

16698

**Enumclaw** SCHOOL DISTRICT  
*all students achieving at high levels*

# CAPITAL FACILITIES PLAN

2009 - 2014

6-Year  
Capital Facilities Plan  
June, 2009



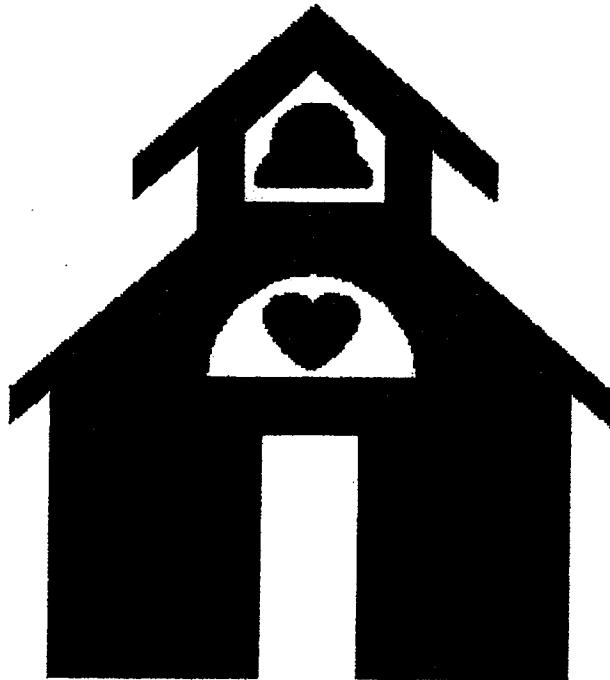
ATTACHMENT H

2009-579

Enumclaw School District No. 216  
2929 McDougall Avenue  
Enumclaw, Washington 98022  
(360) 802-7100

# Capital Facilities Plan

2009-2014



## Enumclaw School District No. 216

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

*Board Adopted: June 22, 2009*

**Six-Year Capital Facilities Plan  
2009-2014**

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**Enumclaw School District No. 216**  
Enumclaw, Washington 98022

**CAPITAL FACILITIES PLAN**

Approved by Board of Directors  
Resolution No. 937

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 4,388 (Oct. 2008) students in kindergarten through grade 12. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Following a period of little to no growth, the District anticipates healthy enrollment gains as a result of growth projected to begin within the six-year planning period (and continue beyond the six year planning period). In particular, the City of Black Diamond is currently reviewing a proposed development of 1,250 dwelling units and a second proposed project of approximately 4,800 residential dwelling units (both developments have primarily single family homes). Using current student generation rates, this could mean that the District's enrollment will grow by approximately 3,548 new students at full build out (using conservative estimates and the best known information regarding unit types). In addition, there is a third potential project of approximately 1,400 dwelling units as well as other smaller scale development within the City of Black Diamond. In the City of Enumclaw, the District is likely to be impacted by growth now that the City of Enumclaw has lifted its sewer moratorium. In addition, the City of Enumclaw is currently reviewing annexation options, which could lead to additional residential development. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. With this cumulative potential new development, the District will likely need to add student capacity at all three grade levels. Section IV of this Plan identifies the District's anticipated long term planning with regard to the development within the City of Black Diamond.

This Plan includes the capacity projects planned by the District during this planning period. The District has identified a need during this six-year planning period for additional elementary capacity in the Black Diamond area. As noted above, the District will also 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 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 2014 and beyond. The six-year projection (2009-2014) 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 can 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 2014 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year. Due to the fact that the cohort survival method does not incorporate in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. See Appendix A.

The second forecast is a modified cohort analysis, which uses the cohort projections as a base and then 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 over the six years of this Plan.

