elementary school associated with each development.
- “Actual Students” is the data of actual students generated from the units already occupied.
- “Student Generation Factors” is the calculation of actual students divided by the number of occupied units.
- “Single Family--2023 and beyond” lists the developments that are in process, but have not yet started to occupy units. This definition also applies to future Multi-family units.
- The units for these developments are multiplied by the Student Generation Factor for each to determine the “Estimated Students Based on Student Generation Factors”

Below are the Student Generation Factors for 2023.

<b>2023</b>	<b>Single-Family</b>	<b>Multi-Family</b>
<b>Elementary</b>	0.303	0.440
<b>Middle</b>	0.133	0.150
<b>High</b>	0.151	0.172
<b>Total</b>	<b>0.587</b>	<b>0.762</b>

[SINGLE DEVELOPMENT](#)

[MULTI FAMILY DEVELOPMENT](#)

**Auburn School District**  
**Development Growth Including the Previous 5 Years**  
**March 2023 (Based on Current Year Enrollment)**

**SINGLE FAMILY**

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied
Anthem	2018	13	13	0
Bridges	2021	380	380	0
Canyon Creek	2018	151	151	0
Dulcinea	2018	6	6	0
Forest Glen at Lakland	2021	30	30	0
Greenvale		17	12	5
Greenview Estates (Knudson)		17	6	11
Hastings	2020	10	10	0
Hazel View	2018	22	22	0
Lakeland: Pinnacle Estates	2018	99	99	0
Lozier Ranch		18	7	11
Mountain View	2018	55	55	0
Palisades (Omni Homes)		16	14	2
River Rock		14	6	8
Seremounte	2019	30	30	0
Vasiliy	2021	8	8	0
Willow Place	2021	11	11	0
<b>Totals</b>		<b>897</b>	<b>860</b>	<b>37</b>

Feeder Elementary	Actual Students			
	Elem	Middle	HS	Total
Ilalko	9	2	2	13
Aurthur Jacobsen	106	40	47	193
Evergreen Hts.	32	16	15	63
Lea Hill	6	1	2	9
Gildo Rey	8	4	1	13
Hazelwood	0	0	0	0
Arthur Jacobsen	1	1	0	2
Evergreen Hts.	4	1	2	7
Lea Hill	9	4	4	17
Bowman Creek	41	28	24	93
Chinook	1	0	0	1
Evergreen Hts.	14	4	8	26
Alpac	3	2	5	10
Aurthur Jacobsen	0	0	0	0
Aurthur Jacobsen	23	11	17	51
Terminal Park	2	0	0	2
Lea Hill	2	0	3	5
<b>Totals</b>	<b>261</b>	<b>114</b>	<b>130</b>	<b>505</b>

Student Generation Factors			
Elem	Middle	HS	Total
0.692	0.154	0.154	1.000
0.279	0.105	0.124	0.508
0.212	0.106	0.099	0.417
1.000	0.167	0.333	1.500
0.267	0.133	0.033	0.433
0.000	0.000	0.000	0.000
0.167	0.167	0.000	0.333
0.400	0.100	0.200	0.700
0.409	0.182	0.182	0.773
0.414	0.283	0.242	0.939
0.143	0.000	0.000	0.143
0.255	0.073	0.145	0.473
0.214	0.143	0.357	0.714
0.000	0.000	0.000	0.000
0.767	0.367	0.567	1.700
0.250	0.000	0.000	0.250
0.182	0.000	0.273	0.455
<b>0.303</b>	<b>0.133</b>	<b>0.151</b>	<b>0.587</b>

**SINGLE FAMILY--2023 and Beyond**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Allens Acres 20-Lot Prelim Plat	20	0	20
Ashton Park 20-Lot Prelim Plat	20	0	20
Canyon Ridge Estates	26	0	26
Carbon Trails	44	0	44
River Glen 12-Lot Plat	12	0	12
Robbins Prelim Plat 31-Lot SFR Lots	31	0	31
Summit at Kendall Ridge Plat	17	0	17
The Alicias 56-Lot Plat	56	0	56
"To Be Occupied" above	37	0	37
<b>Totals</b>	<b>243</b>		<b>243</b>

Student Generation Factors			
Elem	Middle	HS	Total
6	3	3	12
6	3	3	12
8	3	4	15
13	6	7	26
4	2	2	7
9	4	5	18
5	2	3	10
17	7	8	33
11	5	6	22
<b>Totals</b>	<b>66</b>	<b>29</b>	<b>33</b>

**Auburn School District**  
**Development Growth Including the Previous 5 Years**  
**March 2023 (Based on Current Year Enrollment)**

**MULTI FAMILY**

Development Name	Year of Full Occupancy	Units/ Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Promenade Apts	2018	294	294	0	Lea Hill	205	100	104	409	0.697	0.340	0.354	1.391
The Villas at Auburn	2018	295	295	0	Washington	59	14	27	100	0.200	0.047	0.092	0.339
Copper Gate Apartments	2021	500	500	0	Evergreen Hts.	308	81	94	483	0.616	0.162	0.188	0.966
The Verge Auburn	2022	226	226	0	Terminal Park	7	2	1	10	0.031	0.009	0.004	0.044
<b>Totals</b>		<b>1315</b>	<b>1315</b>	<b>0</b>		<b>579</b>	<b>197</b>	<b>226</b>	<b>1002</b>	<b>0.440</b>	<b>0.150</b>	<b>0.172</b>	<b>0.762</b>

**MULTI FAMILY -- 2023 and beyond**

	Units/ Parcels	Current Occupancy	To Be Occupied
Lexi 1	190	0	190
"To be Occupied" above	0	0	0
	<b>190</b>		<b>190</b>

Estimated Students Based on Student Generation Factors			
84	28	33	145
0	0	0	0
<b>84</b>	<b>28</b>	<b>33</b>	<b>145</b>

## SECTION III - STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County, the City of Auburn, City of Black Diamond and the City of Kent indicate that each school district must establish a “Standard of Service” in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage “capacity” guidelines for computing state funding support. The fundamental purpose of the OSPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district’s capacity to house its student population. The OSPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student’s educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the OSPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.

### OVERVIEW

As reflected in enrollment numbers for the 2022-23 school year, the Auburn School District operates 16 elementary schools housing 8,280 students in grades K through 5 including Early Childhood Education program. The four middle schools house 3,731 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternate high school, housing 5,285 students in grades 9 through 12. (Source: October 1, 2022 Enrollment)

## CLASS SIZE

The number of students per classroom determines the number of classrooms required to house the student population. Specialists create additional space needs. Class sizes are subject to collective bargaining agreements. Changes to class size agreements can have significant impact on available space.

The current student/teacher limit across all elementary programs is an average of 20.33 students per teacher. Consistent with this staffing limit, room capacities are set at 20.33 students per room at grades K - 5. At grades 6 - 8 the limit is set at 28.02 students per room. At grades 9 - 12 the limit is set at 28.74 students per room. The OSPI space allocation for each grade articulation level, **less** the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected student populations. These reductions are shown in the following documents by grade articulation level.

[ELEMENTARY SCHOOL STANDARD OF SERVICE](#)

[MIDDLE SCHOOL STANDARD OF SERVICE](#)

[HIGH SCHOOL STANDARD OF SERVICE](#)

[STANDARD OF SERVICE COMPUTED TOTALS](#)

## ELEMENTARY SCHOOLS

### **STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION**

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses 19 classrooms to provide for 151 students. The housing requirements for this program are provided for in the OSPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

### **PATHWAYS SPECIAL EDUCATION**

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses two classrooms to provide for 10 students. The housing requirements for this program exceed the OSPI space allocations.

(Two classrooms @ 20.33 - 8 = 12.33)

Loss of Permanent Capacity 2 rooms @ 12.33 each =	(25)
Loss of Temporary Capacity 0 rooms @ 12.33 each =	0
Total Capacity Loss =	(25)

### **SPECIAL EDUCATION RESOURCE ROOMS**

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Twenty-one standard classrooms are required to house this program. Continued loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 17 (20-3) rooms @ 20.33 each =	(346)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(346)

### **STUDENT TEACHER ENRICHMENT PROGRAM (STEP)**

The Auburn School District operates an elementary program for highly capable and high achieving students at Grade 4 and Grade 5. This program is housed in two classrooms at Terminal Park Elementary School and two classrooms at Willow Crest Elementary School.

Loss of Permanent Capacity 4 rooms @ 20.33 each =	(81)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(81)

### **EARLY CHILDHOOD SPECIAL EDUCATION**

The Auburn School District operates a pre-school program for young children below age five with disabilities. This program is housed at fifteen different elementary schools and currently uses 15 standard classrooms. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(305)

### **READING LABS**

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Five elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 20.33 each =	(102)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(102)

**MUSIC ROOMS**

The Auburn School District elementary music programs require one acoustically-modified classroom at each school for music instruction. The housing requirements are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	<hr/> (305)

**MULTI-LINGUAL LEARNER PROGRAM**

The Auburn School District operates pullout programs at the elementary school level for multi-lingual learner students. This program requires 33 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 33 rooms @ 20.33 each =	(671)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	<hr/> (671)

**SECOND GRADE TOSA PROGRAM**

The Auburn School District provides a TOSA reading specialist program for eight highly-impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 20.33 each =	(163)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	<hr/> (163)

**ELEMENTARY LEARNING SPECIALIST PROGRAM**

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model was originally created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fifteen elementary schools.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	<hr/> (305)

**EARLY CHILDHOOD EDUCATION ASSISTANCE PROGRAM (ECEAP)**

The Auburn School District operates an ECEAP program for 246 pre-school aged children in twelve sections of half-day length and one full-day program. The program is housed at seven elementary schools and utilizes ten standard elementary classrooms and one additional classroom space and seven auxiliary office spaces. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 10 rooms @ 20.33 each =	(203)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	<hr/> (203)



## MIDDLE SCHOOLS

### **SPECIAL EDUCATION RESOURCE ROOMS**

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eleven classrooms are required at the middle school level to provide for approximately 330 students. The housing requirements for this program are not entirely provided for in the OSPI space guidelines.

### **PATHWAYS SPECIAL EDUCATION**

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses two classrooms. One of the two classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 1 rooms @ 28.02 each =	(28)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(28)

### **STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION**

The Auburn School District operates seven structured learning classrooms at the middle school level for students with moderate to severe disabilities. Two of the seven classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 5 rooms @ 28.02 each =	(140)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(140)

### **MULTI-LINGUAL LEARNER PROGRAM**

The Auburn School District operates a pullout program at the middle school level for multi-lingual learner students. This program requires 12 standard classrooms that are not provide for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.02 each =	(336)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(336)

### **ROOM UTILIZATION**

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations.

Loss of Permanent Capacity 8 rooms @ 28.02 each =	(224)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(224)

## HIGH SCHOOLS

### **NATIVE AMERICAN RESOURCE ROOM**

The Auburn School District operates one resource room to support the education of Native American students at the high school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 28.74 each =	(29)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(29)

### **MULTI-LINGUAL LEARNER PROGRAM**

The Auburn School District operates a pullout program at three comprehensive high schools for multi-lingual learner students. This program requires 15 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 28.74 each =	(431)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(431)

### **PATHWAYS SPECIAL EDUCATION**

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the high schools and uses two classrooms. The housing requirements for this program are not provided for in the OSPI space allocations.

Loss of Permanent Capacity 2 rooms @ 28.74 each =	(57)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(57)

### **STRUCTURED LEARNING CENTER PROGRAM**

The Auburn School District operates twelve structured learning center classrooms for students with moderate to severe disabilities. This program is housed at three high schools requiring standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.74 each =	(345)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(345)

### **SPECIAL EDUCATION RESOURCE ROOMS**

The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires 15 classrooms to provide program to meet educational needs of the students. The OSPI space guidelines provide for one of the 15 teaching stations.

Loss of Permanent Capacity 14 rooms @ 28.74 each =	(402)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(402)

### **PERFORMING ARTS CENTERS**

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The OSPI Inventory includes this space when computing unhoused student capacity. This space was not intended for, nor is it usable for, classroom instruction. It was constructed to provide a community center for the performing arts. Using OSPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 7.25 classrooms.

Loss of Permanent Capacity 7.25 rooms @ 28.74 each =	(208)
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### **ROOM UTILIZATION**

The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 28.74 each =	(287)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(287)

**STANDARD OF SERVICE COMPUTED TOTALS****ELEMENTARY**

Loss of Permanent Capacity	(2,505)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(2,505)

**MIDDLE SCHOOL**

Loss of Permanent Capacity	(729)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(729)

**SENIOR HIGH**

Loss of Permanent Capacity	(1,760)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(1,760)

**TOTAL**

Loss of Permanent Capacity	(4,994)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(4,994)

## SECTION IV - INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI-rated capacities.

Table IV.2 shows the number and location of each portable by school. The district uses portable facilities to:

1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique students needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Portable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding portable classrooms.

[TABLE IV.1 PERMANENT FACILITIES INVENTORY](#)

[TABLE IV.2 PORTABLE FACILITIES INVENTORY](#)

[DISTRICT SCHOOL FACILITIES MAP](#)

TABLE IV.1 PERMANENT FACILITY INVENTORY

BUILDING	CAPACITY	ACRES	ADDRESS
<b>Elementary Schools</b>			
Alpac Elementary	503	10.68	310 Milwaukee bopulevard North, Pacific, WA 98047
Arthur Jacobsen Elementary	618	10.02	29205 132nd Street SE, Auburn, WA 98092
Bowman Creek Elementary	812	22.03	5701 Kersey Way SE, Auburn, WA 98092
Chinook Elementary	806	12.37	3502 Auburn Way South, Auburn, WA 98092
Dick Scobee Elementary	804	8.90	1031 104th Street NE, Auburn, WA 98002
Evergreen Heights Elementary	451	10.10	5602 South 316th, Auburn, WA 98001
Gildo Rey Elementary	516	10.05	1005 37th Street SE, Auburn, WA 98002
Hazelwood Elementary	580	13.08	11815 Southeast 304th Street, Auburn, WA 98092
Ilalko Elementary	578	14.23	301 Oravetz Place Sourtheast, Auburn, WA 98092
Lake View Elementary	566	16.48	16401 Southeast 318th Street, Auburn, WA 98092
Lakeland Hills Elementary	580	12.00	1020 Evergreen Way SE, Auburn, WA, 98092
Lea Hill Elementary	798	20.24	30908 124th Avenue SE, Auburn, WA 98092
Pioneer Elementary	816	11.50	2301 M Street SE, Auburn, WA 98002
*Terminal Park Elementary on K Street	393	17.40	1825 K Street SE, Auburn, WA 98002
Washington Elementary	501	5.33	20 E Street Northeast, Auburn, WA 98002
Willow Crest Elementary	812	10.60	13002 SE 304th Street, Auburn, WA 98092
<b>ELEMENTARY CAPACITY</b>	<b>10,134</b>		
<i>*Terminal Park Elementary is being rebuilt students being housed at interim site for the 2022-23 school year. Reopens in September 2023.</i>			
<b>Middle Schools</b>			
Cascade Middle School	823	16.94	1015 24th Street NE, Auburn, WA 98002
Mt. Baker Middle School	829	30	620 37th Street SE, Auburn, WA 98002
Olympic Middle School	989	17.45	839 21st Street SE, Auburn, WA 98002
Rainier Middle School	830	25.54	30620 116th Ave SE, Auburn, WA 98092
<b>MIDDLE SCHOOL CAPACITY</b>	<b>3,471</b>		
<b>High Schools</b>			
Auburn High School	2,137	23.74	711 E Main Street, Auburn, WA 98002
Auburn Riverside High School	1,384	35.32	501 Oravetz Road, Auburn, WA 98092
Auburn Mountainview High Schor	1,437	39.42	28900 124th Ave SE, Auburn, WA 98092
West Auburn High School	233	5.26	401 E Main Street, Auburn, WA 98001
<b>HIGH SCHOOL CAPACITY</b>	<b>5,191</b>		
<b>TOTAL CAPACITY</b>	<b>18,796</b>		

## INVENTORY OF FACILITIES

TABLE IV. 2 PORTABLE FACILITIES INVENTORY

Elementary Schools	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Alpac	8	8	8	8	8	8	8
Arthur Jacobsen	4	0	0	0	0	0	0
Bowman Creek	0	0	0	0	0	0	0
Chinook	0	0	0	0	0	0	0
Dick Scobee	0	0	0	0	0	0	0
Evergreen Heights	4	4	4	4	4	4	4
Gildo Rey	3	2	2	2	2	2	2
Hazelwood	2	2	2	2	2	2	2
Ilalko	7	2	2	2	2	2	2
Lake View	2	0	0	0	0	0	0
Lakeland Hills	5	5	5	5	5	5	5
Lea Hill	0	0	0	0	0	0	0
Pioneer	0	0	0	0	0	0	0
Terminal Park	0	0	0	0	0	0	0
Washington	8	8	8	8	8	8	8
Willow Crest	0	0	0	0	0	0	0
<b>TOTAL UNITS</b>	<b>43</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>
<b>TOTAL CAPACITY</b>	<b>874</b>	<b>630</b>	<b>630</b>	<b>630</b>	<b>630</b>	<b>630</b>	<b>630</b>

Middle Schools	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Cascade	4	8	8	8	8	8	8
Mt. Baker	12	12	12	12	12	12	12
Olympic	8	8	8	8	8	8	8
Rainier	11	11	11	11	11	11	11
<b>TOTAL UNITS</b>	<b>35</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
<b>TOTAL CAPACITY</b>	<b>981</b>	<b>1,093</b>	<b>1,093</b>	<b>1,093</b>	<b>1,093</b>	<b>1,093</b>	<b>1,093</b>

High Schools	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
Auburn High School	4	8	8	8	8	8	8
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Mountainview	8	12	12	12	12	12	12
Auburn Riverside	17	18	18	18	18	18	18
West Auburn	0	0	0	0	0	0	0
<b>TOTAL UNITS</b>	<b>30</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
<b>TOTAL CAPACITY</b>	<b>862</b>	<b>1,121</b>	<b>1,121</b>	<b>1,121</b>	<b>1,121</b>	<b>1,121</b>	<b>1,121</b>

\*TAP - Transition Assistance Program for 18-21 year old students with special needs.

<b>COMBINED TOTAL UNITS</b>	<b>108</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>	<b>109</b>
<b>COMBINED TOTAL CAPACITY</b>	<b>2,717</b>	<b>2,844</b>	<b>2,844</b>	<b>2,844</b>	<b>2,844</b>	<b>2,844</b>	<b>2,844</b>





Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



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## SECTION V - STUDENT CAPACITY

While the Auburn School District uses the OSPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of students in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new funded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2. Table V.1 shows the District's capacity with portable units included and Table V.2 without these units.

[Table V.1 Capacity with Portables](#)

[Table V.2 Capacity without Portables](#)



**Table V.1 Student Capacity with Portables**

	2022.23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
A. OSPI Capacity	18,796	19,224	19,224	19,224	19,224	19,224	19,224
A.1 OSPI Capacity - New Elementary	0	0	0	0	0	0	0
A.2 OSPI Capacity - Replacements	0	0	0	0	0	0	0
A.3 OSPI Capacity - New Middle School	0	0	0	0	800	0	0
B. Capacity Adjustments							
B1. Portables	2,717	2,844	2,844	2,844	2,844	2,844	2,844
B2. Exclude Standard of Service	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)
C. Net Capacity	16,519	17,074	17,074	17,074	17,874	17,074	17,074
D. ASD Enrollment	17,059	17,344	17,454	17,577	17,702	17,822	18,000
E. ASD Surplus/Deficit	-540	-270	-380	-503	172	-748	-926

**Table V.2 Student Capacity without Portables**

	<b>2022-23</b>	<b>2023-24</b>	<b>2024-25</b>	<b>2025-26</b>	<b>2026-27</b>	<b>2027-28</b>	<b>2028-29</b>
A. OSPI Capacity	18,796	19,224	19,224	19,224	19,224	19,224	19,224
A.1 OSPI Capacity - New Elementary	0	0	0	0	0	0	0
A.2 OSPI Capacity - Replacements	0	0	0	0	0	0	0
A.3 OSPI Capacity - New Middle School	0	0	0	0	800	0	0
B. Capacity Adjustments							
B1. Exclude Standard of Service	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)	(4,994)
C. Net Capacity	13,802	14,230	14,230	14,230	15,030	14,230	14,230
D. ASD Enrollment	17,059	17,344	17,454	17,577	17,702	17,822	18,000
E. ASD Surplus/Deficit	-3,257	-3,114	-3,224	-3,347	-2,672	-3,592	-3,770

## **SECTION VI - CAPITAL CONSTRUCTION PLAN**

The formal process used by the Auburn School Board to address current and future facility needs began almost 50 years ago in 1974. The process includes a formation of a community-wide citizen's committee and throughout the years, these Ad Hoc Committees have conducted work and made recommendations for improvements to the District's programs and facilities.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the Board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the Board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The Board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy funded \$46.4 million of needed improvement projects at 24 sites over the following seven school years. Planning for the replacement of aging schools was started with educational specifications and schematic design process for the replacement of Auburn High School.

The District acquired a site for a future high school in 2008 and a second site for a future middle school in 2009. The District also continued efforts to acquire property around Auburn High School. The Special Education Transitional Assistance Program (TAP) opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

In the November 2012 election, the community supported the \$110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. Construction began in February 2013. The entire new building was occupied by Auburn High School students and staff in the fall of 2015, with site improvements being completed during the 2015-16 school year.