With regard to the expected enrollment from the expected 6,050 dwelling units in Black Diamond, the District anticipates, using best known information to date, that building will commence in 2011 (and continue for a period of fifteen years or more thereafter). As such, the enrollment impacts from these two developments begin to show during the last 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.<sup>1</sup>

Note that the District uses a headcount enrollment figure because full-day kindergarten has, for several years, been uniform across the District. Due to the state budget, for the 2009-10 school year, the District is moving to a half-day kindergarten with an option to pay (either directly or through scholarships) for full-day kindergarten. The District is also pursuing funding for a pilot full-day kindergarten program. At this time, it is unclear how the funding changes will affect the full-day kindergarten enrollment figures. For this reason, the District is continuing to plan for full-day kindergarten space needs and will re-evaluate this program in the next plan update.

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<sup>1</sup> Similarly, the District intends to closely monitor development in the City of Enumclaw (where the current sewer moratorium was recently lifted and annexation options are being studied) in order to further assess the potential and real impacts to student enrollment. Future updates to this Plan will reflect new enrollment information.

Using the modified cohort survival projections, a total enrollment of 4,772 (HC) is expected in 2014. In other words, the District expects the enrollment of 384 additional students between 2008 and 2014. See Table 1.

**Table 1: Projected Student Enrollment  
2008-2014**

<b>Projection</b>	<b>2008*</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>Actual Change</b>	<b>Percent Change</b>
Modified Cohort (HC)	4,388	4,209	4,235	4,329	4,428	4,586	4,772	384	8.75%

\* Actual enrollment (October 1, 2008).

## **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.

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

Average district wide class size for grades K-4 should not exceed 23 students.

Average district wide class size for grades 5 should not exceed 26 students.

Elementary school permanent capacity should be between 400 and 500 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 as a Second Language (ESL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Chapter 1)
- Gifted Education
- Other Remediation Programs
- Learning Assisted Program (LAP)
- School Adjustment Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Kindergarten
- Preschool Handicapped
- Early Childhood Education Assistance Programs (ECEAP)



All of the above special programs 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 these 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 500 and 550 students.

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

High school permanent capacity should not exceed 1,300 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)

- Computer Labs

- Honors (Gifted) and Advanced Placement Programs

- Basic Skills Programs

- Variety of Vocational Education Programs

i.e.: Home & Family Life, Business Education (Keyboarding, Accounting, Sales & Marketing, etc.), Woods, Agriculture, Technology, Auto Shop, Drafting, Etc.

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings. In addition, an alternative (continuation) program with limited capacity and enrollment is provided for secondary students at Collins High School and the Collins Extension Center, cooperative programs with Sumner and White River School districts housed in Buckley.

Each schools' 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 4,352 students based on the District's Standard of Service as set forth in Section II. Approximately 100 students are served by Collins High School and JR High and the Collins Extension Center program in Buckley. Students come from the Enumclaw, White River, Orting and Sumner School Districts. Children attending Collins High School, JR High and Collins Extension Center are counted as students in the White River School District. Portable classroom capacity for 440 students brings the total capacity to 4,792. A summary of the current enrollment and proposed capacity, and the breakdown at each grade span, is as follows:

*Table 2: Summary of Capacity*

<b>2008-09 Current</b>	<b>Permanent Capacity</b>	<b>Portable Capacity</b>	<b>Total Capacity</b>	<b>Oct 2008 Enrollment (HC)</b>	<b>Surplus Capacity w/o Portables</b>	<b>Surplus Capacity w/ Portables</b>
Elementary	1,916	220	2,136	1,861	55	275
Middle School	1,092	0	1,092	1,089	3	--
Senior High	1,344	220	1,564	1,438	-220	126
<b>District Total</b>	<b>4,352</b>	<b>440</b>	<b>4,792</b>	<b>4,388</b>	<b>-162</b>	<b>401</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. Because the building does not meet current educational instruction requirements, the District would need to comprehensively modernize or completely replace the building before it could be used for classroom instruction. While the building remains on the District's inventory, the District is unable to use the building for instructional purposes. As such, J.J. Smith is not included in the District's inventory for purposes of this Capital Facilities Plan.