In January 2015, a citizen's ad hoc committee was convened by direction of the Board to address growth and facilities. The major recommendations were to construct two new elementary schools in the next four years and to acquire 3 new elementary school sites as soon as possible.

In the November 2016 election, the community supported the \$456 million bond issue for the replacement of six schools and the construction of two new elementary schools at 62.83%. Construction for the replacement of Olympic Middle School began in May 2018 and was completed in Fall 2019. Construction for Bowman Creek Elementary School began in May 2019 and was completed in Fall 2020. Construction for the replacement of Dick Scobee Elementary School began in June 2019 and was completed in Fall 2020. Construction for Willow Crest Elementary School and replacement of Pioneer Elementary School began in May 2020 and was completed in Fall 2021. Construction for replacement of Chinook and Lea Hill Elementary Schools began in June 2021 and was completed in Fall of 2022. Construction for replacement of Terminal Park Elementary School began in June 2022 and will be completed in Fall of 2023.

The District anticipates running a Capital Bond Measure in 2024. Funds will be used to construct a new middle school on property currently owned by the District, and may include funds to replace one or more existing schools.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population.

<b>2023-29 Capital Construction Plan (May 2023)</b>									
<b>Project</b>	<b>Funded</b>	<b>Projected Cost</b>	<b>Fund Source</b>	<b>23-24</b>	<b>24-25</b>	<b>25-26</b>	<b>26-27</b>	<b>27-28</b>	<b>28-29</b>
Portable Relocation <sup>1</sup>	Yes	\$2,400,000	Impact Fees	✓					
Middle School #5 <sup>1</sup>	Yes	\$112,000,000	Bond	✓ plan	✓ plan	✓ const	✓ const	✓ open	

<sup>1</sup> Funds may be secured through a combination of a bond issue, impact fees, and/or state matching funds

## **SECTION VII - IMPACT FEES**

IMPACT FEE COMPUTATION (SPRING 2023)

[TABLES VII.1-VII.4](#)

[TABLES VII.5 & VII.6](#)

[IMPACT FEE ELEMENTS](#)

**IMPACT FEE COMPUTATION (Spring 2023)**

**Table VII.1 SITE COST PER RESIDENCE**

Formula: ((Acres x Cost per Acre)/Facility Capacity) x Student Factor

	Site Acreage	Cost per Acre	Facility Capacity	Student Generation Factor		Cost per Single Family	Cost per Multi Family
				Single Family	Multi Family		
Elementary (K - 5)	15	\$0	650	0.3030	0.4400	\$0	\$0
Middle (6 - 8)	25	\$0	800	0.1330	0.1500	\$0	\$0
High (9 - 12)	40	\$0	1500	0.1510	0.1720	\$0	\$0
						<b>\$0</b>	<b>\$0</b>

**Table VII.2 PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE**

Formula: ((Facility Cost/Student Capacity) x Student Factor) x (Permanent-to-Total Square Footage Percentage)

	Facility Cost	Student Capacity	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor		Cost per Single Family	Cost per Multi Family
				Single Family	Multi Family		
Elementary (K - 5)	\$0	650	0.9529	0.3030	0.4400	\$0	\$0
Middle (6 - 8)	\$143,000,000	800	0.9529	0.1330	0.1500	\$22,654	\$25,550
High (9 - 12)	\$0	1500	0.9529	0.1510	0.1720	\$0	\$0
						<b>\$22,654</b>	<b>\$25,550</b>

**Table VII.3 PORTABLES CONSTRUCTION COST PER RESIDENCE**

Formula: ((Facility Cost/Student Capacity) x Student Factor) x (Portable-to-Total Square Footage Ratio)

	Facility Cost	Student Capacity	% Port Sq Ft/ Total Sq Ft	Student Generation Factor		Cost per Single Family	Cost per Multi Family
				Single Family	Multi Family		
Elementary (K - 5)	\$250,000	20.33	0.0471	0.3030	0.4400	\$175	\$255
Middle (6 - 8)	\$250,000	28.02	0.0471	0.1330	0.1500	\$56	\$63
High (9 - 12)	\$250,000	28.74	0.0471	0.1510	0.1720	\$62	\$70
						<b>\$293</b>	<b>\$388</b>

**Table VII.4 STATE MATCH CREDIT PER RESIDENCE**

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	OSPI Footage	State Match	Student Generation Factor		Cost per Single Family	Cost per Multi Family
				Single Family	Multi Family		
Elementary (K - 5)		90	64.58%	0.3030	0.4400	\$0	\$0
Middle (6 - 8)	\$246.83	108	64.58%	0.1330	0.1500	\$2,290	\$2,582
High (9 - 12)		130	64.58%	0.1510	0.1720	\$0	\$0
						<b>\$2,290</b>	<b>\$2,582</b>

**V. TAX CREDIT PER RESIDENCE**

Formula: Expressed as the present value of an annuity

Tax Credit = Present Value (interest rate, discount period, average assessed value x tax rate)

	Average Residential Assessed Value	Current Debt Service Tax Rate	Bond Buyer Index Annual Interest Rate	Number of Years	Tax Credit
Single Family	\$573,704	\$1.84	3.58%	10	<b>\$8,744</b>
Multi Family	\$270,892	\$1.84	3.58%	10	<b>\$4,129</b>

**VI. DEVELOPER PROVIDED FACILITY CREDIT**

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

**Site Cost Projections**

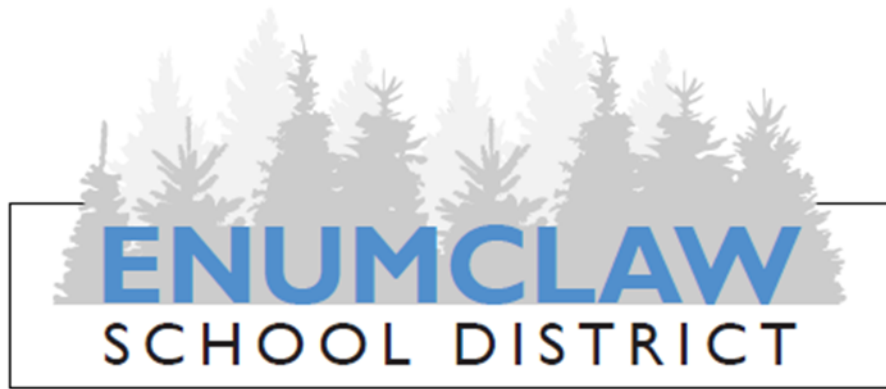
Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost per Acre	Adjusted Present Day	Projected Annual Inflation Factor				
						2019	2020	2021	2022	\$2,023
Elementary #16 Parcel 1	1.26	2019	\$480,000	\$380,952	\$508,200	10%	5%	10%	10%	5%
Elementary #16 Parcel 2	8.19	2019	\$2,959,561	\$361,363	\$482,066					
Elementary #16 Parcel 3	0.80	2018	\$460,000	\$575,000	\$843,771					
<b>Totals</b>	<b>10.25</b>			<b>Average Cost per Acre</b>	<b>\$513,509</b>					

**IMPACT FEE COMPUTATION (Spring 2023)**

<b>FEE RECAP SUMMARY</b>	<b>Single Family</b>	<b>Multiple Family</b>
Site Costs	\$0.00	\$0.00
Permanent Facility Construction Costs	\$22,654.41	\$25,550.09
Portable Facility Costs	\$293.14	\$388.21
State Match Credit	(\$2,289.66)	(\$2,582.34)
Tax Credit	(\$8,743.84)	(\$4,128.67)
FEE (No Discount)	\$11,914.04	\$19,227.29
FEE (50% Discount)	\$5,957.02	\$9,613.64
Less ASD Discount	\$0.00	\$0.00
Facility Credit	\$0.00	\$0.00
<b>Net Fee Obligation</b>	<b>\$5,957.02</b>	<b>\$9,913.64</b>

IMPACT FEE ELEMENTS	SINGLE FAMILY			MULTI FAMILY		
	Elementary K - 5	Middle 6 - 8	High 9 - 12	Elementary K - 5	Middle 6 - 8	High 9 - 12
Student Generation Factor	0.303	0.133	0.151	0.440	0.150	0.172
New Facility Capacity	650	800	1500	650	800	1500
New Facility Cost - Middle School Cost Estimate May 2023		\$143,000,000			\$143,000,000	
Classroom Capacity - Grades K - 5 @ 20.33, 6 - 8 @ 28.02, & 9 - 12 @ 28.74	20.33	28.02	28.74	20.33	28.02	28.74
Portable Costs - including site work, set up, and furnishing	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000	\$250,000
Site Acreage - ASD Standard or SPI Minimum	15	25	40	15	25	40
Site Cost per Acre - table above	\$2,023	\$2,023	\$2,023	\$2,023	\$2,023	\$2,023
Permanent Square Footage - 16 Elementary, 4 Middle, and 4 High Schools	958,340	378,631	677,976	958,340	378,631	677,976
Portable Facility Square Footage - 24 x 864 SF + 83 x 896 SF + TAP 2661	38,292	30,912	28,561	38,292	30,912	28,561
Total Square Footage - Permanent + Portable	996,632	409,543	706,537	996,632	409,543	706,537
Percent of Total - Permanent Facilities	96.16%	92.45%	95.96%	96.16%	92.45%	96.16%
Percent of Total - Portable Facilities	3.84%	7.55%	4.04%	3.84%	7.55%	4.04%
OSPI Square Footage Per Student - WAC 392-343-035	90	108	130	90	108	130
Boeckh Index - July 2022 (2023 Amount Pending Legislature Budget Adoption)	\$246.83	\$246.83	\$246.83	\$246.83	\$246.83	\$246.83
OSPI State Match Percent - 2022	64.58%	64.58%	64.58%	64.58%	64.58%	64.58%
District Match Percent - May 2023 (computed)	35.42%	35.42%	35.42%	35.42%	35.42%	35.42%
District Average Assessed Value - King County May 2023	\$573,704	\$573,704	\$573,704	\$222,095	\$222,095	\$222,095
Debt Service Tax Rate - Current Fiscal Year	1.84	1.84	1.84	1.84	1.84	1.84
General Obligation Bonds Interest Rate - Bond Buyer 20 Index Current Fiscal Year	3.58%	3.58%	3.58%	3.58%	3.58%	3.58%





# **Capital Facilities Plan 2023-2028**

*2929 McDougall Avenue  
Enumclaw, Washington 98022  
(360) 802-7100*

*Board Adopted:  
July 24, 2023*

# **Six-Year Capital Facilities Plan**

**2023-2028**

## **Board of Directors**

**Tyson Gamblin**

**Jennifer Kent**

**Julianne DeShayes**

**Paul Fisher**

**Lori Metschan**

## **Administration**

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Superintendent

**Jill Burnes**

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Director, Human Relations

**Lindsey Marquardt**

Director, Teaching & Learning

**Phil Engebretsen**

Director, Facilities, Operations & Athletics

**Carolyn Zieske**

Director, Student Support Services

**Enumclaw School District No. 216**

Enumclaw, Washington 98022

## **CAPITAL FACILITIES PLAN**

**Approved by Board of Directors**

**Resolution No. 1132**

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King Code 21A, including a six (6) year financing plan component.

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## Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of about 4,236 (Oct. 2022 head count) students in Kindergarten through grade 12. Enrollment projections presented herein, indicate that enrollment growth will occur over the next six years.

The District has experienced approximately 3.61% growth per year over the past two years. Enrollment in October 2021 was at 4,046 students and at 3,951 students in October 2020. The District's enrollment, like most school districts, was affected by closures of schools due to Covid-19. However, the District saw enrollment increases with a return to a hybrid learning environment of all grades in February 2021 and additional increases with the return to in-person learning in the 2021-22 school year. The District anticipates continued enrollment gains moving forward as a result of continued new residential development projected within the six-year planning period (and anticipated to continue beyond the six year planning period). The City of Black Diamond has two Master Planned Developments (the "MPDs"), Ten Trails and Lawson Hills, in the process of development with a projected buildout of up to 6,050 dwelling units. Construction of residential dwelling units in Phase IA of the Ten Trails MPD began in 2018 with the construction of approximately 850 single family units and 249 multi-family units through 2022. An additional 175 single family units (plus 50 age-qualified units) are anticipated to be constructed in 2023. Construction will continue with a total of 1,975 single family units and 504 multi-family units (plus 401 age-qualified units) in the MPDs through 2028. See Appendix E for Map of MPDs and map of current project buildout. The City of Enumclaw has several continuing residential construction projects within the city limits. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. To accommodate cumulative projected new development, the District added capacity in 2017 at the new Black Diamond Elementary School and added permanent student capacity at Enumclaw High School. Temporary capacity at the elementary and middle school levels will be needed during the six-year planning period, and the District is planning for additional permanent capacity within the six year planning period. Section IV of this Plan identifies the District's six-year and anticipated long-term planning for school facilities.

As noted above, the District will need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect updated planning needs in response to growth.

## Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2028. The six-year projection (2023-2028) will assist in determining short term needs and form the basis for assessing the need for impact fees.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities will likely be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2028 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year by relying on previous enrollment trends. Due to the fact that the cohort survival method does not incorporate changes in trends of in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. The pandemic's anomalous impact on enrollment counts makes the cohort survival projections more unreliable. See [Appendix A](#).

The second forecast is a modified cohort analysis, which uses the cohort projections as a base, incorporates King County live birth data and the District's historic percentage of those births to determine the number of kindergartners entering the system, and further incorporates assumptions based on known new residential development proposals within the District. See [Appendix B](#). Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase at all grade levels over the six years of this Plan.

With regard to the expected enrollment from the anticipated 6,050 dwelling units in Black Diamond, building of residential units did commence in summer 2018, with building and occupancy to continue for a sustained period over several years. As such, the enrollment impacts from the start of these developments are just beginning to show during the early years of this Plan period. Future updates to this Plan will provide additional and updated information regarding these projects and the impacts on District enrollment.

Using the modified cohort survival projections, a total enrollment of 5,608 (HC) is expected by 2028. The District expects the enrollment of 1,372 additional students between 2022 and 2028. See Table 1.

***Table 1: Projected Student Enrollment (2023-2028)***

<i>Projection Year</i>	<i>2022*</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>Actual Change</i>	<i>Percent Change</i>
Modified Cohort (Headcount)	4,236	4,302	4,345	4,727	5,033	5,334	5,608	1,372	32.4%

\* Actual enrollment (October 3, 2022)

## **Section II: Current Enumclaw School District “Standard of Service”**

In order to determine the capacity of the District’s facilities, the King County Code 21A refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available, portables are removed from service, transferred to other locations, or used for non-classroom purposes.

The District’s standard of service is based on current standards. The Capital Facilities Plan incorporates funded implementation of K-3 class size reduction.

### **Current Standards of Service for Elementary Students:**

We have reduced permanent capacity in several schools to allow for K-3 class size reduction. Average district wide class size for grades K-3 were reduced to 20 students per teacher beginning in the 2019-2021 school year to help meet the 1:17 ratio when specialist and intervention teachers are considered. Elementary school permanent capacity should be between 450 to 600 students. Goals with new construction would be to build permanent capacity to accommodate for growth while still allowing for special programming listed below. Average district wide class size for grades 4 and 5 should not exceed 26 students.

Class size may vary from building to building based upon different influencing factors at each school. Students may be provided music instruction, physical education, and lunch in a separate classroom or facility. Students may have scheduled time in a special computer lab. Special Education for student with disabilities may be provided in a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- English Language Proficiency (ELP)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program
- Other Remediation Programs
- Learning Assisted Program (LAP)
- Behavior Programs for severely behavior-challenged students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Preschool
- Early Childhood Education Assistance Programs (ECEAP)
- Transitional Kindergarten (TK)

All of the special programs referenced above require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in several special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

#### **Current Standards of Service for Secondary Students:**

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings.

Average district wide class size for grades 6-8 should not exceed 28 students. Middle school permanent capacity should be between 550 to 800 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Advanced Placement Programs
- Basic Skills Programs
- Career and Vocational Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings.

Each school's available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to site to add capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. become inadequate.



### Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,807 students based on the District's Standard of Service as set forth in Section II. Portable classroom capacity for 320 students brings the total capacity to 5,127 at the beginning of the 2022-2023 school year.<sup>1</sup> A summary of the current enrollment and capacity, and the breakdown at each grade span follows:

**Table 2: Summary of Capacity (2022-23)**

<b>2022-2023 Current</b>	<b>Permanent Capacity</b>	<b>Portable Capacity</b>	<b>Total Capacity</b>	<b>Oct. 2022 Enrollment (HC)</b>	<b>Surplus Capacity w/o Portables</b>	<b>Surplus Capacity w/ Portables</b>
Elementary	2,210	96	2,306	2,007	203	299
Middle School	1,100	0	1,100	966	134	134
Senior High	1,497	224	1,721	1,263	234	458
<b>District Total</b>	<b>4,807</b>	<b>320</b>	<b>5,127</b>	<b>4,236</b>	<b>571</b>	<b>891</b>

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 3.

In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. The District performed facility upgrades in 2015 at J.J. Smith and it was used to temporarily house Black Diamond Elementary students during construction of the new elementary school. In the fall of 2017, J.J. Smith began to house the District's Birth-to-Five program, special education pre-school and ECEAP programs.

Black Diamond Elementary, as modernized and expanded, opened in August 2017. The new Black Diamond Elementary has a capacity of 430 students in permanent housing (an increase from the previous permanent capacity of 217). The Enumclaw High School modernization phase 1 opened in October 2018 and phase II was completed in August 2019. The updated facility increased permanent capacity by approximately 197 students.

Based on the enrollment forecasts, current inventory, program capacity, current standard of service, and portable capacity, the District has identified the need for additional student capacity in the short term. This reflects new development in the City of Black Diamond and new and potential development in the City of Enumclaw and King County during the six year planning period.

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<sup>1</sup> The District's intent is for all students to be served in permanent classroom facilities. As such, portables are intended to be a temporary capacity solution. The District currently has four classrooms in portables at Kibler Elementary and eight available portable classrooms at Enumclaw High School. There are seven portables at Kibler in total and three at Westwood. Portables are also used for book rooms and for administrative purposes.

***Table 3: Inventory Summary***

An inventory of existing permanent school facilities including the locations and capacities of those facilities is provided below.

<b><u>Existing Facility</u></b>	<b><u>Location</u></b>	<b><u>Capacity</u></b>
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	430
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	430
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	450
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	450
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	450
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	550
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	550
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1497

**Table 4 – Projected Enrollment & Capacity\***

<b>K-5 Elementary</b>							
	<b>2022*</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Permanent Capacity	2,210	2,210	2,210	2,210	2,210	2,880	2,880
New Permanent Capacity					70** 600^		
Portable Capacity Available	96	96	96	192	192	192	192
Portable/Purchase, Relocate			96^^				
<b>Total Capacity</b>	<b>2,306</b>	<b>2,306</b>	<b>2,402</b>	<b>2,402</b>	<b>3,072</b>	<b>3,072</b>	<b>3,072</b>
Projected Enrollment*	2,007	1,970	2,007	2,228	2,444	2,583	2,687
Surplus/(Deficit) of Perm. Capacity	203	240	203	(18)	436	297	193
Surplus/(Deficit) with Portables	299	336	395	174	628	489	385
<b>6-8 Middle School</b>							
	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2027</b>
Permanent Capacity	1,100	1,100	1,100	1,100	1,100	1,100	1,100
New Permanent Capacity							
Portable Capacity Available			112	112	112	112	112
Portable/Purchase, Relocate		112					
<b>Total Capacity</b>	<b>1,100</b>	<b>1,212</b>	<b>1,212</b>	<b>1,212</b>	<b>1,212</b>	<b>1,212</b>	<b>1,212</b>
Projected Enrollment*	966	972	955	1,047	1,065	1,167	1,257
Surplus/(Deficit) of Perm. Capacity	134	128	145	53	35	(67)	(157)
Surplus/(Deficit) with Portables		240	257	165	147	45	(45)
<b>9-12 High School</b>							
	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2027</b>
Permanent Capacity	1,497	1,497	1,497	1,497	1,497	1,497	1,497
New Permanent Capacity							
Portable Capacity Available	224	224	224	224	224	224	224
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>1,721</b>	<b>1,721</b>	<b>1,721</b>	<b>1,721</b>	<b>1,721</b>	<b>1,721</b>	<b>1,721</b>
Projected Enrollment*	1,263	1,360	1,383	1,452	1,524	1,584	1,664
Surplus/(Deficit) of Perm. Capacity	234	137	114	45	(27)	(87)	(167)
Surplus/(Deficit) with Portables	458	361	338	269	197	137	57

\*Reflects actual October 2022 enrollment.

^Reflects construction of new elementary in Ten Trails neighborhood.

\*\*Added capacity at Kibler Elementary School (KES will be rebuilt on site with added capacity)

^^Addition of 4 portable classrooms at Westwood Elementary for temporary Ten Trails overflow

## **Section IV: The District's Planning and Construction Plan**

### **Trigger of Construction**

Planning for new schools and additions to existing schools are triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity for each of the six years in the forecast period (2023-2028). Capacity needs are expressed in terms of "Surplus/(Deficit) of Permanent Capacity." A deficit in permanent capacity means that there will be unhoused students who will likely be served in portable classrooms, in classrooms where class size exceeds State standards, Board expectations and/or contractually negotiated agreements within the local school district. The unhoused student levels are shown in Table 5. Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

### **Facility Needs (2023-2028)**

The voters in the District approved a Bond in April 2015 that included replacement and expansion of Black Diamond Elementary School and renovation/expansion of Enumclaw High School. Creating new capacity at Black Diamond Elementary helped to ensure that elementary schools in other areas of the District are not overcrowded and that capacity is available in those schools to serve new development. The projects listed in Table 5 are anticipated based upon information available at the present time. Due to anticipated growth within the cities of Black Diamond and Enumclaw, the District will reallocate portables to both Thunder Mountain and Enumclaw Middle School and will need to purchase and/or relocate additional new portables based on the actual impact of growth. Implementation of the K-3 class size reduction legislation impacted permanent space at the elementary level. The District anticipates running one or more bonds before 2026 for several projects. These projects include (i) the replacement and modernization (with some added capacity) of Byron Kibler Elementary School; (ii) a new elementary school in Black Diamond in the Ten Trails neighborhood to address growth needs; and (iii) a replacement and modernization of the Birth to Five Center at JJ Smith Elementary. The District recently secured property from the developer for the planned new elementary school in Ten Trails through MPD mitigation. The District recently purchased a parcel adjacent to the current Black Diamond Elementary to allow for parking/expansion. Projections showed Black Diamond Elementary near capacity and at a potential deficit of permanent capacity in the near term, necessitating the transportation of some current Ten Trails area students to Westwood Elementary, our northernmost Enumclaw elementary school, which currently has some remaining capacity. In addition, the District must consider field space to allow for increased size in athletic teams and programs. To this end, the District anticipates adding baseball and fast pitch fields at Thunder Mountain Middle School where none presently exist as well as an additional fast pitch facility within the district. The District will also likely be adding portables at various facilities to serve interim needs. A new agricultural sciences barn will be constructed at Enumclaw High School as part of our CTE program, which will provide a variety of learning opportunities for our students in the coming years. The District also anticipates upgrading the Performing Arts Center at EHS.

## **Facility Needs (Long Term)**

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long term needs in the Black Diamond area. The District anticipates that, based upon service standards and enrollment projections, the two approved master planned development projects will over the long term necessitate the need for up to three additional new elementary schools (including the Ten Trails elementary school planned within the six-year period), one new middle school, and one new high school. The District is uncertain at this time regarding long term additional capacity needs that may result from additional development in Black Diamond and development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. In addition, funded implementation of class size reduction measures will require additional capacity. Future updates to this Plan will reflect the planning needs in response to long term growth impacts.

## General Considerations

The decision and ability to construct a new school facility involves multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration whether those funds are generated from locally approved bonds, state construction funds, impact fees, mitigation payments, or a combination of the above.

**Table 5 - Planned Projects (2023-2028)**

### Projects Planned and Sites Acquisitions

Enumclaw School District No.216

School/Facility/Site	Location	Type	Status	Projected Completion Date	Approx Added Capacity	Approx % for New Growth
<b>Elementary</b>						
Black Diamond Elementary	Black Diamond	New	Complete	2017	257	100%
Westwood Elementary Portables***	Enumclaw	New	Planning	2024	96	100%
Ten Trails Elementary^	Black Diamond	New	Planning	2026	600	100%
Byron Kibler Elementary*	Enumclaw	New	Planning	2026	70	15%
Possible BDES Portables^^	Black Diamond	New	Planning	TBD	TBD	100%
<b>Middle School</b>						
EMS Portables**	Enumclaw	Relocate/Renovate	In Process	2023	56	100%
TMMS Portables**	Enumclaw	Relocate/Renovate	In Process	2023	56	100%
<b>High School</b>						
Enumclaw High School	Enumclaw	Renovation/Addition	Complete	2020	197	100%
Agricultural Sciences Barn	Enumclaw	New	Planning	2023	N/A	N/A
<b>Other Sites</b>						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Existing	Site Bank	0	0
North East Enumclaw (20A)	East of Highway 169	New	Existing	Site Bank	0	0
Black Diamond (various pending)	MPD designated sites	New	Planning		varying	100%

\* Replacement/modernization of Byron Kibler Elementary will increase permanent capacity as that school is currently above permanent capacity with seven portables and more growth projected.

\*\* Portables have been relocated from EHS to middle schools to expand capacity for growth.

\*\*\* Portables will need to be placed at Westwood Elementary for continued growth in Ten Trails until the Ten Trails Elementary school is built.

^ An elementary school in Black Diamond will be built to expand capacity for growth in the Ten Trails community.

^^ Additional portables may be added to Black Diamond Elementary to create increased capacity and overflow for future Ten Trails and Lawson Hills development enrollment needs.

**Table 6 – Finance Plan**

Estimated Project Cost by Year - in \$millions							Total	Secured	Secured	Unsecured
2023	2024	2025	2026	2027	2028		Cost	Bond/Levy (1)	Other (2)	Other (3)
<b>Improvements Adding Student Capacity</b>										
<b>Elementary School</b>										
Byron Kibler Elementary Replacement (New Construction)*										
	\$ .20			\$86.10			\$86.30	\$ .20		\$86.10
Black Diamond Elementary**										
	\$ .30	\$ .50	\$ .50				\$1.30		\$ .30	\$1.00
New Ten Trails Elementary***										
	\$ .20		\$71.60				\$71.80	\$ .20		\$71.60
Portable Placement										
	\$ .75						\$ .75			\$ .75
<b>Middle School</b>										
Portable Placement^										
	\$ .25						\$ .25		\$ .25	
<b>High School</b>										
Renovation and Addition^^										
		\$2.50					\$2.50			\$2.50
<b>Total</b>	\$ .25	\$1.45	\$3.00	\$72.10	\$86.10		\$162.90	\$ .40	\$ .55	\$161.95

(1) Secured Bond/Levy- Bond and levy funding already approved by voters.

(2) Secured Other - Funds currently available to the District including proceeds from property sales, school mitigation and impact fees, and State School Construction Assistance Program (SCAP) Funds remaining from other projects.

(3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, SCAP dollars not yet allocated.

\* Costs related to new capacity project for Byron Kibler Elementary. Will include a wing for a new Birth to Five center replacing JJ Smith Elementary.

\*\* Continuation of Black Diamond Elementary project with HVAC upgrade, parking expansion/portable pads, and possible portable acquisition

\*\*\* Estimated costs related to the planned new elementary school in Ten Trails Elementary, including survey and design work and construction project costs. Estimated construction costs are used in the impact fee formula.

^ Cost of adding one double portable at each of two middle schools.

^^ Completion of envelope renovations as well as necessary upgrades to Performing Arts Center.

District may also add portable facilities at various schools during the six year planning period as needed to meet enrollment growth

## **Section V: Capital Facilities Financing Plan**

The Six-Year Finance Plan shown on Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2023-2028. The financing plan and impact fee calculation formula also differentiate between capacity and non-capacity projects.

The District's ability to accomplish its building program is based on the following funding sources:

- Passage of general obligation bonds by District voters, which was done in the April 2015 election for recently completed projects (Black Diamond Elementary School and Enumclaw High School Renovation/Addition)
- Collection of school mitigation and impact fees
- State School Construction Assistance Program funds
- Passage of future general obligation bonds for planned projects (New ES, Kibler ES replacement w/ Birth to Five addition, BDES addition, and EHS PAC renovation)

### **General Obligation Bonds**

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. The District's voters approved a \$68.5 million bond to fund the replacement and expansion of the existing Black Diamond Elementary School and the partial renovation and expansion of Enumclaw High School. The District is considering proposing one or more bond packages totaling more than \$200 million to fund the replacement of Byron Kibler Elementary with a Birth to Five addition, a new elementary school in Black Diamond in the Ten Trails neighborhood, upgrades and maintenance to current school and district facilities, athletic field upgrades and additions, a new Performing Arts Center, and possibly a new athletic complex/stadium. Board decisions and any authorized proposals will be included in future updates to this Capital Facilities Plan.

### **State School Construction Funding Assistance**

State School Construction Funding Assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Superintendent of Public Instruction can prioritize funding.

School districts may qualify for School Construction Funding Assistance for specific capital projects. To qualify, a project must first meet a State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to provide permanent structures for the unhoused enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which



calculates district assessed valuation per pupil relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State. The State contribution can range from less than half to more than 70% of the project's cost.

State School Construction Funding Assistance can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Funding Assistance dollars. School Construction Funding Assistance funds are not received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing State School Construction Funding Assistance, the official percentage of funds calculated by the State does not typically equal the actual percentage of total facility cost. The State Funding Assistance Percentage for the Enumclaw School District is approximately 52.81%. Notably, this only applies to costs that the State considers eligible for State Funding. Land costs and other development costs are not considered eligible for State School Construction Funding Assistance. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum State funding, less than 50% of the total project costs will be covered by School Construction Funding Assistance dollars.

### **Mitigation Payments and School Impact Fees**

King County, the City of Black Diamond and the City of Enumclaw have adopted school impact fee ordinances. In these jurisdictions, the District requests that an impact fee be collected for the construction of any new residential dwelling unit.

New dwelling units in the Lawson Hills and Ten Trails MPDs are subject to a school mitigation fee assessed pursuant to a Comprehensive School Mitigation Agreement.

Fees assessed are based on the new enrollment growth in the District and related capacity needs. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees have been calculated utilizing the formula in the King County Ordinance 11621. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (Portables). Credits have also been applied in the formula to account for State School Construction Funding Assistance expected to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 11621 defines

“Student Factor” as “the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation; provided that, if such information is not available in the district, the data from adjacent districts, districts with similar demographics, or county wide averages may be used.”

Enumclaw School District’s student generation factors are based on the 2023 average of student factors from surrounding districts in King County. See Table 7.

**Table 7 - Summary of Student Generation Rate (SGR)**

**Single Family Dwelling Units:**

	<b>Auburn</b>	<b>Federal Way</b>	<b>Issaquah</b>	<b>Lake Washington</b>	<b>Northshore</b>	<b>Average<sup>^</sup></b>
<b>Elementary</b>	0.303	0.171	0.316	0.317	0.324	<b>0.286</b>
<b>Middle</b>	0.133	0.068	0.138	0.140	0.118	<b>0.119</b>
<b>High</b>	0.151	0.096	0.135	0.147	0.120	<b>0.130</b>
<b>Total</b>	0.587	0.335	0.589	0.604	0.562	<b>0.535</b>

**Multi-Family Dwelling Units:**

	<b>Auburn</b>	<b>Federal Way*</b>	<b>Issaquah</b>	<b>Lake Washington</b>	<b>Northshore</b>	<b>Average<sup>^</sup></b>
<b>Elementary</b>	0.440	0.710	0.089	0.039	0.071	<b>0.160</b>
<b>Middle</b>	0.150	0.367	0.029	0.016	0.027	<b>0.056</b>
<b>High</b>	0.172	0.367	0.029	0.022	0.034	<b>0.064</b>
<b>Total</b>	0.762	1.444	0.147	0.077	0.132	<b>0.280</b>

*\*For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

*<sup>^</sup>Figures are rounded.*

## Section VI: Impact Fee Variables and Impact Fees

### Student Factors-Single/Multi-Family

Elementary	.286/.160
Middle School	.119/.056
High School	.130/.064

### Student Capacity per Facility

Elementary	400-600
Middle School	600-700
High School	1,500

### Site Acreage Site

Elementary	15 a
Middle School	25 a
High School	40 a

### Site Cost per Acre

Elementary	N/A ( <i>secured through mitigation</i> )
Middle School	
High School	

### New Facility Construction Cost

Elementary	\$71,800,000
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### SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	108
High School (9-12)	130
Special Education	144

### Temporary Classroom Capacity

Elementary	24
Middle School	28
High School	28

### Developer Provided Sites/Facilities

Elementary School Site	
------------------------	--

### Temporary Facilities Costs

Elementary	
Middle School	\$250,000
High School	

### Permanent Square Footage

Elementary	226,126
Middle School	167,254
High School	<u>154,698</u>
Total	548,078

### Temporary Square Footage

Elementary	5,440
Middle School	
High School	<u>10,880</u>
Total	16,320

### Total Facilities Square Footage

Elementary	231,566
Middle School	167,254
High School	<u>165,578</u>
Total	564,398

### State Construction Funding

District Match – 52.81%	
Current Construction	
Cost Allocation	\$246.83

### District Average Assessed Value

Single Family Res.	\$655,329
K.C. Assessor, 3/24	

### Bond Interest Rate

Current Bond Buyer Index	3.58%
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### District Average Assessed Value

Multi-Family Res.	\$252,863
K.C. Assessor, 3/24	
Weighted Avg. of Condos and Apts.	

### District Debt Service Tax Rate

Current \$.75488/\$1,000	
--------------------------	--

The District's proposed school impact fees reflect identified capacity needs and planning at the elementary level. The fees are based on the estimated costs of the planned new elementary school (anticipated, if funding is approved by the voters, to be complete within the six year planning period).

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.

***Table 8 - School Impact Fees***

Housing Type	Impact Fee Per Dwelling Unit*
Single Family	\$12,909
Multi-Family	\$7,576

\*Per City of Black Diamond Ordinance 20-1146; discounted at 50%; City of Enumclaw Ordinance 2609 (discounted at 50%); Chapter 21A.43 KCC and Ordinance No. 10162 (discounted at 50%)

## Appendix A

### OSPI Cohort Enrollment Projections



# ICOS

## School Facilities and Organization INFORMATION AND CONDITION OF SCHOOLS Enrollment Projections (Report 1049)

King/Fnumclaw(17716)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2017	2018	2019	2020	2021	2022		2023	2024	2025	2026	2027	2028
Kindergarten	309	283	319	268	328	364		348	358	368	379	389	399
Grade 1	265	323	313	298	267	342	102.48%	373	357	367	377	388	399
Grade 2	288	272	338	292	312	304	103.82%	355	387	371	381	391	403
Grade 3	319	301	288	320	297	332	102.63%	312	364	397	381	391	401
Grade 4	329	333	321	276	318	331	103.53%	344	323	377	411	394	405
Grade 5	303	318	350	301	289	334	101.05%	334	348	326	381	415	398
K-5 Sub-Total	1,813	1,830	1,929	1,755	1,811	2,007		2,066	2,137	2,206	2,310	2,368	2,405
Grade 6	319	328	347	327	312	305	103.99%	347	347	362	339	396	432
Grade 7	308	317	321	348	328	321	100.13%	305	347	347	362	339	397
Grade 8	306	303	322	309	347	340	99.91%	321	305	347	347	362	339
G-8 Sub-Total	933	948	990	984	987	966		973	999	1,056	1,048	1,097	1,168
Grade 9	325	319	325	331	329	344	103.97%	353	334	317	361	361	376
Grade 10	298	317	324	328	328	332	100.00%	344	353	334	317	361	361
Grade 11	300	267	279	288	298	309	90.30%	300	311	319	302	286	326
Grade 12	294	290	257	265	293	278	96.58%	298	290	300	308	292	276
9-12 Sub-Total	1,217	1,193	1,185	1,212	1,248	1,263		1,295	1,288	1,270	1,288	1,300	1,339
DISTRICT K-12 TOTAL	3,963	3,971	4,104	3,951	4,046	4,236		4,334	4,424	4,532	4,646	4,765	4,912

Notes: Specific subtotalling on this report will be driven by District Grade spans.

## Appendix B

### Modified Cohort Enrollment Projections



## MODIFIED COHORT SURVIVAL PROJECTIONS

### Projected Enrollments

	<b>2022*</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Grade K	364	358	362	421	402	416	427
Grade 1	342	352	356	387	448	426	437
Grade 2	304	343	346	377	409	467	442
Grade 3	332	285	334	364	396	425	479
Grade 4	331	316	285	362	393	423	449
Grade 5	334	316	324	317	396	426	453
<b>K-5 Headcount</b>	<b>2007</b>	<b>1970</b>	<b>2007</b>	<b>2228</b>	<b>2444</b>	<b>2583</b>	<b>2687</b>
Grade 6	305	335	309	342	332	410	437
Grade 7	321	305	340	339	370	361	436
Grade 8	340	332	306	366	363	396	384
<b>6-8 Headcount</b>	<b>966</b>	<b>972</b>	<b>955</b>	<b>1047</b>	<b>1065</b>	<b>1167</b>	<b>1257</b>
Grade 9	344	374	365	352	417	415	448
Grade 10	332	369	367	369	360	423	420
Grade 11	309	310	352	371	378	371	429
Grade 12	278	307	299	360	369	375	367
<b>9-12 Headcount</b>	<b>1263</b>	<b>1360</b>	<b>1383</b>	<b>1452</b>	<b>1524</b>	<b>1584</b>	<b>1664</b>
<b>K-12 Headcount</b>	<b>4236</b>	<b>4302</b>	<b>4345</b>	<b>4727</b>	<b>5033</b>	<b>5334</b>	<b>5608</b>

*\* Represents actual October 2022 headcount*

## Appendix C

### School Impact Fee Calculations

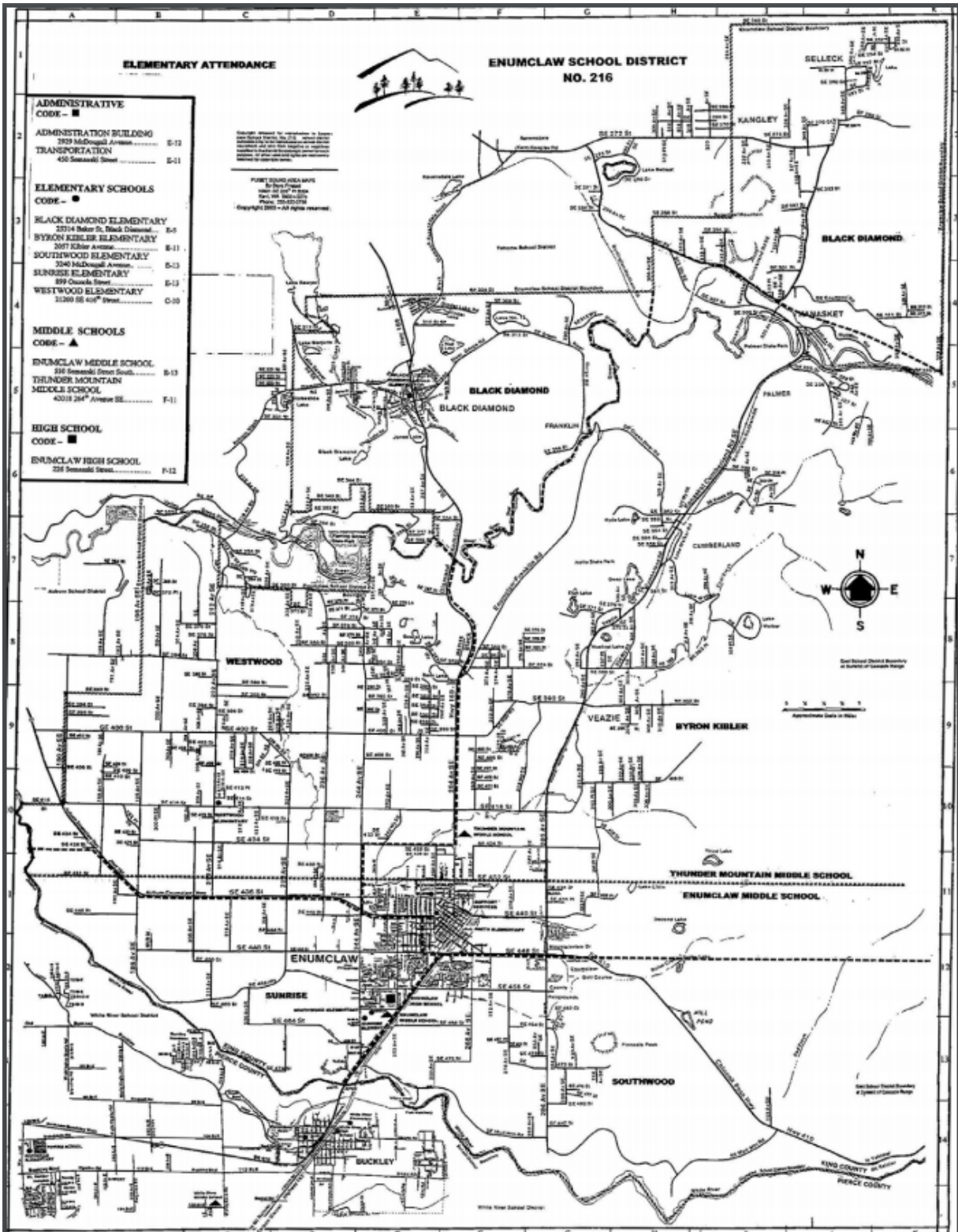
APPENDIX C  
SCHOOL IMPACT FEE CALCULATIONS