Based on the enrollment forecasts, current inventory and program capacity, current standard of service, portable capacity, and construction of new classroom spaces, the District anticipates having sufficient capacity to house students during the next two to three years. However, with the planned new development commencing in the City of Black Diamond and potential development in the City of Enumclaw and King County during the six year planning period, the District anticipates needing to add additional student capacity in the short term. Table 4 analyzes projected enrollment and capacity.

**TABLE 3: Inventory Summary**

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

<b>Existing Facility</b>	<b>Location</b>	<b>Capacity<sup>1</sup></b>
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	193
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	461
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	364.5
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	461
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	436.5
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	560
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	532
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1344

<sup>1</sup>=Exclusive of portable classrooms and based upon District standards (see Section II).

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

<b>K-5 Elementary</b>							
<b>Plan Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Capacity	1,916	1,916	1,916	1,916	1,723**	1,723	2,223
New Construction: Elementary						500***	
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>2,136</b>	<b>2,136</b>	<b>2,136</b>	<b>2,136</b>	<b>1,943</b>	<b>2,443</b>	<b>2,443</b>
Projected Enrollment*	1,861	1,736	1,742	1,795	1,851	1,941	2,048
Surplus/(Deficit) of Perm. Capacity	55	180	174	121	(128)	282	175
Surplus/(Deficit) with Portables	275	400	394	341	92	502	395
<b>6-8 Middle School</b>							
<b>Plan Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Capacity	1,092	1,092	1,092	1,092	1,092	1,092	1,092
New Construction: Middle School							
Portable Capacity Available	0	0	0	0	0	0	0
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>
Projected Enrollment*	1,089	1,000	1,005	1,023	1,042	1,073	1,108
Surplus/(Deficit) of Perm. Capacity	3	92	87	69	50	19	(16)
Surplus/(Deficit) with Portables							
<b>9-12 High School</b>							
<b>Plan Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Capacity	1,344	1,344	1,344	1,344	1,344	1,344	1,344
New Construction: H.S.							
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>
Projected Enrollment*	1,438	1,473	1,488	1,511	1,535	1,572	1,616
Surplus/(Deficit) of Perm. Capacity	(94)	(129)	(144)	(167)	(191)	(228)	(272)
Surplus/(Deficit) with Portables	126	91	76	53	29	(8)	(52)

2008 enrollment is actual (based upon October 2008 reported enrollment).

\*Note: the District uses headcount enrollment projections due to the fact that all-day kindergarten is uniform across the District.

\*\*The existing Black Diamond Elementary School will be closed for reconstruction. Students will be temporarily housed in portables or at other school sites.

\*\*\*The new Black Diamond Elementary School, with expanded capacity, is scheduled to open.

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

### **Trigger of Construction**

Planning for new schools and additions to existing schools is 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 (2009-2014). Capacity needs are expressed in terms of "Surplus/(Deficit) of Perm. 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 (2009-2014)**

Based upon present information, it appears that the District should plan for additional elementary school capacity in the Black Diamond area. At the present time, the District anticipates that this will be accomplished with a replacement of and capacity addition at the existing Black Diamond Elementary School. Notably, creating capacity in this area of the District will also ensure that elementary schools in other areas of the District are not overcrowded. The projects listed in Table 5 are anticipated based upon information available at the present time and are only preliminary planning estimates. Future updates to this Plan will reflect actual planning decisions.

### **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 projects currently under review will necessitate the need for four new elementary schools, two new middle schools, and one new high school. The third project that has been identified in the Black Diamond area would necessitate, at a minimum, an additional elementary school. The District is uncertain at this time regarding long term additional capacity needs that may result from development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. Future updates to this Plan will reflect the planning needs in response to long term growth impacts.

### **General Considerations**

The decision and ability to actually construct a new school facility involve 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, or mitigation payments.