<b>ENUMCLAW SCHOOL DISTRICT</b>							
<b>2023</b>							
<b>School Site Acquisition Cost:</b>							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	0.00	\$ -	600	0.286	0.160	\$0	\$0
Middle	0.00	\$ -	700	0.119	0.056	\$0	\$0
High	0.00	\$ -	1,500	0.130	0.064	\$0	\$0
						<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	97.11%	\$ 71,800,000	600	0.286	0.160	\$33,236	\$18,593
Middle	97.11%	\$ -	700	0.119	0.056	\$0	\$0
High	97.11%	\$ -	1,500	0.130	0.064	\$0	\$0
						<b>\$33,236</b>	<b>\$18,593</b>
<b>Temporary Facility Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq.Ft.	Cost	Size	SFR	MFR		
Elementary	2.89%	\$ -	20	0.286	0.160	\$0	\$0
Middle	2.89%	\$ 250,000.00	25	0.119	0.056	\$34	\$16
High	2.89%	\$ -	25	0.130	0.064	\$0	\$0
					<b>TOTAL</b>	<b>\$34</b>	<b>\$16</b>
<b>State Funding Assistance Credit:</b>							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
				Student	Student		
	Current	OSPI Square	District	Factor	Factor	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 246.82	90	52.81%	0.286	0.160	\$3,355	\$1,877
Middle	\$ 246.83	108	0.00%	0.119	0.056	\$0	\$0
Sr. High	\$ 246.83	130	0.00%	0.130	0.064	\$0	\$0
					<b>TOTAL</b>	<b>\$3,355</b>	<b>\$1,877</b>
<b>Tax Payment Credit:</b>							
Average Assessed Value						SFR	MFR
						\$655,329	\$252,863
Capital Bond Interest Rate						3.58%	3.58%
Net Present Value of Average Dwelling						\$5,428,202	\$2,094,508
Years Amortized						10	10
Property Tax Levy Rate						\$0.75	\$0.75
Present Value of Revenue Stream						<b>\$4,098</b>	<b>\$1,581</b>
<b>Fee Summary:</b>							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$33,236	\$18,593		
Temporary Facility Cost				\$34	\$16		
State Funding Credit				(\$3,355)	(\$1,877)		
Tax Payment Credit				(\$4,098)	(\$1,581)		
FEE (AS CALCULATED)				\$25,817	\$15,151		
FEE (Adjusted 50%)				<b>\$12,909</b>	<b>\$7,576</b>		

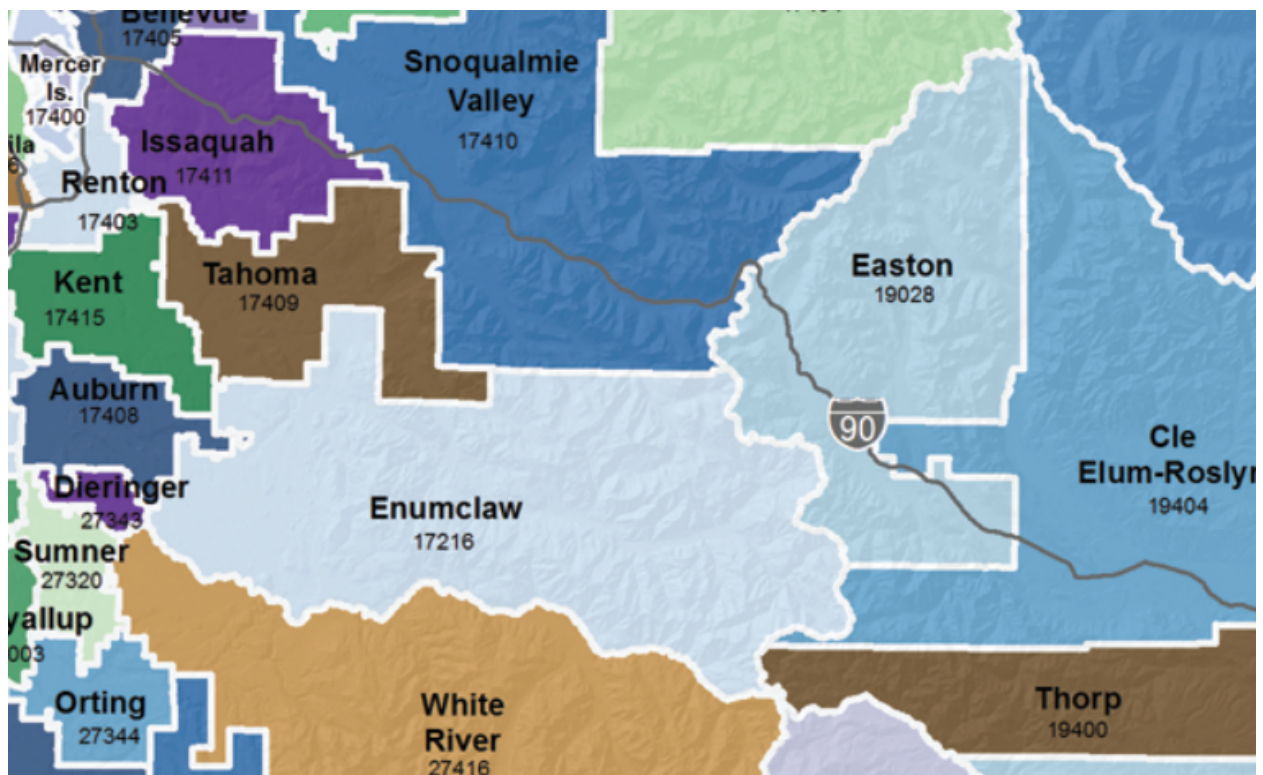
## Appendix D

### Maps of School Borders and Projects

# Enumclaw School Boundaries

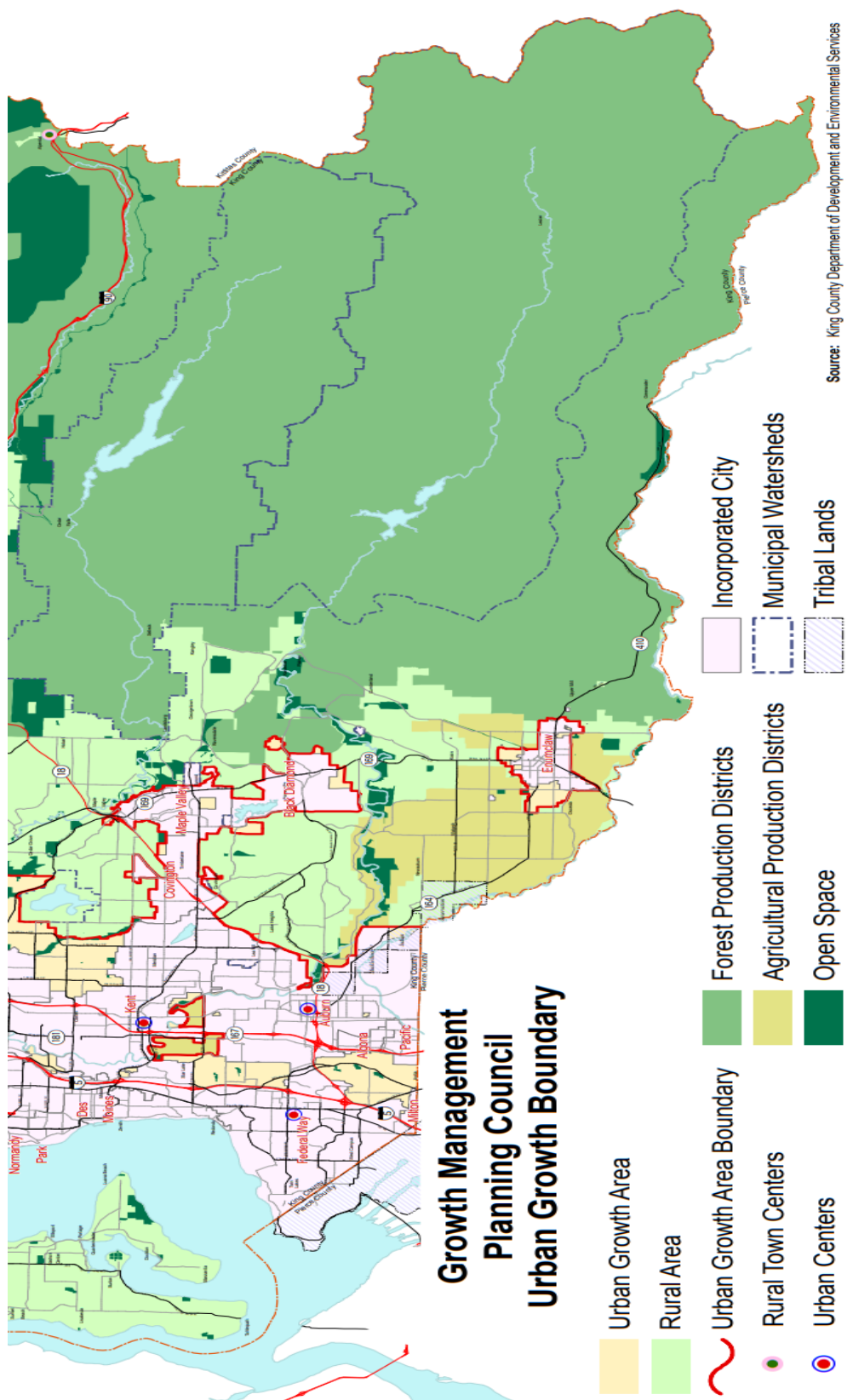


## Enumclaw School District Borders



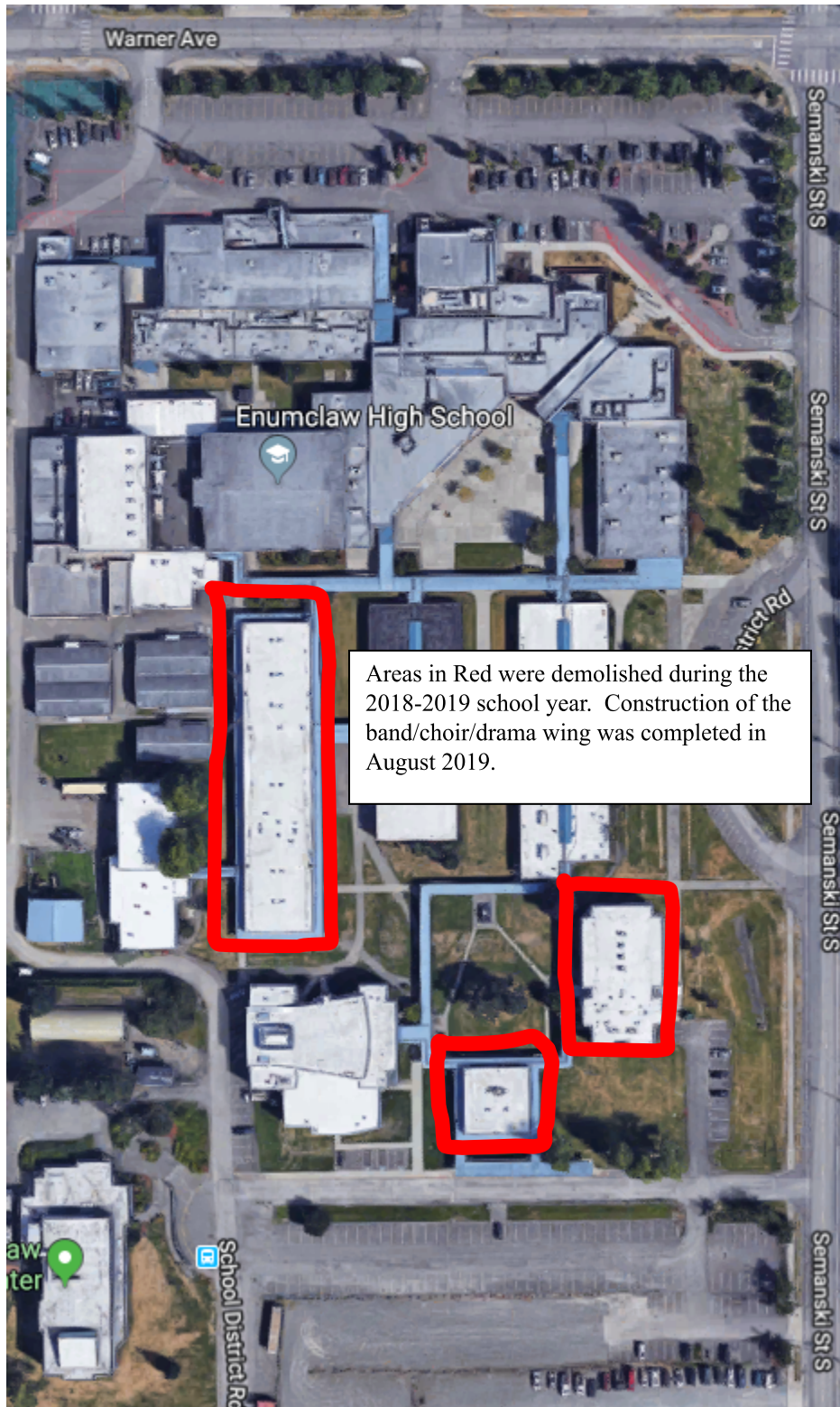
## Urban Growth Boundaries





## Enumclaw High School Replacement and Modernization

226 Semanski St. Enumclaw, WA 98022



View of Enumclaw High School Project Prior to Completion





## Completed Enumclaw High School Project

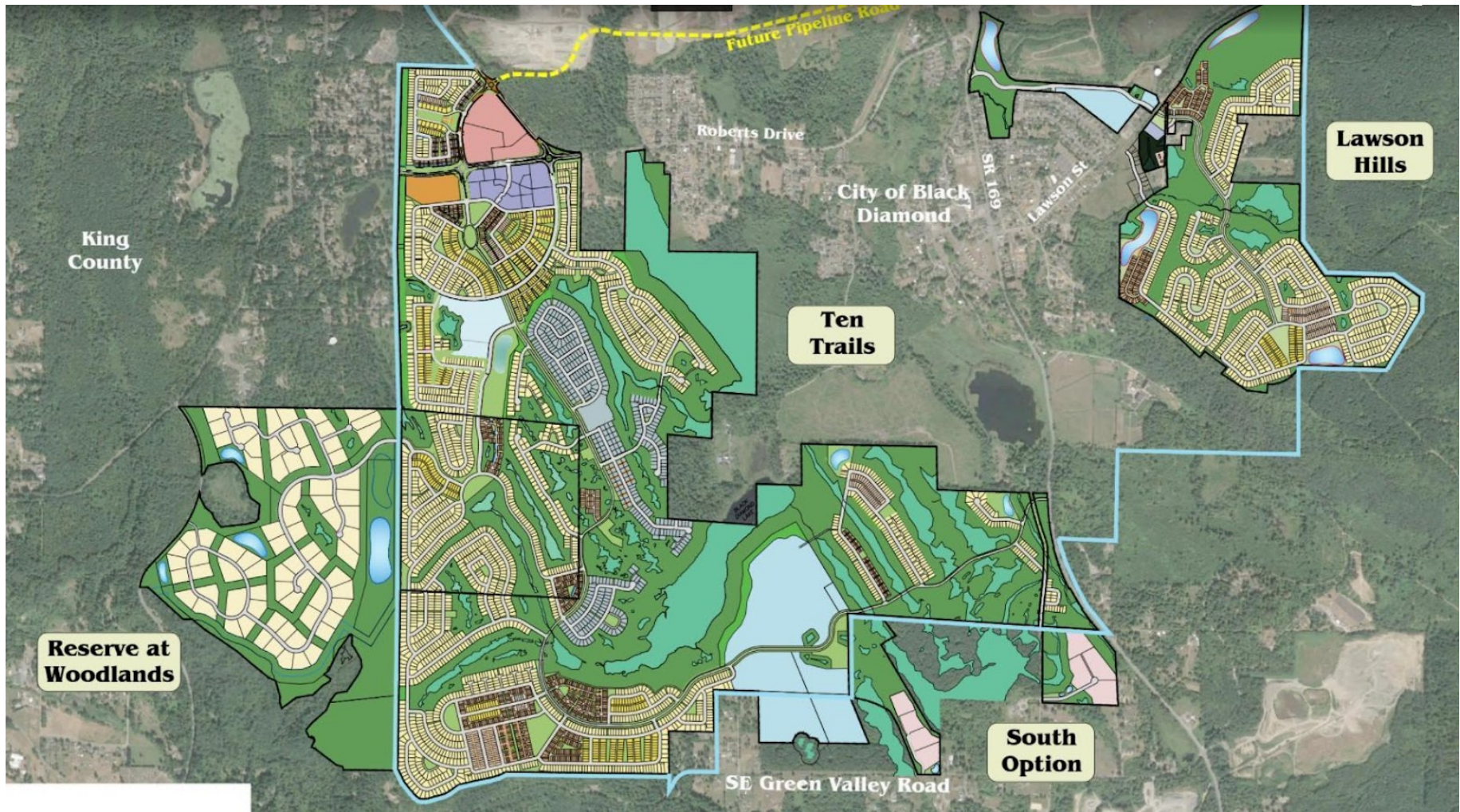


## Appendix E

### Master Plan Development Maps



## Ten Trails and Lawson Hills MPDs



## **Current Buildout Map – Ten Trails**



## New Home Builders



## For Rent



 Sold (Pattern on top of color)

## Community Extras



Ten Trails is a unique, master planned community that features a wide variety of new homes from esteemed homebuilders.

Careful planning and responsible building practices make this new community stand out, along with its convenient location near jobs and the region's best recreational activities.

Ten Trails' developer, Oakpointe, designed the community using best practices in placemaking and neighborhood integration, incorporating a town center, diverse home styles, amenities, and community activities into an organic whole.

Ten Trails offers residents the perfect balance of modern style and rural simplicity. This is the kind of community people want to live in.

**Welcome to Your New Hometown!**



## Ten Trails

### Parks

- 1 **Civic Park Amenities Include:**  
Bocce ball, a sport court, play structures for all ages, a zip line, a meandering trail for the kids, a stage for movies in the park, and more.
- 2 **Village Green Amenities Include:**  
Large, grassy area for picnics and relaxing, walking trails, a small hill with views of Mt. Rainier, and more.
- 3 **Neighborhood Gathering Spaces May Include:**  
Wood-burning fire pits to gather, Adirondack chairs for relaxation, a grassy area, and more.
- 4 **Future Parks**



**KENT SCHOOL DISTRICT**  
EQUITY | EXCELLENCE | COMMUNITY

## **Six-Year Capital Facilities Plan 2022-2023 through 2028-2029**

**June 2023**

Kent School District No. 415  
12033 SE 256<sup>th</sup> Street  
Kent, Washington 98030-6643  
(253) 373-7526

### **BOARD of DIRECTORS**

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Ms. Meghan Margel, Vice Director  
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Mr. Awale Farah, Director  
Mr. Tim Clark, Director

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Superintendent of Schools

Dr. Wade Barringer, Associate Superintendent Strategic Initiatives & Operations  
Dave Bussard, Executive Director Operations & Facilities  
Sara Dumlao, Assistant Director of Business Services

# Six-Year Capital Facilities Plan

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## I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2023 for the 2023-2024 school year. This annual update of the Plan reflects no new major capital projects.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all the district's needs. The district may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, considering a longer or shorter period, other factors and trends in the use of facilities, and other needs of the district as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn, and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to the cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee- implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Functional capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the interim capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional interim capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI.

The District's standard of service, enrollment history and projections, and use of interim facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the interim use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond, as well as the 2018 Capital Levy. Additional information about these projects can be found on the District's capital projects homepage ([link](#)). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website ([link](#)).

Based on revised student generation rates, our capacity and enrollment projections, the District will stay current with non-collection of student impact fee rate for the coming year. For a short overview, see Section IX (Summary of Changes to the June 2022 Capital Facilities Plan).

## II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years (*See Table 2*). For this Plan, the district relied substantially on the results from Dr. Les Kendrick's study of long-range enrollment forecasts for the Kent School District in the Winter of 2022.

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 2*). 7.49% of 24,337 King County live births in 2018 is projected for 1,824 students expected in Kindergarten for October 1, 2023. This is a decrease of 937 live births in King County over the previous year.

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

In addition to live birth data, enrollment projections for October 1, 2023 going forward rely upon the results of the enrollment study by Dr. Kendrick, utilizing the "medium growth" methodology.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

## STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

<b>Single Family</b>	Elementary	.248
	Middle School	.085
	Senior High	<u>.107</u>
	<b>Total</b>	<b>.440</b>
<b>Multi-Family</b>	Elementary	.130
	Middle School	.049
	Senior High	<u>.056</u>
	<b>Total</b>	<b>.235</b>

The student generation factor is based on 1,728 new SFD (Single Family Detached) units built between 2017 and 2021. The student generation factor is based on 1,526 new MF (Multi-Family) units built during the same period. The multi-family units consisted of 1,222 apartment units and 340 townhome units.

The District sees an average of 44 students for every 100 single family units that are built and an average of 24 students for every 100 multi-family units that are built. The rate for apartment units is higher than for townhome units. The District sees an average of 29 students for every 100 apartment units.

The student generation rate also varies among apartment developments, based on the number of bedrooms in the unit. Units with three plus bedrooms have much higher student generation rates than units that have two or fewer bedrooms. Noting these differences can help the District when planning for future growth from housing.

In preparing the 2022-2023 to 2028-2029 Capital Facilities Plan the District contracted with Educational Data Solutions, LLC led by Dr. Les Kendricks, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor.

Within the district's borders there are several income-based and multi-family housing projects coming on-line in 2022/2023. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates. One multi-family project worth noting, Covington Commons which appears to have many units with three-plus bedrooms and is likely to show better student growth than the medium project once completed.

**KENT SCHOOL DISTRICT No. 415**  
**OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY**

**For 2023 CFP - Headcount Enrollment History**

LB = Live Births	LB in 2008	LB in 2009	LB in 2010	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB in 2015	LB in 2016	LB in 2017
October HC Enrollment	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022
King County Live Births <sup>1</sup>	25,222	25,057	24,514	24,630	25,032	24,910	25,348	25,487	26,011	25,274
Incr/(Decr)	323	(165)	(543)	116	402	(122)	438	139	524	(737)
Kindergarten / Birth % <sup>1</sup>	8.40%	8.34%	8.34%	8.17%	8.14%	7.98%	7.93%	6.68%	7.06%	7.42%
Kindergarten	2,119	2,090	2,045	2,013	2,037	1,989	2,010	1,703	1,837	1,875
Grade 1	2,186	2,127	2,131	2,067	2,056	2,061	2,036	1,882	1,768	1,945
Grade 2	2,055	2,190	2,163	2,163	2,077	2,008	2,091	1,980	1,817	1,840
Grade 3	1,922	2,070	2,176	2,195	2,143	2,043	1,995	2,001	1,938	1,887
Grade 4	2,087	1,956	2,089	2,195	2,218	2,118	2,038	1,912	1,924	1,953
Grade 5	2,008	2,116	1,958	2,103	2,189	2,169	2,120	1,937	1,872	1,953
Grade 6	2,079	2,023	2,058	1,952	2,120	2,184	2,164	2,024	1,894	1,962
Grade 7 Middle School	2,046	2,104	1,974	2,021	1,922	2,044	2,166	2,010	1,925	1,906
Grade 8 " "	2,121	2,091	2,100	2,021	2,043	1,882	2,073	2,086	1,937	1,956
Grade 9 Senior High	2,483	2,428	2,093	2,105	2,006	2,004	1,888	2,006	2,043	2,011
Grade 10 " "	2,046	2,151	2,165	2,099	2,080	1,946	2,035	1,813	1,959	2,050
Grade 11 " "	1,873	1,802	1,818	1,865	1,823	1,732	1,663	1,744	1,583	1,677
Grade 12 " "	1,539	1,576	1,742	1,730	1,810	1,654	1,634	1,484	1,656	1,467
Total Enrollment <sup>2</sup>	26,564	26,724	26,512	26,529	26,524	25,834	25,913	24,582	24,153	24,482
Yearly Headcount Incr/(Decr)	(48)	160	(212)	17	(5)	(690)	79	(1,331)	(429)	329
Cumulative Incr/(Decr)	(267)	(107)	(319)	(302)	(307)	(997)	(918)	(2,249)	(2,678)	(2,349)
Change to Full Day Kindergarten for all schools										

<sup>1</sup> This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

<sup>2</sup> Enrollment reported to OSPI on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.

# KENT SCHOOL DISTRICT No. 415 SIX - YEAR ENROLLMENT PROJECTION

2022 - 2028 Enrollment Projections							
Full Day Kindergarten at all Elem	LB in 2017	LB in 2018	LB in 2019	LB in 2020	LB in 2021	Est LB in 2022	Est. LB in 2023
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2022	2023	2024	2025	2026	2027	2028
King County Live Births	25,274	24,337	24,090	23,686	23,428	23,583	23,973
Incr/(Decr)	(213)	(937)	(247)	(404)	(258)	155	390
Kindergarten / Birth %	7.42%	7.49%	7.53%	7.60%	7.60%	7.75%	7.75%
FD Kindergarten	1,875	1,824	1,814	1,801	1,781	1,827	1,858
Grade 1	1,945	1,937	1,893	1,902	1,888	1,849	1,897
Grade 2	1,840	1,967	1,960	1,945	1,954	1,930	1,890
Grade 3	1,887	1,871	2,003	2,016	2,000	2,009	1,985
Grade 4	1,953	1,874	1,861	2,012	2,025	2,009	2,018
Grade 5	1,953	1,964	1,887	1,893	2,047	2,060	2,044
Grade 6	1,962	1,995	2,008	1,949	1,955	2,114	2,128
Grade 7 Middle School	1,906	1,939	1,975	2,007	1,948	1,954	2,113
Grade 8 " "	1,956	1,903	1,936	1,991	2,024	1,964	1,970
Grade 9 Senior High	2,011	1,993	1,941	1,995	2,051	2,085	2,024
Grade 10 " "	2,050	2,009	1,991	1,959	2,013	2,070	2,104
Grade 11 " "	1,677	1,798	1,763	1,765	1,736	1,784	1,834
Grade 12 " "	1,467	1,585	1,691	1,675	1,677	1,649	1,695
Total Enrollment Projection	24,482	24,659	24,723	24,910	25,099	25,304	25,560
Yearly Incr/(Decr)	(100)	177	64	187	189	205	256
Yearly Incr/(Decr) %	-0.41%	0.72%	0.26%	0.76%	0.76%	0.82%	1.01%
<b>Total Enrollment Projection*</b>	<b>24,482</b>	<b>24,659</b>	<b>24,723</b>	<b>24,910</b>	<b>25,099</b>	<b>25,304</b>	<b>25,560</b>
*Does not include iGrad, RS							
Live births for King County are estimates for year 2022 & 2023 Projection Source: Les Kendrick Demographic Study Dec '22 ("Medium Growth Model")							

### **III - Current Kent School District “Standard of Service”**

In order to determine the capacity of facilities in a school district, King County Code 21A.06.1225 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the District which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as “impact” schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

#### ***Current Standards of Service for Elementary Students***

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 6 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided with music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

Multilingual Learner Education (MLE)  
Education for Disadvantaged Students (Title I) – Federal Program Learning  
Assisted Programs (LAP) – State Program

Highly Capable Students – State Program  
Reading, math or science Labs  
Dual Language Programs in four elementary schools and one middle school

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 students, depending on the program.

### ***Current District Standards of Service for Secondary Students***

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

- The average class size ratio for grades 7–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.
- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Like Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the functional capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

### **Space or Classroom Utilization**

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the Kent School District has determined that the standard utilization rate is 95% for secondary schools. Functional capacity at elementary schools reflects 100% utilization at the elementary level.



## IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent functional capacity to house 33,847 students and interim (portable) capacity to house 4,161. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 87.8% - 12.2%.

The functional capacity is periodically updated for changes in the programs, additional classrooms, and new schools. Functional capacity has been updated in this Plan to reflect program changes implemented in the Fall of 2022.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

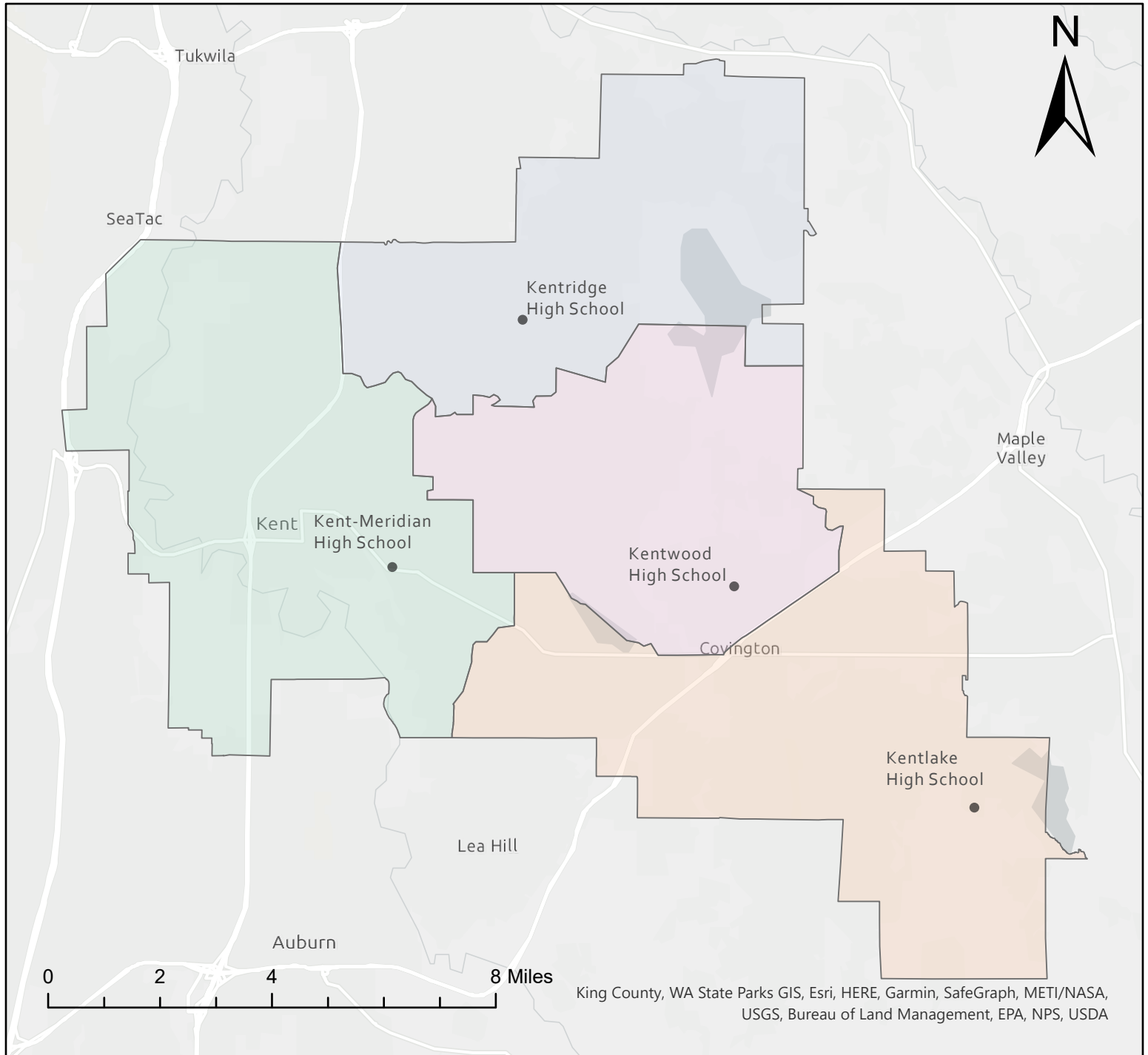
For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

iGrad - Kent School District has developed the Individualized Graduation and Degree Program or "iGrad". iGrad is an Open Door (Drop-out Reengagement) School that offers a second plus chance to students aged 16-21 who have dropped out of high school or are at risk of not earning a high school diploma by age 21. iGrad is not included in this Capital Facilities Plan, because it is served as a leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 250 students.

Kent Virtual Academy - The Kent Virtual Academy is open to grades 6-12 and is currently serving 171 students. The virtual school offers a flexible learning experience designed to engage students when and where they work best. Each school day will include a combination of live (synchronous) virtual instruction and on-demand (asynchronous) learning opportunities outside of a traditional bell schedule. Students can attend live virtual lessons with their teachers and classmates, participate in live virtual class or small group discussions, check-in or meet with teachers, watch recorded video lessons, work independently on projects and lessons, participate in learning experiences outside the school setting for credit or to meet competencies. Virtual school students may also attend their boundary school for select classes and services.

2022 - 2023				
SCHOOL	Year Opened	ABR	ADDRESS	Functional Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	550
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	576
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042	620
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	504
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	626
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	602
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	490
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	446
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	602
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	564
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	578
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	596
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	550
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	658
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	580
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	522
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	608
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	580
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	522
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031	546
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	642
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	648
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	578
River Ridge Elementary	2021	RR	00000 - 22420 Military Rd S SeaTac, WA	858
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	554
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	600
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	508
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	564
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	578
<b>Elementary TOTAL</b>				<b>16,850</b>
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	1,112
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	922
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	1,154
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	884
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	1,058
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	1,090
Canyon Ridge Middle School	1966	CR	11000 SE 264th Street, Kent 98030	0
<b>Middle School TOTAL</b>				<b>6,220</b>
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	2,211
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,516
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,940
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,608
<b>Senior High TOTAL</b>				<b>10,275</b>
Kent Laboratory Academy	2021	KA	00000 - 208th St Kent, WA 98030	502
Kent Virtual Academy		KVA	No hard Building	
i-Grad Program		IG	Not a KSD Building	
<b>DISTRICT TOTAL</b>				<b>33,847</b>

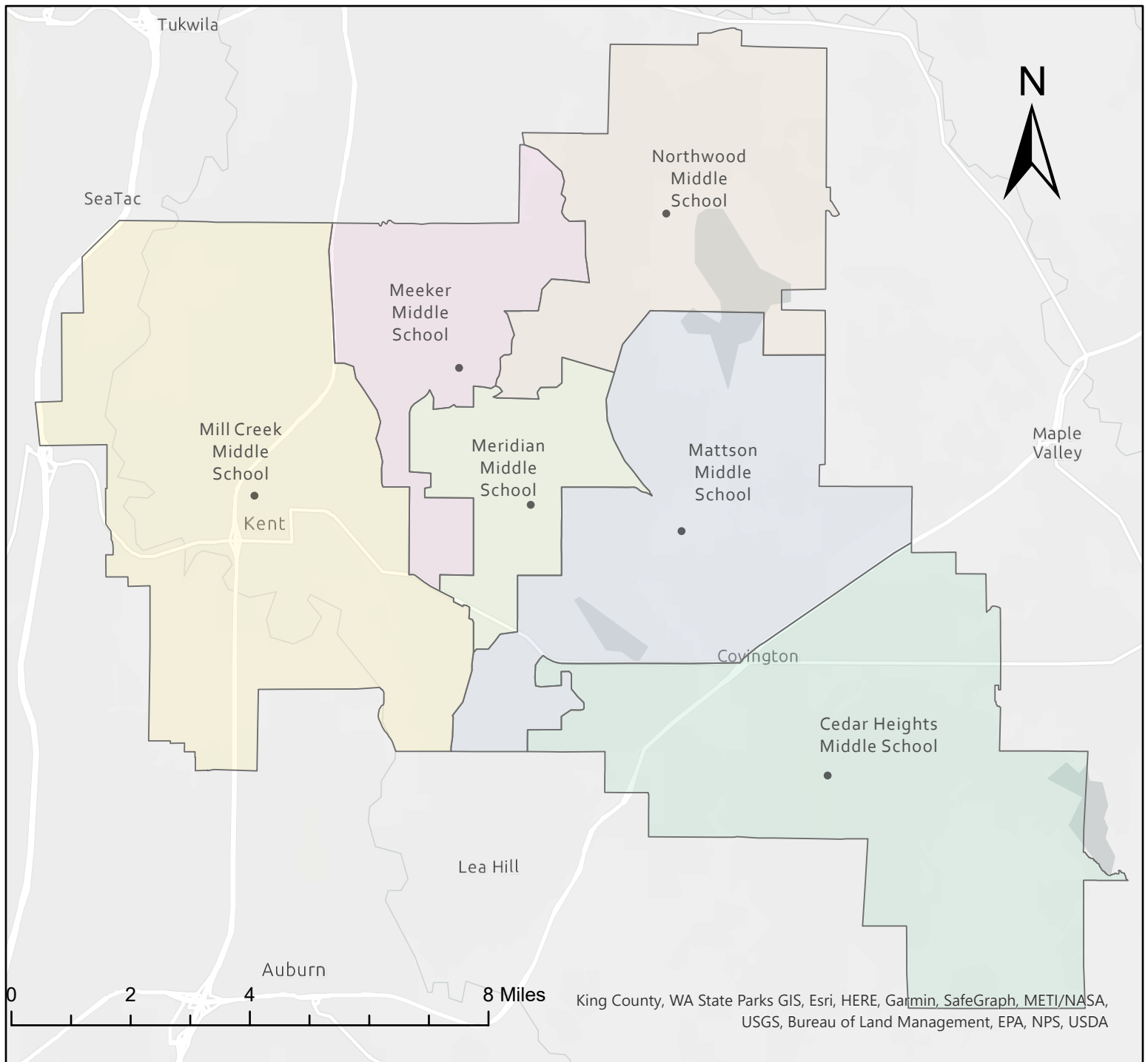
# Kent School District 2022/23 School Year High School Boundaries









## Legend

- |  |  |
|--|--|
| ● High School Buildings  | <span style="display: inline-block; width: 20px; height: 10px; background-color: #d9e1f2; border: 1px solid black; margin-right: 5px;"></span> Kentridge High School |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #c7e9c0; border: 1px solid black; margin-right: 5px;"></span> Kent-Meridian High School | <span style="display: inline-block; width: 20px; height: 10px; background-color: #f4cccc; border: 1px solid black; margin-right: 5px;"></span> Kentwood High School  |
| <span style="display: inline-block; width: 20px; height: 10px; background-color: #fce4d6; border: 1px solid black; margin-right: 5px;"></span> Kentlake High School      |  |

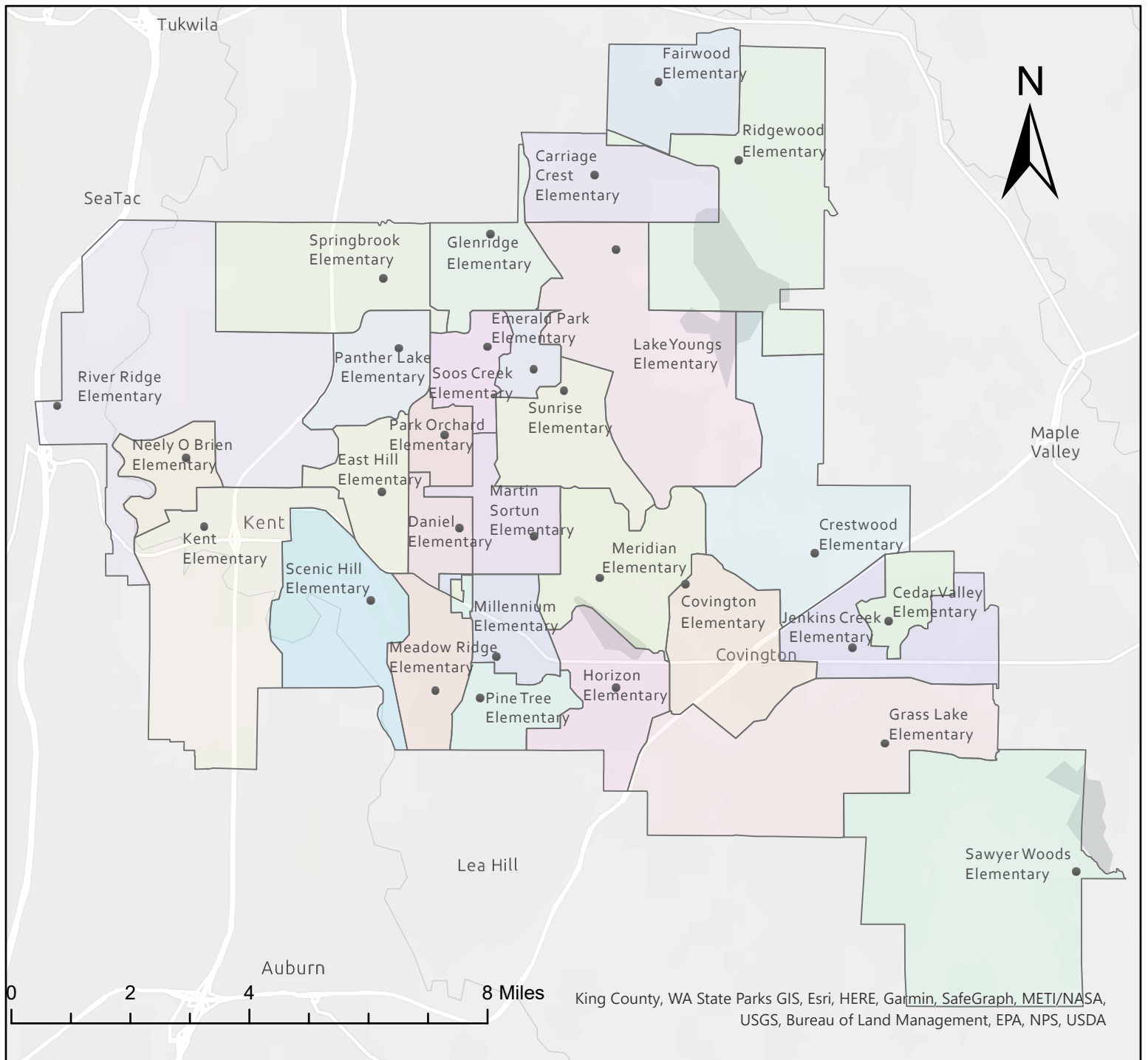
# Kent School District 2022/23 School Year Middle School Boundaries



## Legend

- |  |  |  |
|--|--|--|
|  Cedar Heights Middle School |  Meeker Middle School   |  Mill Creek Middle School |
|  Mattson Middle School       |  Meridian Middle School |  Northwood Middle School  |
| • Middle Schools   |  |  |

# Kent School District 2022/23 School Year Elementary School Boundaries



King County, WA State Parks GIS, Esri, HERE, Garmin, SafeGraph, METI/NASA, USGS, Bureau of Land Management, EPA, NPS, USDA

## Legend

- |                           |                         |                          |                          |                         |                        |
|---------------------------|-------------------------|--------------------------|--------------------------|-------------------------|------------------------|
| Carriage Crest Elementary | East Hill Elementary    | Horizon Elementary       | Meadow Ridge Elementary  | Park Orchard Elementary | Scenic Hill Elementary |
| Cedar Valley Elementary   | Emerald Park Elementary | Jenkins Creek Elementary | Meridian Elementary      | Pine Tree Elementary    | Soos Creek Elementary  |
| Covington Elementary      | Fairwood Elementary     | Kent Elementary          | Millennium Elementary    | Ridgewood Elementary    | Springbrook Elementary |
| Crestwood Elementary      | Glenridge Elementary    | Lake Youngs Elementary   | Neely O'Brien Elementary | River Ridge Elementary  | Sunrise Elementary     |
| Daniel Elementary         | Grass Lake Elementary   | Martin Sortun Elementary | Panther Lake Elementary  | Sawyer Woods Elementary | ● Elementary Schools   |

## V - Six-Year Planning and Construction Plan

In November [2016](#), the voters of the Kent School District approved a bond measure for \$252 million. This bonding authority provided for the replacement of Covington Elementary school, which opened in August of 2018, the new River Ridge Elementary school, and our new Kent Laboratory Academy, which both opened in August 2021.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from school and bus stops as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future (*See Table 4 & Sitemap*).

Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for the purchase of additional sites, but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements, and some property may be traded or sold to meet future facility needs.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

Our District went out for a Bond Measure in April of 2023 and did not receive enough votes for approval. We are currently re-evaluating district needs and looking at next steps that align with the Strategic Plan which continues to make a priority to revitalize, rejuvenate and rebuild our aging schools as well as begin a process to remove interim classroom portables and find room or create permanent structures to reduce and eventually eliminate the more than 166 portable classrooms in our district. We will continue to determine capacity versus enrollment as well as programs to ensure this goal to reduce and or eliminate all portables in our district is obtained in the next several years.

As a part of the planning process, the District has been tracking a few major development projects which have affected enrollment and will continue to increase students' forecasts. On Meeker Street in Kent we have seen several major apartment complexes, ETHOS and Midtown 64 Apartments. These continue to have an impact on enrollment as they fill up their newly built facilities. Alexian Gateway Project is located on the corner of Military Road and Veterans Drive in Kent and will begin occupying its 283 planned units in 2023-2024.

In Covington, we are tracking a multi-family house development which has been approved and construction has begun. The 1700-unit Lakepointe Urban Community will fall within our

enrollment boundary and proposed completion of Phase 4 is shown to be 2027. Construction in the Kent School District boundaries have been steadily rising over the last four years and planned communities are now being recognized through the planning teams in multiple city and county jurisdictions we serve.



APARTMENT PROJECTS WITH MULTIPLE BUILDINGS SHALL HAVE MONUMENT SIGNS ----- SHOWING THE STREET ADDRESSES OF EACH BUILDING AT EACH VEHICLE ENTRANCE TO THE SITE. EACH ETHICAL ENTRANCE SHALL ALSO HAVE AN ILLUMINATED SITE PLAN AND / OR DIRECTLY SIGNS. THE SIGNS SHALL SHOW THE LOCATION OF THE SIGN (THE VIEWER'S CURRENT LOCATION) AND ALL BUILDING ADDRESSES. DWELLING NUMBERS SHALL BE INCLUDED. THE MONUMENT SIGNS SHALL HAVE A CONTRASTING BACKGROUND COLOR. ALL SITE SIGNAGE TO BE PER OWNERS SPECIFICATION AND DESIGN AND UNDER SEPARATE PERMIT.

\* INDICATE APPROXIMATE LOCATION OF ILLUMINATED BUILDING ADDRESS SIGNAGE. SIGNAGE FOR BUILDINGS MUST INCLUDE THE ENTIRE BUILDING ADDRESS AND STREET NAME. THE BUILDING ADDRESS SHALL BE NO LESS THAN SIX (6) INCHES IN HEIGHT. THE BUILDING SIGN SHALL HAVE A CONTRASTING BACKGROUND COLOR.



**KATERRA**

542 1st AVE. SOUTH, FLOOR 4  
SEATTLE, WASHINGTON 98104

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Consultant

Owner

**TCR**  
TRAMMELL CROW RESIDENTIAL



1 UNIT NUMBERING PLAN  
SCALE: 3/64" = 1'-0"

- LEGEND**
- ONE BEDROOM UNITS
  - TWO BEDROOM UNITS
  - THREE BEDROOM UNITS
  - TYPE A UNITS
  - NO UNIT - GARAGE ONLY
  - BUILDING SIGNAGE
1. UNIT NUMBERS READ TOP TO BOTTOM (FLOOR 1-4) AS INDICATED ON THE UNIT STACK

Key plan

Professional Seal



ALEXAN  
GATEWAY  
APARTMENTS

23000 MILITARY RD S,  
KENT, WA 98032

Drawn By RM  
Project Manager RM  
Job Number 075-18001  
Date Of Original 12/13/19

Revisions		
Mark	Date	Description
0	06/12/2019	PERMIT SET
2	01/09/2020	REV.3 ITCD UPDATES
6	05/22/2020	PC1 CORRECTIONS

IFC SET  
10/30/2020

UNIT  
NUMBERING/  
ADDRESSING  
SHEET(1,2,3)

**G.00.014**



## 11

NOTE:  
THE LOCATION OF DEVELOPMENT, INCLUDING ROADWAYS AND TRAILS, IS APPROXIMATE AND DOES NOT VEST TO THEIR SPECIFIC LOCATION. THE LOCATION OF ALL DEVELOPMENT WILL BE BASED ON EXISTING CONDITIONS AT THE TIME OF APPLICATION AND THE TERMS OF THE PLANNED ACTION, THE DEVELOPMENT AGREEMENT, AND APPLICABLE LOCAL, STATE, AND FEDERAL LAWS.

## Phase 1A - Maple Hills Division 5

Preliminary Plat approval in third quarter 2021. Construction and Final Plat Recording 2022.



### Phase 1B - Approximate Years 2019-2024

Establishment of final grade, construction of Covington Connector to Southeast boundary, construction of first phase of commercial development.

### Phase 2 - Approximate Years 2020-2025

Establishment of final lake perimeter, construction of 191st Place SE extension and associated R-12 residential development, construction of second phase of commercial development on peninsula.

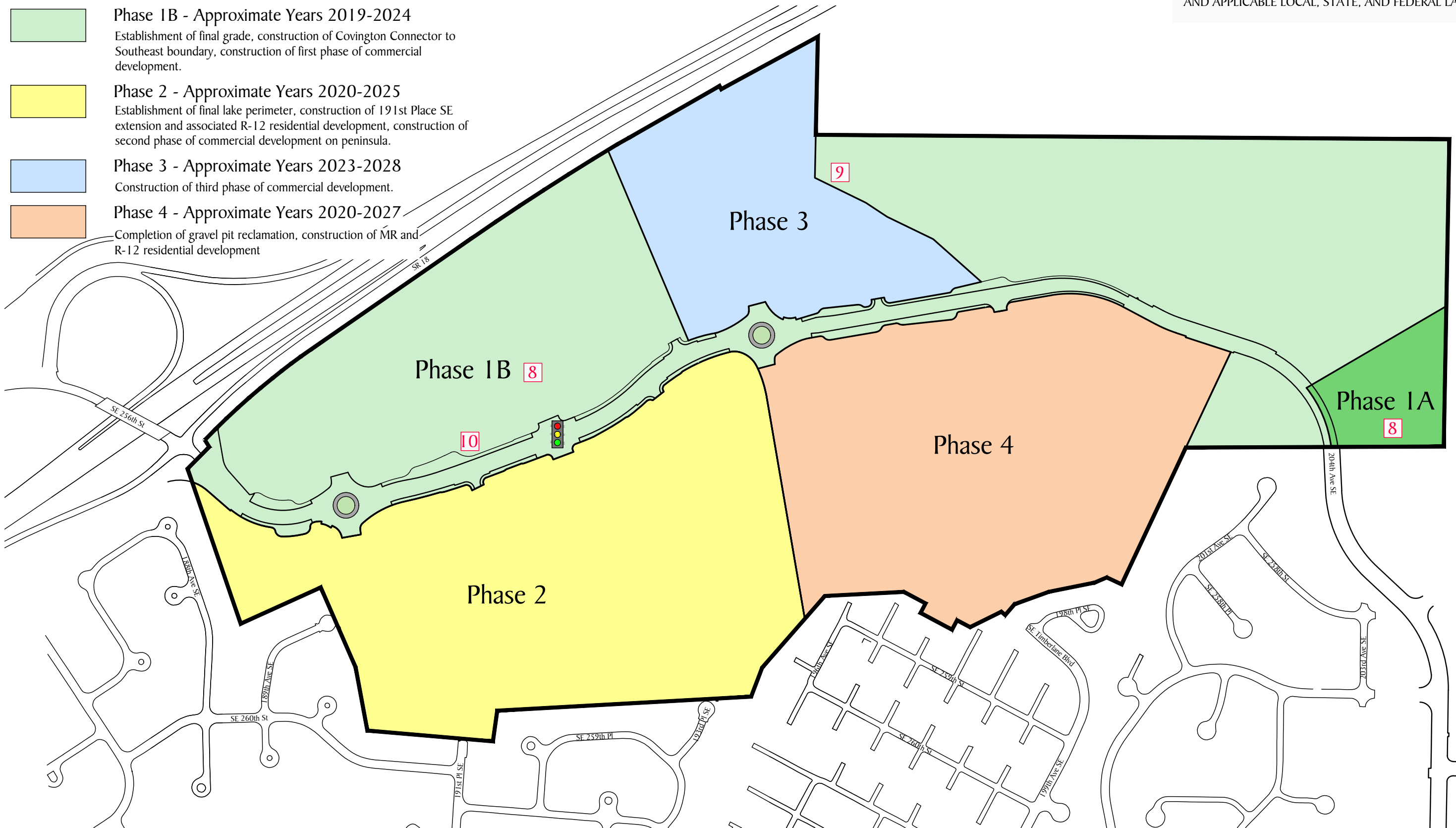
### Phase 3 - Approximate Years 2023-2028

Construction of third phase of commercial development.



#### Phase 4 - Approximate Years 2020-2027

Completion of gravel pit reclamation, construction of MR and R-12 residential development

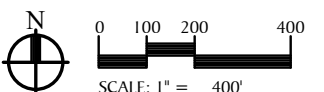


# Lakepointe Urban Village



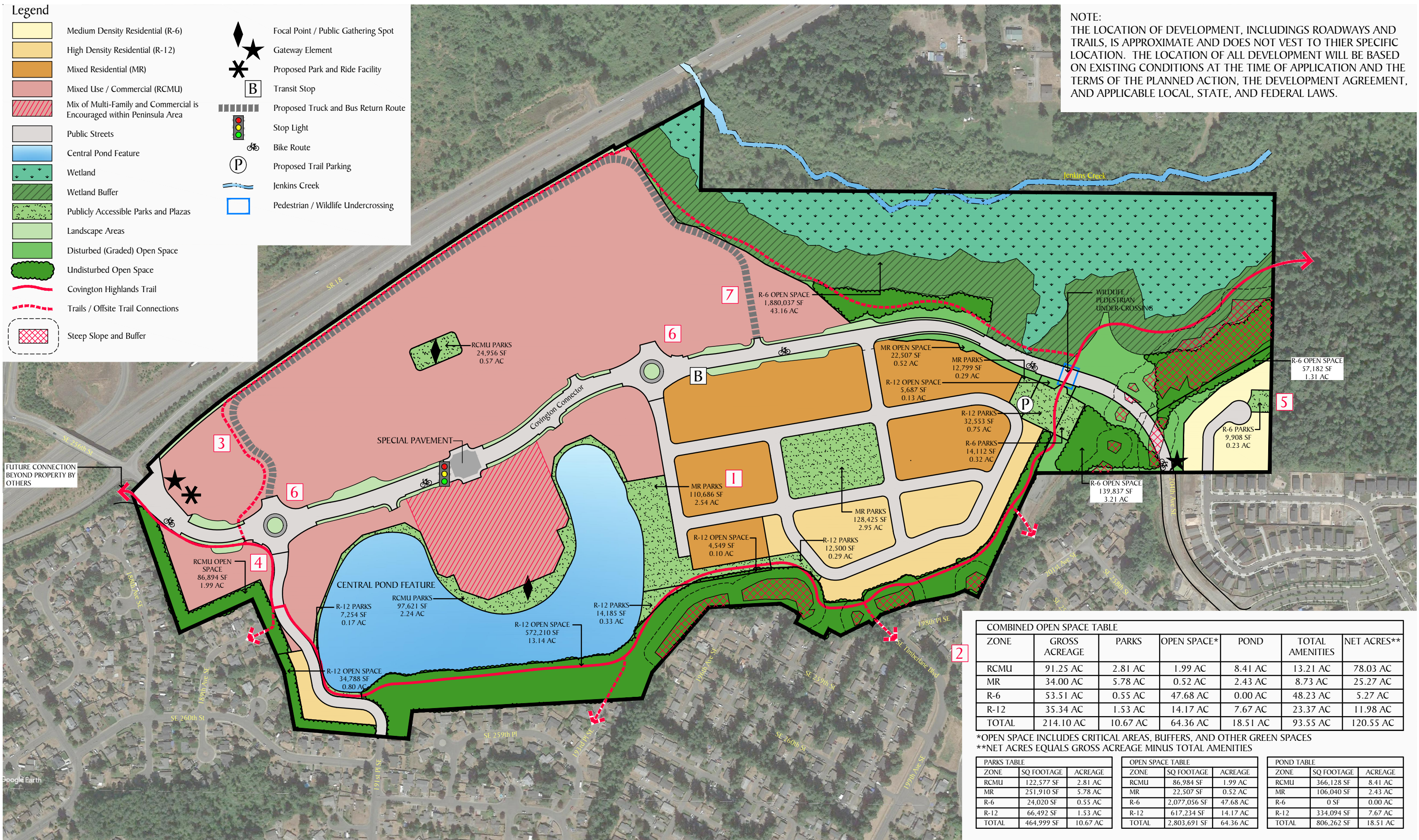
17

## Phasing Map



January 30, 2017  
Updated September 15, 2021







## VI - Portable Classrooms

The Plan references use of portables as interim capacity for facilities.

Currently, the District utilizes portables to house students more than functional capacity and for program purposes at some school locations (*Please see Appendices A, B, C*).

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, functional capacity, and no need for additional interim capacity, the District anticipates no need to purchase or lease additional portables during the next six-year period to ensure capacity requirement (Noted in section V. Six Yr. Planning Construction).

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced or when possible, be removed due to life expectancy. The District's goal is to reduce and or eliminate all portables so we may provide an equitable learning environment for all.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

## VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the functional capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the functional capacity is also reflected in the capacity and enrollment comparison charts (*See Tables 5 & 5 a-b-c*).

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment “snapshot in time” to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the state of Washington. The P-223 Headcount for October 2022 was 24,482 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students.

In October 2022, there were an additional 877 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 486 attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy required capacity through the interim use of portables (*See Table 5 and Tables 5 a-b-c*).

While the district currently shows available capacity to address projected need on a purely statistical basis, there are variety of extenuating factors that need to be considered. The Kent School District currently makes significant use of portables, which we do not consider as part of our permanent standard of service. We have included portable space in our interim capacity figures, and we do not count that as a permanent space solution. Kent is unusual in that it incorporates neighborhoods intersecting with at least 6 municipalities, including Kent, Auburn, Black Diamond, Maple Valley, Renton, and SeaTac. The district covers 73 square miles and includes over 40 schools. Within this large geographic area, we expect to have pockets of localized capacity need that are not necessarily reflected in the aggregate figures. As one example, the Lakepointe Urban Village development in Covington may require new classroom capacity even as space may exist in schools on the far other end of the district’s boundaries.

## PROJECTED ENROLLMENT and CAPACITY TOTAL DISTRICT

SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29			
	Actual	P	R	O	J	E	C	T	E	D
Permanent Functional Capacity <sup>1</sup>	33,847	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529
Changes to Permanent Capacity <sup>1</sup>										
Capacity Increase (F)										
Additional Permanent Classrooms	0	0	0	0	0	0	0	0	0	0
Permanent Program Capacity Subtotal	33,847	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529	34,529
Interim Portable Capacity										
Elementary Portable Capacity Required	3,240	3,192	3,192	3,192	3,192	3,192	3,192	3,192	3,192	3,192
Middle School Portable Capacity Required	336	308	308	308	308	308	308	308	308	308
Senior High School Portable Capacity Required	654	540	540	540	540	540	540	540	540	540
Interim Portable Capacity Total	4,230	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040	4,040
TOTAL CAPACITY <sup>1</sup>	38,077	38,569	38,569	38,569	38,569	38,569	38,569	38,569	38,569	38,569
TOTAL ENROLLMENT/ PROJECTION <sup>2</sup>	24,482	24,659	24,723	24,910	25,099	25,304	25,560			
DISTRICT AVAILABLE CAPACITY	13,595	13,910	13,846	13,659	13,470	13,265	13,009			

<sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

<sup>2</sup> Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

KENT SCHOOL DISTRICT No. 415  
PROJECTED ENROLLMENT and CAPACITY

## SENIOR HIGH SCHOOLS: Grades 9 - 12

SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29		
	Actual	P R O J E C T E D							

Senior High Permanent Capacity <sup>1</sup>	10,275	10,097	10,097	10,097	10,097	10,097	10,097	10,097	10,097
---	--------	--------	--------	--------	--------	--------	--------	--------	--------

Changes to High School Capacity	0	0	0	0	0	0	0	0
---------------------------------	---	---	---	---	---	---	---	---

Subtotal	10,275	10,097	10,097	10,097	10,097	10,097	10,097	10,097
----------	--------	--------	--------	--------	--------	--------	--------	--------

Portables Interim Capacity <sup>1</sup>	654	540	540	540	540	540	540	540
---	-----	-----	-----	-----	-----	-----	-----	-----

<b>TOTAL CAPACITY <sup>1</sup></b>	<b>10,929</b>	<b>10,637</b>	<b>10,637</b>	<b>10,637</b>	<b>10,637</b>	<b>10,637</b>	<b>10,637</b>	<b>10,637</b>
------------------------------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------	---------------

ENROLLMENT / PROJECTION <sup>3</sup>	7,205	7,385	7,386	7,394	7,477	7,588	7,657
--------------------------------------	-------	-------	-------	-------	-------	-------	-------

<b>SURPLUS (DEFICIT) CAPACITY</b>	<b>3,724</b>	<b>3,252</b>	<b>3,251</b>	<b>3,243</b>	<b>3,160</b>	<b>3,049</b>	<b>2,980</b>
-----------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

***No Classroom Portables required at this time. Some Portables used for classroom and program purposes.***

<sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

<sup>3</sup> Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

**KENT SCHOOL DISTRICT No. 415**  
**PROJECTED ENROLLMENT and CAPACITY**

**MIDDLE SCHOOL: Grades 7 - 8 2022-23**

*\*\*Middle School: Grades 6-8 2023-24 and Beyond\*\**

7-8		Middle School Grade 6-8					
SCHOOL YEAR	2022-23	2023-24	2024-25	2025-26	2026-27	2027-28	2028-29
	Actual	P R O J E C T E D					
Middle School Permanent Capacity <sup>1</sup>		7,216	7,216	7,216	7,216	7,216	7,216
Changes to Middle School Capacity		0	0	0	0	0	0
Subtotal		7,216	7,216	7,216	7,216	7,216	7,216
Portable Interim Capacity <sup>1</sup>		308	308	308	308	308	308
<b>TOTAL CAPACITY <sup>1 &amp; 3</sup></b>		<b>7,524</b>	<b>7,524</b>	<b>7,524</b>	<b>7,524</b>	<b>7,524</b>	<b>7,524</b>
ENROLLMENT / PROJECTION <sup>2</sup>		5,837	5,919	5,947	5,927	6,032	6,211
<b>SURPLUS (DEFICIT) CAPACITY</b>		<b>1,687</b>	<b>1,605</b>	<b>1,577</b>	<b>1,597</b>	<b>1,492</b>	<b>1,313</b>

*No Classroom Portables required at middle schools at this time. Some Portables used for classroom and program purposes.*

<sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

<sup>2</sup> Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")

KENT SCHOOL DISTRICT No. 415  
**PROJECTED ENROLLMENT and CAPACITY**

**ELEMENTARY: Grades K - 6 Thru 2022-23**

*\*\*ELEMENTARY: Grades K - 5 2023-24 and Beyond\*\**

K-6		Grade K / 5 2023 / 24 and beyond	Elementary Grade K-5									
SCHOOL YEAR	2022-23		2023-24	2024-25	2025-26	2026-27	2027-28	2028-29				
	Actual		P	R	O	J	E	C	T	E	D	
Elementary Permanent Capacity <sup>1</sup>		16,850	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696		
Additional Permanent Classrooms <sup>2</sup>		0	0	0	0	0	0	0	0	0		
Subtotal		16,850	16,696	16,696	16,696	16,696	16,696	16,696	16,696	16,696		
Interim Portable Capacity		3,240	3,192	3,192	3,192	3,192	3,192	3,192	3,192	3,192		
TOTAL CAPACITY <sup>1/2</sup>		20,090	19,888	19,888	19,888	19,888	19,888	19,888	19,888	19,888		
ENROLLMENT / PROJECTION <sup>3</sup>		13,415	11,437	11,418	11,569	11,695	11,684	11,684	11,692	11,692		
SURPLUS (DEFICIT) CAPACITY		6,675	8,451	8,470	8,319	8,193	8,204	8,204	8,196	8,196		

**Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECSE Preschoolers.**

1 Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

2 Additional classrooms will be placed at schools with the greatest need for alleviate overcrowding

3 Projection Source: Les Kendrick Demographic Study, 2022 ("Medium Growth Model")



## VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2022-2023 through 2028-2029. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described below are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. Impact fees were used at both River Ridge Elementary School and Kent Laboratory Academy projects due to escalation in construction pricing across the Pacific Northwest.