The District is also currently researching the possible modernization/replacement of one or more of its existing facilities. This decision will be based upon the need for new facilities due to the age of the facilities and educational program needs. Modernization/replacement projects will generally not include new capacity additions. Future updates to this Plan will reflect actual planning decisions.

Table 5 - Planned Projects 2009-2014

Enumclaw School District No. 216

Projects Planned and Sites Acquisitions

School/Facility/Site	Location	Type	Status	Projected Comp Date	Added Capacity	% for new Growth
					Approx	Approx
<b>Elementary</b>						
Black Diamond Elem	Black Diamond	New*	Planning	2013/14	307**	100%
<b>Middle School</b>						
<b>Senior High</b>						
<b>Other Sites</b>						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Exist.	Site Bank	0	0
North East Enumclaw (20A)	East of Highway 169	New	Exist.	Site Bank	0	0%
Black Diamond (40A)		New	Planning		500	100%

\*Replacement and expansion of capacity

\*\*The existing capacity of 193 will be increased to 500

**Table 6 – Finance Plan**

	Estimated Project Cost by Year - in \$millions				Total Cost	Secured Bond/Levy (1) (All Amounts in \$000)	Secured Other (2)	Unsecured Other (3)
	2009	2010	2011	2012				
<b>Improvements Adding Student Capacity</b>								
<b>Elementary School</b>								
Property Acquisition								
New Construction*				\$20,000	\$9,000			\$29,000
<b>Middle School</b>								
Property Acquisition								
New Construction								
<b>High School</b>								
Property Acquisition								
New Construction								
<b>Subtotal</b>				\$20,000	\$9,000			\$29,000
<b>Total</b>				\$20,000	\$9,000			\$29,000

(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 Match Funds remaining from prior construction projects.

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

\*Replacement of existing Black Diamond Elementary and related new capacity.

## **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 2009-2014. The financing plan and impact fee calculation formula also differentiate between capacity and noncapacity projects.

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

- Passage of general obligation bonds by District voters
- Collection of school mitigation and impact fees
- State equalization funds

### **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 will need to present a bond proposal to its voters for the replacement of the existing Black Diamond Elementary School within the six years of this Plan.

### **State Equalization Funds**

State Equalization Funds come 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 Board of Education can establish a moratorium on certain projects.

School districts may qualify for State Equalization Funds 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 Equalization Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because availability of State Equalization Funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, equalization funds from the State may not be 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 Equalization, the official percentage match portion calculated by the State does not typically equal the actual percentage of total facility cost. The State Equalization Ratio for the Enumclaw School District is approximately 55.35%. Notably, this only applies to costs that the State considers eligible for equalization. Land costs and other development costs are not considered eligible for State Equalization Funds. 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 state match dollars.

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

For development in those jurisdictions that have not adopted a school impact fee ordinance, the District relies on mitigation required under the State Environmental Policy Act and related statutes.

In those jurisdictions where a school impact fee ordinance is in place, the District requests that an impact fee be collected by the permitting agency for the construction of any new residential dwelling unit.

Fees assessed are based on the new enrollment growth in the District. 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 Equalization Funds 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 2009 average of student factors from surrounding districts in King County. See Table 7. The surrounding districts include Auburn, Issaquah, Kent, and Lake Washington.

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

**Single Family Dwelling Unit:**

	<b>Auburn</b>	<b>Issaquah</b>	<b>Kent</b>	<b>Lk. Wash</b>	<b>Average</b>
<b>Elementary</b>	0.320	0.374	0.445	0.457	<b>0.399</b>
<b>Middle</b>	0.152	0.145	0.118	0.125	<b>0.135</b>
<b>High</b>	0.158	0.146	0.245	0.093	<b>0.161</b>
<b>Total</b>	0.630	0.665	0.808	0.675	<b>0.695</b>