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee." Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development.

A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or interim portable school space or to pay for permanent and/or newly acquired interim portable school space previously constructed as a result of growth in the district. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns. (Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, SeaTac, and Unincorporated King County)

Though the current enrollment projections increase for both elementary and secondary schools are relatively flat, the ongoing need to provide permanent instructional facilities to house students is a driving need as the shifts in our family populations continue, due to ongoing development. Previously collected Impact fees may be used to support and address the challenges related to the number of interim instructional facilities currently in use, the replacement of some of these aged facilities, the maintenance of the district's level of services, and the potential expansions to existing facilities in future years.

The Kent School District 2022-2023 CFP update includes continued execution of the 2016 Capital Bond Projects, the 2018 Levy Projects, and the data collection and review of our Facility Assessment Reports. The District Facilities and Capital Planning Teams have come together and joined the Capital

Bond Planning Task Force (CBPTF) which included District personnel, design professionals, teaching staff, student voices, as well as community members who collaborated and discussed district needs. Our initial plan revealed priorities including school replacement due to age, and the need for added permanent facilities to (1) reduce and eliminate our need for portables and (2) accommodate future growth as housing in the Kent region continues to expand. We started with a list of 2 billion in needs and through itemizing and prioritizing, we brought the list of essential projects to 495 million. This list was brought before the District’s Board of Directors for comments, discussion, and approval. A Capital Bond Measure followed and went out to vote in April 2023 and did not pass with voter approval. We are now re-evaluating needs and figuring out next steps. Future updates to this Capital Facilities Plan will include details of any adopted planning. With the opening of Canyon Ridge Middle School, our sixth grade moving from elementary to middle school, and our boundary change, we are advancing opportunities to even out capacity at each site to accommodate our programs and student-based needs.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Team. Please see pages 13-14 for a summary of the cost basis.

### **Cost Basis Summary**

For impact fee calculations, construction estimated costs are based on the last elementary school built in Kent, adjusted for inflation, and projected cost future elementary school, as well as average pricing of nearby school districts recently built new middle and new high school projects.

Project	Projected Cost
New Elementary School	\$68,000,000
New Middle School	\$155,000,000
New High School	\$220,000,000

### **Site Acquisition Cost**

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

### **District Adjustment**

The impact fee calculations on Appendix B & C result in a zero-dollar impact fee total for this year but may be adjusted if needed per RCW 36.70A.130(2)(b) provision.

# KENT SCHOOL DISTRICT No. 415 SIX-YEAR FINANCE PLAN

										Secured	Unsecured	Impact
SCHOOL FACILITIES	*	2022	2023	2024	2025	2026	2027	2028	TOTAL	Local & State	State <sup>2</sup> or Local <sup>3</sup>	Fees <sup>5</sup>
											Estimated	Estimated
PERMANENT FACILITIES												
No School Projects at this time.									\$0			
TEMPORARY FACILITIES												
Additional portables <sup>3-4</sup>									\$0			
OTHER												
N / A												
Totals		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

\* F = Funded U = Unfunded

**NOTES:**

<sup>2</sup> The District anticipates receiving some State Funding Construction Assistance for some projects.

<sup>3</sup> Facility needs are pending review. Some of these projects may be funded with impact fees.

<sup>4</sup> Cost of portables based on current cost and adjusted for inflation for future years.

<sup>5</sup> Fees in this column are based on amount of fees collected to date and estimated fees on future units.

**KENT SCHOOL DISTRICT No. 415**  
**Site Acquisitions & Costs**  
**Average of Sites Purchased, Sold or Built on within last 10 Years**

Type & # on Map	School / Site	Year Open / Purchased Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary	No Acquisitions for Elemenary Schools			0.00	\$0		
			Elementary Site Subtotal	0.00	\$0		<b>\$0</b> Elem site average
Middle School	No Acquisitions for Middle Schools			0.00	\$0		
			Middle School Site Subtotal	0.00	\$0		<b>\$0</b> Middle Schl Site Avg.
Senior High	No Acquisitions for Senior Highs			0.00	\$0	\$0	
			Senior High Site Subtotal	0.00	\$0		<b>\$0</b> Sr Hi Site Average
Note: All rural sites were purchased prior to adoption of Urban Growth Area.							
Numbers correspond to locations on Site Bank & Acquisitions Map on Page 35.							
	Properties purchased prior to 2010						
1 / Urban	Site - Covington area North (So of Mattson MS)	1984					
2 / Rural	Site - Ham Lake east (Pollard)	1992					
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
5 / Rural	Site - SE of Lake Morton area (West property)	1993					
9 / Rural	Site - McMillan Assemblage (South of MC)	98 - 04					
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999					
12 / Urban	Site - SE 256th Covington (Halleson)	2000					
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004					
12b / Urban	Site - SE 256th St. Covington (West of CO)	2004					
				Total Acreage & Cost		Total Average Cost / Acre	
				0.00 \$0		#DIV/0!	
				0 0		0	

**KENT SCHOOL DISTRICT  
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

**Student Generation Factors - Single Family**

Elementary	(Grades K - 6)	0.248
Middle School	(Grades 7 - 8)	0.085
Senior High	(Grades 9 - 12)	0.107
<b>Total</b>		<b>0.440</b>

**Student Generation Factors - Multi-Family**

Elementary	0.130
Middle School	0.049
Senior High	0.056
<b>Total</b>	<b>0.235</b>

**Projected Increased Student Capacity**

Elementary	0
Middle School	850
Senior High (Academy)	0

**OSPI - Square Footage per Student, see side char**

Elementary	115
Middle School	148
Senior High	173
Special Education	??

**Required Site Acreage per Facility**

Elementary (required)	12
Middle School (required)	25
Senior High (required)	40

**Average Site Cost / Acre**

Elementary	\$161,678
Middle School	\$0
Senior High	\$0

**New Facility Construction Cost**

Elementary	\$68,000,000
Middle School	\$155,000,000
Senior High	\$220,000,000

**Temporary Facility Capacity & Cost**

Elementary	@ 24	\$315,000
Middle School	@ 29	\$315,000
Senior High	@ 31	\$315,000

**Temporary Facility Square Footage**

Elementary	123,702
Middle School	10,256
Senior High	21,296
<b>Total</b>	<b>155,254</b>

**State Funding Assistance Credit**

District Funding Assistance Percentage	<b>51.86%</b>
--	---------------

**Construction Cost Allocation**

CCA - Cost/Sq. Ft.	<b>\$246.83</b>
--------------------	-----------------

**Permanent Facility Square Footage**

Elementary	1,567,594
Middle School	760,483
Senior High/Other	1,077,315
<b>Total</b>	<b>3,405,392</b>

**District Average Assessed Value**

Single Family Residence	<b>\$653,485</b>
-------------------------	------------------

**Total Facilities Square Footage**

Elementary	1,691,296
Middle School	770,739
Senior High/Other	1,098,611
<b>Total</b>	<b>3,560,646</b>

**District Average Assessed Value**

Multi-Family Residence	<b>\$220,293</b>
------------------------	------------------

**Bond Levy Tax Rate/\$1,000**

Current Rate / 1,000 Tax Rate	<b>\$1.02</b>
-------------------------------	---------------

**Developer Provided Sites / Facilities**

Value	0
Dwelling Units	0

**General Obligation Bond Interest Rate**

Current Bond Interest Rate	<b>3.58%</b>
----------------------------	--------------

**CPI Inflation Factor**

	<b>5.20%</b>
--	--------------

[Budget Preparations | OSPI \(www.k12.wa.us\)](http://www.k12.wa.us)

# KENT SCHOOL DISTRICT

## IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

### Site Acquisition Cost per Single Family Residence

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.248	
A 2 (Middle School)	25	\$0	850	0.085	\$0.00
A 3 (Senior High)	40	\$0	0	0.107	
Total	77	\$161,678	850	0.440	
					A ⇒ <u>\$0.00</u>

### Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.248	0.903	
B 2 (Middle School)	\$155,000,000	850	0.085	0.984	\$15,252.00
B 3 (Senior High)	\$220,000,000	0	0.107	0.998	
Total	\$443,000,000	850	0.440		
					B ⇒ <u>\$15,252.00</u>

### Temporary Facility Cost per Single Family Residence (Portables)

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.248	0.097	\$315.74
C 2 (Middle School)	\$315,000	29	0.085	0.016	\$14.77
C 3 (Senior High)	\$315,000	31	0.107	0.020	\$21.75
Total	\$945,000	84	0.440		
					C ⇒ <u>\$352.25</u>

### State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Construction Cost Allocation	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$246.83	115	0.5186	0.248	\$3,650.73
D 2 (Middle School)	\$246.83	148	0.5186	0.085	\$1,610.32
D 3 (Senior High)	\$246.83	173	0.5186	0.107	\$2,369.52
					D ⇒ <u>\$7,630.57</u>

### Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	\$653,485	
Net Present Value (per EQ) (NPV)	8.77	
Current Debt Service Rate / 1,000 ( r )	0.10%	
(Below used to calculate NPV)		
Current Bond Interest Rate	3.58%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
		TC ⇒ <u>\$5,848.83</u>

### Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ <u>0</u>

### Fee Recap \*\*

A = Site Acquisition per SF Residence	\$0.00	
B = Permanent Facility Cost per Residence	\$15,252.00	
C = Temporary Facility Cost per Residence	\$352.25	
Subtotal		<u>\$15,604.25</u>
D = State Match Credit per Residence	\$7,630.57	
TC = Tax Credit per Residence	\$5,848.83	
Subtotal		<u>\$13,479.40</u>
Total Unfunded Need	\$2,124.85	
50% Developer Fee Obligation		\$1,062
FC = Facility Credit (if applicable)		\$0
District Adjustment		(\$1,062)
Net Fee Obligation per Residence - Single Family		<u><b>(\$0.00)</b></u>

# KENT SCHOOL DISTRICT

## IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

### Site Acquisition Cost per Multi-Family Residence Unit

Formula:  $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	12	\$161,678	0	0.13	
A 2 (Middle School)	25	\$0	850	0.049	\$0.00
A 3 (Senior High)	40	\$0	0	0.056	
Total	77	\$161,678	850	0.235	
					A ⇒ <u>\$0.00</u>

### Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$68,000,000	0	0.13	0.903	
B 2 (Middle School)	\$155,000,000	850	0.049	0.984	\$8,792.33
B 3 (Senior High)	\$220,000,000	0	0.056	0.998	
Total	\$443,000,000	850	0.235		
					B ⇒ <u>\$8,792.33</u>

### Temporary Facility Cost per Multi-Family Residence Unit

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$315,000	24	0.13	0.097	\$165.51
C 2 (Middle School)	\$315,000	29	0.049	0.016	\$8.52
C 3 (Senior High)	\$315,000	31	0.056	0.020	\$11.38
Total	\$945,000	84	0.235		
					C ⇒ <u>\$185.40</u>

### State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula:  $\text{Area Cost Allowance} \times \text{SPI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$246.83	115	0.5186	0.13	\$1,913.69
D 2 (Middle School)	\$246.83	148	0.5186	0.049	\$928.30
D 3 (Senior High)	\$246.83	173	0.5186	0.056	\$1,240.12
					D ⇒ <u>\$4,082.11</u>

### Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	\$220,293	
Net Present Value (per EQ) (NPV)	8.77	
Current Debt Service Rate / 1,000 ( r )	0.10%	
(Below used to calculate NPV)		
Current Bond Interest Rate	3.58%	
Years Amortized (10 Years)- Used in NPV Calculation	10	
		TC ⇒ <u>\$1,971.67</u>

### Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ <u>0</u>

### Fee Recap \*\*

A = Site Acquisition per Multi-Family Unit	\$0.00	
B = Permanent Facility Cost per MF Unit	\$8,792.33	
C = Temporary Facility Cost per MF Unit	\$185.40	
Subtotal		\$8,977.73
D = State Match Credit per MF Unit	\$4,082.11	
TC = Tax Credit per MF Unit	\$1,971.67	
Subtotal		\$6,053.78

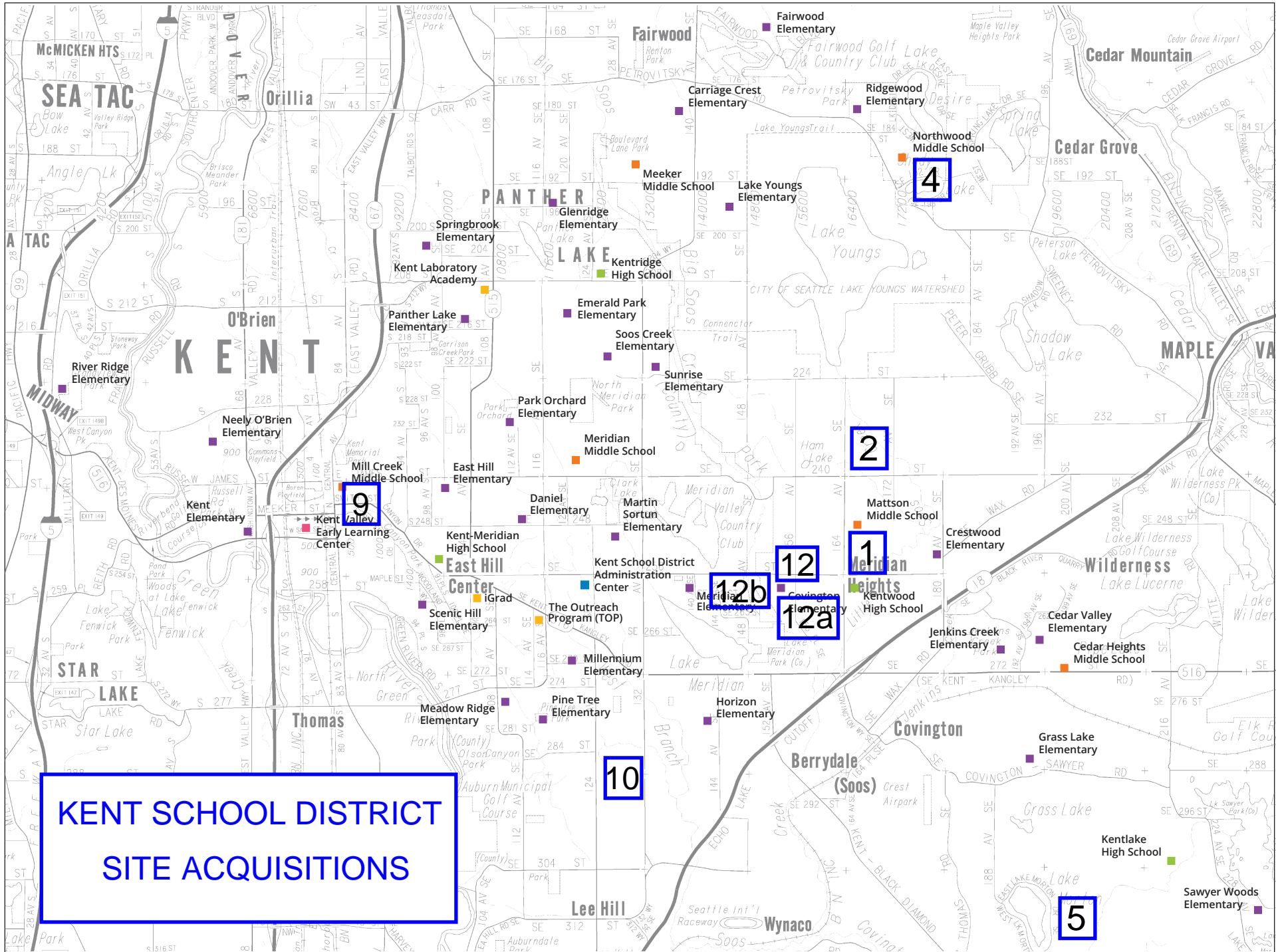
Total Unfunded Need	\$2,923.95	
50% Developer Fee Obligation	\$1,462	
FC = Facility Credit (if applicable)	0	
District Adjustment	(\$1,462)	
Net Fee Obligation per Residential Unit - Multi-family		<u><b>(\$0.00)</b></u>

## KENT SCHOOL DISTRICT No. 415

### Site Acquisitions and Projects Planned to Provide Additional Capacity

				Projected Completion Date	Projected Program Capacity	% for new Growth
SCHOOL / FACILITY / SITE		LOCATION	Type	Status		
# on Map	<div>ELEMENTARY</div> <div>MIDDLE SCHOOL &amp; SENIOR HIGH</div> <div>TEMPORARY FACILITIES</div>					
# on Map	2 OTHER SITES ACQUIRED			Land Use Designation	Type	Land Use Jurisdiction
12	256th - Covington (Halleson)		25435 SE 256th, Covington 98042	Rural	To be sold	King County
12a	156th - Covington (Wikstrom)		25847 156th Ave. SE, Covington 98042	Rural	To be sold	King County
<b>Notes:</b> None						





## **IX - Summary of Changes to June 2022 Capital Facilities Plan**

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2022 Plan are summarized here.

Capacity changes continue to reflect fluctuations in class size ratio and program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The District will be moving to a K-5 Elementary and 6-8 Middle School model beginning the 2023-2024 school year. Capacity has been added at the middle school level by reopening the former Sequoia Junior High (now Canyon Ride Middle School).

The district worked with Educational Data Solutions, LLC to update student generation factors. The updated rates are included in the body of the Plan.

The student headcount enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all elementary schools.

The district expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility need will be reviewed in the future.

The impact fees for 2024 calendar year will result in no collection of impact fees for both Single-Family and Multi-Family due to the capacity study completed in Spring 2023.

## X - Appendices

Changes to Impact Fee Calculation Factors Include:

ITEM	Grade /Type	FROM	TO	Increase/ Decrease	Comments
Student Generation Factor	Elem	0.27	0.248	-0.022	
Single Family (SF)	MS	0.105	0.085	-0.020	
	SH	0.075	0.107	0.032	
	Total	0.45	0.440	-0.010	Decrease
Student Generation Factor	Elem	0.082	0.130	0.048	
Multi-Family (MF)	MS	0.035	0.049	0.014	
	SH	0.029	0.056	0.027	
	Total	0.146	0.235	0.089	Increase
State Funding Assistance Ratios ("State Match")		52.49%	51.86%	-0.63%	Per OSPI Website
Area Cost Allowance		\$242.26	\$246.83	4.570	Per OSPI Website Link
Average Assessed Valuation (AV)	SF	\$574,784	\$653,485	78,701	Per King County
AV - Average of Condominiums & Apts.	MF	\$360,790	\$220,293	(140,497)	Per King county
Debt Service Capital Levy Rate / \$1000		\$0.93	\$1.02	\$0.09	Per King Co. Assessor Report
General Obligation Bond Interest Rate		2.45%	3.58%	1.13%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$0.00	\$0.00	\$0.00	No Change
Impact Fee - Multi-Family	MF	\$0.00	\$0.00	\$0.00	No Change

**TAHOMA SCHOOL DISTRICT NO. 409**

Maple Valley, Washington

MEMORANDUM

June 6th, 2023

TO: Tahoma School Board

FROM: Kyle Hood  
Assistant Director of Operations

Subject: Resolution No. 2023-08 Capital Facilities Plan 2023-2024

Request: Approve Resolution 2023-08 Capital Facilities Plan 2023-2028

Background: The Capital Facilities Plan is a report that comes out every year as a six-year report. The purpose of the report is to look at our facilities and enrollment projections for the coming years and make quality decisions based on the needs and current realities of our facilities. This report is required in order to collect impact fees.

ACTION: Please approve the Resolution 2023-08 Capital Facilities Plan 2023-2028, that include the following attachments

- Capital Facilities Plan
- Determination of Non-Significance
- SEPA Checklist



# **CAPITAL FACILITIES PLAN**

**2023 to 2028**

**Tahoma School District  
No. 409**

**Adopted: June 13<sup>th</sup> 2023**

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**TAHOMA SCHOOL DISTRICT NO. 409**  
**2023**  
**CAPITAL FACILITIES PLAN - UPDATE**

**Summary:**

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

The District continues to house a large number of families with children within its boundary area. On average, there are about 56 public school students for every 100 single family homes in the District. This is larger than any other District in the County.

Although Tahoma was affected by the pandemic, the District has seen a better recovery in its enrollment than many of its neighbors. Enrollment in October 2022 is just slightly below where it was prior to the start of the pandemic. This does not mean, however, that all the students who were out of school in 2020 have returned. Migration data suggests that more families than usual left during the pandemic and many of these families will not return. But the District has seen growth from new housing in the past two years bringing new students into the District to help make up for these losses as well as continuing the ongoing enrollment growth trend.

Despite the recovery in the District's enrollment, recent demographic trends suggest that growth could start to slow some over the next few years. There are regional trends, for example, like births, population growth, and home sales that are likely to impact enrollment in the near future. The District intends to monitor enrollment and demographic trends closely and will include relevant information in the future updates to this CFP.

Following a period of modest growth, the District continues to receive slight enrollment gains. Tahoma has seen net gains of about 200 students a year for the past two years, bringing enrollment back to the level it was at prior to the start of the pandemic. However, elementary enrollment is still lower than it was prior to the pandemic. In 2015, the total student headcount was 7,913 and in October 2022 the count is 8,829, an increase of 10.4% percent. The District expects enrollment to stabilize and grow with the return to in-person learning and post-pandemic environment. Current enrollment, along with projections presented herein, indicates that the enrollment growth overall will continue over the next six years, reaching a headcount total of 9,389 by the 2028-29 school year.

The 2013 bond projects are now complete and the District is assessing new capacity needed to meet projected growth and planning for interim projects as a part of this Capital Facilities Plan update. The District created a Housing Committee in 2020, comprised of staff and community members, to review and propose solutions for long term capacity needs. The Committee delivered recommendations to the District's Board of Directors in December 2022.



Thereafter, the District formed a Bond Advisory Committee to consider the Housing Committee recommendations along with other District planning needs. The BAC recommendations contemplate several capacity and non-capacity proposals. To address short-term enrollment growth and related capacity needs at the middle and high school levels, the District's Bond Advisory Committee (BAC) has discussed near term additions at Summit Trail Middle School and Tahoma High School. Other recommendations include a new elementary school well as safety and security projects, playfield improvements, and equitable warm/safe/dry projects throughout the district. The Board is currently reviewing the BAC recommendations and, if approved, the projects would be placed on a future construction bond proposal. The District anticipates that, subject to Board and voter approvals, the two addition projects would be constructed and complete within the six year planning period of this CFP. The District's next Capital Facilities Plan update will provide updated information related to any final Board actions. Based on current enrollment projections and capacity needs, the District anticipates the need for growth-related capacity at the secondary level. The BAC recommended planning solutions are identified in the Facilities Needs and Financial Plan section of this CFP.

## SIX-YEAR ENROLLMENT PROJECTIONS

The District consulted with William L. (“Les”) Kendrick Ph.D., an independent demographer, to gain a better understanding of the current reality for Tahoma. The demographer uses, a modified cohort survival method to forecast future enrollment. The method considers a variety of factors to evaluate the potential student population growth for the years 2023 through 2032. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District’s boundaries.

K-12 enrollment in the four-county Puget Sound area is still about 23,000 less than what it was in October 2019, prior to the start of the pandemic. At this point it appears that many of the students who were out of school due to the pandemic may not return. Some may have moved, and others may be pursuing educational options outside of the public schools.

Although our long-range forecasts for the District are influenced by regional growth and birth trends, there are reasons to think that Tahoma will see enrollment grow over time. The District continues to house a large number of families with children within its boundary area. There are about 56 public school students for every 100 single family homes in the District (using latest estimates).

One reason this number is so high is that new home construction attracts a lot of families with children. A recent analysis showed that the District sees 93 students for every 100 new single-family construction homes that are sold. Multi-family units generate an average of 28 students for every 100 units. The District anticipates that it will continue to see new housing. There are about 400 units in the housing pipeline slated for future construction in the District boundary area; 104 single-family and 300 multi-family. And, the City of Maple Valley expects to add an additional 1,164 new housing units (likely multi-family) to its housing stock between 2023 and 2032. There is also continued development in the unincorporated areas. Our preferred housing forecast predicts that the District will add approximately 1,621 units between the 2020 Census and 2032.

Calculations based on the 2022 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,829 (October 2022) is projected to increase to 9,389 (HC) in the 2028-29 school year – an increase of 10.4 percent. K-5 may see a slight overall decrease while 6-8 and 9-12 will experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases. Appendix A-1 includes the District’s enrollment history and six-year enrollment projections.

## **STANDARD OF SERVICE AND AVAILABILITY OF SPACE**

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

### **Standards of Service for Elementary School Students:**

1. Class size for grades K-3 average 17 and 4-5 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art, STEM, Music, FRS and Physical Education in self-contained classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 20).
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

### **Standards of Service for Senior and Middle School Students:**

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 32.
2. Self-contained special education classes are offered in all buildings.
3. Advanced vocational classes have less than average number of enrollees.
4. Classes are utilized during the day for planning and student consultation.
5. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not always conducive for scheduling general classes. The district utilizes these specialty areas to the greatest extent possible.
6. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

The District recently reviewed the utilization of its elementary school facilities and has adjusted the total capacity numbers for each school to reflect actual building use.

At this time, enrollment figures show the District has facility capacity for the following schools:

<b>Cedar River Elem</b>	K-5	Is under capacity by 180 students in permanent facilities and is 272 students under capacity when considering relocatable facilities.
<b>Glacier Park Elem</b>	K-5	Is over capacity by 171 students in permanent facilities and 105 students under capacity when considering relocatable facilities.
<b>Lake Wilderness Elem</b>	K-5	Is under capacity by 52 students in permanent facilities and 144 students under capacity when considering relocatable facilities.
<b>Rock Creek Elem</b>	K-5	Is over capacity by 127 students in permanent facilities and 103 under capacity when considering relocatable facilities.
<b>Shadow Lake Elem</b>	K-5	Is under capacity by 32 students in permanent facilities and 124 students under capacity when considering relocatable facilities.
<b>Tahoma Elem</b>	K-5	Is over capacity by 80 students in permanent facilities and 58 students under capacity when considering relocatable facilities.
<b>Maple View Middle</b>	6-8	Is under capacity by 233 students in permanent facilities.
<b>Summit Trail Middle</b>	6-8	Is over capacity by 5 students in permanent facilities and under capacity by 169 students when considering relocatable facilities.
<b>Tahoma High</b>	9-12	Is over capacity by 14 students in permanent facilities and under capacity by 24 students when considering relocatable facilities.



## INVENTORY OF PERMANENT FACILITIES

### Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 22 Head Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	782	92	602
Glacier Park Elementary	K-5	23700 SE 280 <sup>th</sup> Maple Valley, 98038	598	230	769
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	92	707
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	598	230	725
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	529	92	497
Tahoma Elementary	K-5	24425 S.E. 216 <sup>th</sup> Maple Valley, 98038	621	138	701
Maple View Middle School	6-8	18200 SE 240 <sup>th</sup> Kent, 98042	1,247	0	1014
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,102	174	1,107
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,693	138	2,707

### Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	18200 SE 240 <sup>th</sup> Kent, 98042

## **PROJECTED ENROLLMENT AND CAPACITY**

To address K-5 capacity needs, new permanent modular classrooms were added at Cedar River Elementary School in the spring of 2022, increasing permanent capacity at that school by just over 200 students. Glacier Park Elementary added new temporary portable classrooms in the Summer of 2022 increasing temporary capacity at that school by about 50 students.

Tahoma Senior High School was designed to accommodate the then-existing 6-period model. Subsequently, the high school program has shifted to a 8-period model. The combination of future projected enrollment growth with increased space needs for the 8-period model makes it likely that the District will add high school capacity within the six-year planning period. The District is also reviewing recommendations for added capacity at the middle school level to address growth needs.

The District continues to review enrollment increases and related housing needs, as well as planned capacity improvements. Future updates to this CFP will include any adopted adjustments as well as updated information from the Tahoma School Board related to capacity. Increases in capacity planning is subject to final Board review. Action would be needed by the board to place a bond before the voters; leading to the voter's approval of the construction bond. The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

**PROJECTED ENROLLMENT AND CAPACITY (2023-2028)**

<b>Elementary (K-5)</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Permanent Program Capacity	3,887	3,887	3,887	3,887	3,887	3,887
Total Relocatable Capacity	920	920	920	920	920	920
Total Capacity	4,807	4,807	4,807	4,807	4,807	4,807
Projected Enrollment	4,110	4,156	4,124	4,066	4,008	3,988
Available Capacity (Temp. & Perm. Facilities)	697	651	683	741	799	819

\*Includes 204 student capacity added in 2021 at Cedar River Elementary School

<b>Middle Schools (6-8)</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Permanent Program Capacity	2,349	2,349	2,349	2,349	2,349	2,679
Total Relocatable Capacity	174	174	174	174	174	174
Total Capacity	2,523	2,523	2,523	2,523	2,523	2,853
Projected Enrollment	2,122	2,195	2,232	2,339	2,444	2,447
Available Capacity (Temp. & Perm. Facilities)	402	407	330	292	186	406

\*Added permanent capacity at Summit Trail Middle School

<b>High School (9-12)</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>
Permanent Program Capacity	2,693	2,693	2,693	2,693	2,693	3,193
Total Relocatable Capacity	138	138	138	138	138	138
Total Capacity	2,831	2,831	2,831	2,831	2,831	3,193
Projected Enrollment	2,781	2,761	2,809	2,810	2,819	2,954
Available Capacity (Temp. & Perm. Facilities)	124	50	70	22	21	239

\*Added permanent capacity at Tahoma High School

For the District's internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District's ten-year enrollment projections (through the 2032-33 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten-year planning period. It also assumes that the enrollment projections included in Appendix A hold steady through the 2032-33 school year. However, enrollment projections are generally most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2031-32 should be viewed through that lens. The District will continue to update its projections on a regular basis. The projections below show a high utilization rate for the middle and high school levels. This means that during planning periods, those spaces would be used by another teacher, e.g. "teacher on a cart" (89% and 87% respectively).

**PROJECTED ENROLLMENT AND CAPACITY (2031-32 school year)**

	K-5	6-8	9-12
Projected Enrollment	4,156	2,286	3,186
Permanent Capacity	3,887	2,349	2,693
Total Capacity (Temp/Perm)	4,807	2,523	2,831
Available Capacity (Temp/Perm)	651	237	(355)



## **FACILITY NEEDS AND FINANCIAL PLAN**

### **Needs Forecast:**

To meet expected enrollment increases and to address other facility needs, the District in recent years completed several bond projects and implemented grade reconfiguration. The District is now planning for additional capacity projects at all three grade levels. The middle and high school projects are growth related.

The District's completion of the 2013 bond projects and associated grade reconfiguration help to address continuing enrollment growth. Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level when opened in 2017. In the spring of 2022, the District opened a six-classroom permanent modular construction addition (204 new seats) at the Cedar River Elementary School campus.

The District's Bond Advisory Committee is working now to develop and provide considerations to the Board of Directors for a future bond to address capacity and facility needs throughout the District. The Committee's recommendations are expected in the spring of 2023, with Board review and action related to a future bond to follow. In the interim, the District is planning for capacity solutions to serve growth at the middle and high school levels, and to plan for long-term growth at the elementary school level. Increases in capacity planning is subject to final Board review. Action would be needed by the board to place a bond before the voters; and the voter would need to approve the construction bond. Based on the current BAC recommendations, those solutions could include a new elementary school and additions at the high school and middle school level. The Cedar River Elementary School addition continues to provide available capacity for growth in the interim. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan. Future updates to this Capital Facilities Plan will include information regarding the Bond Advisory Committee's recommendations and any related Board actions, as well as the District's refined planning as a result of that work.

## FINANCE PLAN

### Capacity Projects

Facility	Proposed Start Date	Proposed/Actual End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost
STMS	2024	2027	25600 SE Summit Landsburg Rd, Ravensdale, WA 98051	330	100%	Bond	N/A	\$29,450,000
TSHS	2024	2027	23499 SE Tahoma Way, Maple Valley, WA 98038	430	100%	Bond	N/A	\$31,000,000
<b>TOTAL</b>								<b>\$60,450,000</b>

\* Previously purchased property paid from earlier bond issues unless otherwise noted.

### Non Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost
HVAC – Design and Engineering	3/21	9/24	CR, RC, STMS, GPES, TES, MVMS, SLES	Cap	N/A	\$20,748,000
<b>TOTAL</b>						<b>\$20,748,000</b>

## **FEE CALCULATIONS**

### **School Impact Fees Under the Washington State Growth Management Act**

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

### **Methodology and Variables Used to Calculate School Impact Fees**

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2023.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,952 and multi-family housing will yield a fee of \$2,366.

## STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

In the past, the District has relied upon the composite average of student generation rates from other districts in King County. However, for this year's CFP, the District was able to calculate its own student generation factors for single family dwelling units. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts in King County for the multi-family student factor.

### Single Family Dwelling Units:

Sales Years	Number of Units	Grade Level	Students Generated	Generation Rate
1/1/2017 to 12/31/2021				
SFT->	872	K-5	478	0.548
		6-8	173	0.198
		9-12	158	0.181
		Totals	809	0.928

### Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average^
Elementary	0.440	0.710	0.089	0.039	0.071	0.160
Middle	0.150	0.367	0.029	0.016	0.027	0.056
High	0.172	0.367	0.029	0.022	0.034	0.064
Total	0.762	1.444	0.147	0.077	0.132	0.280

*\*For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

*^Figures are rounded.*



## APPENDIX A – ENROLLMENT PROJECTIONS

### Medium Range Forecast (Recommended at this Time)

#### Medium Range Forecast (Recommended)

	Projected Births									
	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>2026</u>	<u>2027</u>
King County	24,337	24,090	23,638	23,428	23,583	23,973	24,428	24,632	24,899	25,178
K Enroll as %	2.45%	2.44%	2.45%	2.47%	2.49%	2.50%	2.50%	2.51%	2.51%	2.54%
City of Maple Valley	341	337	331	328	330	336	342	345	349	352
K Enroll % of City	175.1%	174.5%	175.3%	176.3%	178.0%	178.7%	178.7%	179.5%	179.5%	181.2%

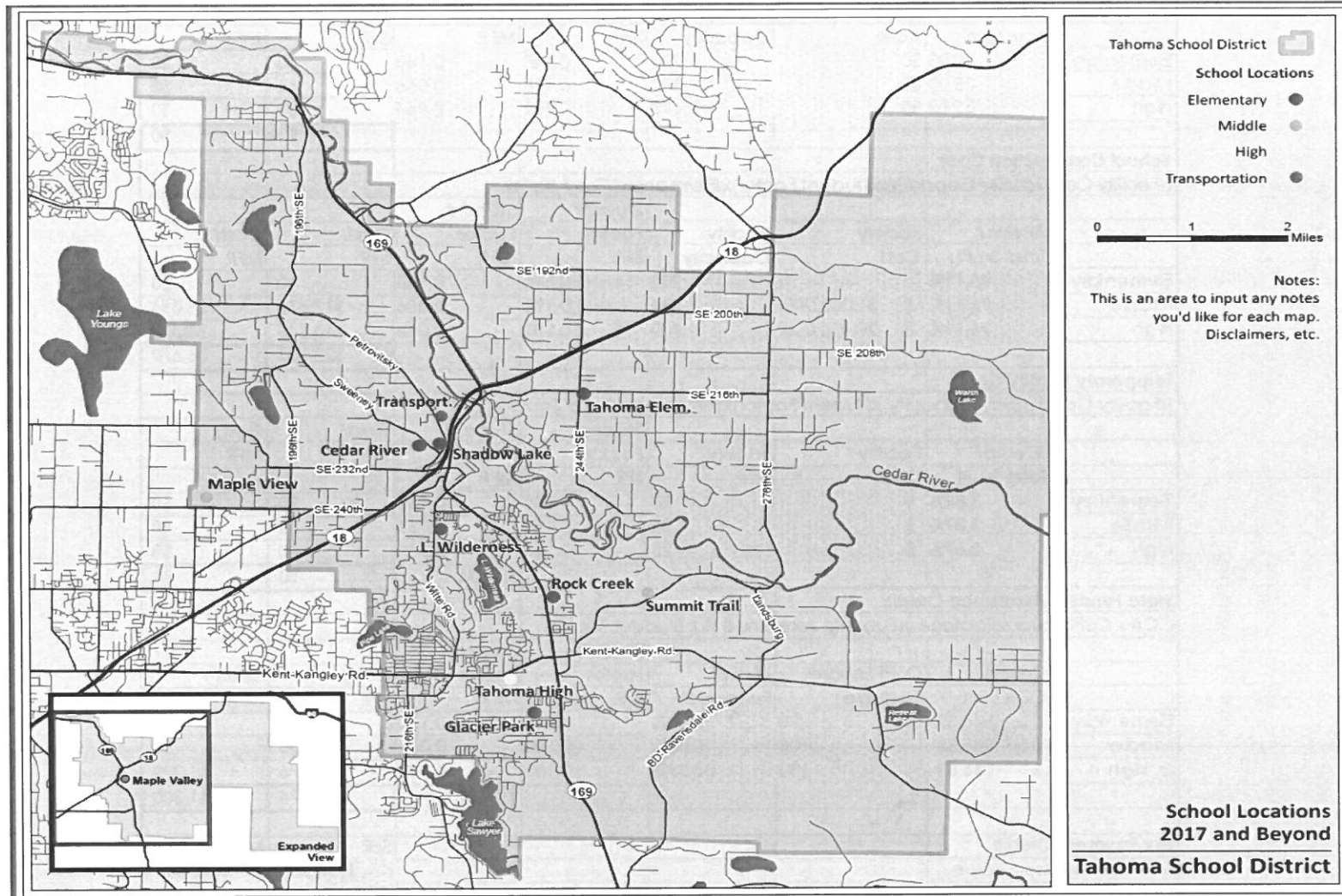
	<u>Oct23</u>	<u>Oct24</u>	<u>Oct25</u>	<u>Oct26</u>	<u>Oct27</u>	<u>Oct28</u>	<u>Oct29</u>	<u>Oct30</u>	<u>Oct31</u>	<u>Oct32</u>
K	597	588	580	578	588	600	611	619	626	639
1	649	632	623	615	613	623	635	648	656	664
2	704	677	659	650	642	640	649	663	676	685
3	731	738	710	692	683	673	671	682	696	710
4	733	757	764	735	717	707	697	695	706	722
5	695	763	787	795	765	746	736	726	724	737
6	694	705	773	798	806	776	756	746	737	736
7	762	720	731	802	827	835	804	784	774	766
8	666	771	728	739	811	836	844	813	793	784
9	754	687	794	751	762	835	862	871	839	819
10	753	751	684	791	748	759	832	858	867	837
11	680	690	687	627	724	685	695	762	786	795
12	<u>595</u>	<u>634</u>	<u>643</u>	<u>641</u>	<u>585</u>	<u>676</u>	<u>639</u>	<u>649</u>	<u>711</u>	<u>735</u>
Total	<b>9,013</b>	<b>9,112</b>	<b>9,165</b>	<b>9,215</b>	<b>9,271</b>	<b>9,389</b>	<b>9,430</b>	<b>9,517</b>	<b>9,593</b>	<b>9,628</b>

Change	184	99	53	50	56	118	40	87	77	35
% Change	2.1%	1.1%	0.6%	0.5%	0.6%	1.3%	0.4%	0.9%	0.8%	0.4%
K-5	4,110	4,156	4,124	4,066	4,008	3,988	3,999	4,033	4,084	4,156
6-8	2,122	2,195	2,232	2,339	2,444	2,447	2,404	2,344	2,305	2,286
9-12	2,781	2,761	2,809	2,810	2,819	2,954	3,027	3,140	3,204	3,186

## APPENDIX B – SCHOOL IMPACT FEE CALCULATION

<b>School Site Acquisition Cost:</b>							
((Acres x Cost per Acre) / Facility Capacity) x Student Factor							
	Facility	Cost/	Facility	Student	Student		
	Acreage	Acre	Capacity	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	20.00	\$0	204	0.548	0.160	\$0	\$0
Middle	35.00	\$0	800	0.198	0.056	\$0	\$0
High	35.00	\$0	1,693	0.181	0.064	\$0	\$0
						\$0	\$0
<b>School Construction Cost:</b>							
((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student		
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	96.11%		204	0.548	0.160	\$0	\$0
Middle	96.11%	\$ 31,000,000	330	0.198	0.056	\$17,876	\$5,056
High	96.11%	\$ 29,450,000	500	0.181	0.064	\$10,246	\$3,623
						\$28,123	\$8,679
<b>Temporary Facility Cost:</b>							
((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student		
	Total Sq.Ft.	Cost	Size	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	3.89%	\$ -	20	0.548	0.160	\$0	\$0
Middle	3.89%	\$ -	25	0.198	0.056	\$0	\$0
High	3.89%	\$ -	25	0.181	0.064	\$0	\$0
						\$0	\$0
<b>State Funding Assistance Credit:</b>							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student		
	CCA	Footage	Funding %	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	\$ 246.83	90	0.00%	0.548	0.160	\$0	\$0
Middle	\$ 246.82	108	0.00%	0.198	0.056	\$0	\$0
Sr. High	\$ 246.83	130	63.29%	0.181	0.064	\$3,676	\$1,300
						\$3,676	\$1,300
<b>Tax Payment Credit:</b>							
Average Assessed Value							
Capital Bond Interest Rate							
Net Present Value of Average Dwelling							
Years Amortized							
Property Tax Levy Rate							
Present Value of Revenue Stream							
<b>Fee Summary:</b>							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$28,123	\$8,679		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$3,676)	(\$1,300)		
Tax Payment Credit				(\$8,543)	(\$2,646)		
FEE (AS CALCULATED)				\$15,904	\$4,733		
50% LOCAL SHARE				\$7,952	\$2,366		

## APPENDIX C – SCHOOL DISTRICT MAP



**TAHOMA SCHOOL DISTRICT NO. 409**

Maple Valley, Washington

**Resolution No. 2023-08** Capital Facilities Plan for 2023/2024

WHEREAS, the Tahoma School District No. 409 is required to adopt the Capital Facilities Plan for the 2023-2028 school years; and,

WHEREAS, the Board of Directors is satisfied with the plan;

THEREFORE, BE IT RESOLVED that the Board of Directors of the Tahoma School District No. 409, on this 6th day of June, 2023, approves the Capital Facilities Plan for the 2023 - 2028 school years.

ADOPTED THIS 6<sup>th</sup> day of June, 2023.



\_\_\_\_\_  
President



\_\_\_\_\_  
Director



\_\_\_\_\_  
Director



\_\_\_\_\_  
Director



\_\_\_\_\_  
Director

Attest:

  
\_\_\_\_\_  
Secretary