**Multi-Family Dwelling Unit:**

	<b>Auburn</b>	<b>Issaquah</b>	<b>Kent</b>	<b>Lk. Wash</b>	<b>Average</b>
<b>Elementary</b>	0.079	0.102	0.296	0.132	<b>0.152</b>
<b>Middle</b>	0.034	0.049	0.075	0.049	<b>0.052</b>
<b>High</b>	0.042	0.052	0.111	0.031	<b>0.059</b>
<b>Total</b>	0.155	0.203	0.482	0.212	<b>0.263</b>

## Section VI: Impact Fee Variables and Impact Fees

### Student Factors-Single/Multi-Family

Elementary	.399/.152
Middle School	.135/.052
High School	.161/.059

### Student Capacity Per Facility

Elementary	400-500
Middle School	500-550
High School	1,300

### Site Acreage Site

Elementary	15 a
Middle School	25 a
High School	40 a

### Site Cost per Acre

Elementary	
Middle School	
High School	

### New Facility Construction Cost

Elementary	\$ 29,000,000
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### SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	117
High School (9-12)	130
Special Education	144

### Temporary Classroom Capacity

Elementary	22
Middle School	22
High School	22

### Developer Provided Sites/Facilities

None

### Temporary Facilities Costs

Elementary	
Middle School	
High School	

### Permanent Square Footage

Elementary	244,960
Middle School	87,334
High School	<u>157,519</u>
Total	489,813

### Temporary Square Footage

Elementary	15,645
Middle School	
High School	<u>10,638</u>
Total	26,283

### Total Facilities Square Footage

Elementary	260,605
Middle School	87,334
High School	<u>168,157</u>
Total	516,096

### School Construction State Match

Local District 55.35%  
Current Area Cost Allowance  
\$168.70

### District Average Assessed Value

Single Family Res. \$365,722  
K.C. Assessor, 3/23/09

### Gen. Obligation Bond Interest Rate

Current Bond Buyer Index 4.96%

### District Average Assessed Value

Multi-Family Res. \$100,802  
K.C. Assessor, 3/23/09  
Avg. of Condos and Apts.

### District Debt Service Tax Rate

Current \$/1,000 \$1.07

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 City of Black Diamond*
Single Family	\$12,462
Multi-Family	\$5,003

\*To be proposed to the City of Black Diamond

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$12,462
Multi-Family	\$5,003

\*To be proposed to the City of Enumclaw

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$7,789
Multi-Family	\$3,127

\*\*Per Chapter 21A.43 KCC and Ordinance No. 10162

**APPENDIX A  
OSPI COHORT SURVIVAL PROJECTIONS**

DETERMINATION OF PROJECTED ENROLLMENTS  
 BY COHORT SURVIVAL KK LINEAR PROJECTION

ENUMCLAW	DISTRICT NO. 216 KING		COUNTY NO. 17		P R O J E C T E D E N R O L L M E N T S									
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	AVER. % SURVIVAL	
KINDERGARTEN	304	316	353	308	283	280	286	279	273	286	259	253		
GRADE 1	293	334	300	346	297	289	279	285	278	272	265	258		
GRADE 2	345	311	322	305	313	313	294	289	289	282	276	269		
GRADE 3	347	358	319	338	308	322	319	300	289	295	288	281		
GRADE 4	360	348	343	316	337	308	329	316	297	297	292	286		
GRADE 5	379	358	366	347	335	338	314	339	321	302	292	297		
GRADE 6	406	378	376	355	342	351	343	319	340	326	307	297		
K-6 HEADCOUNT	2,434	2,403	2,371	2,316	2,252	2,212	2,164	2,117	2,087	2,030	1,979	1,941		
K-6 W/K 0 1/2	2,282	2,245	2,199	2,152	2,105	2,072	2,021	1,976	1,951	1,897	1,856	1,815		
GRADE 7	417	427	378	387	376	352	363	355	330	351	337	317		
GRADE 8	457	420	424	394	372	386	354	365	357	332	353	339		
7-8 HEADCOUNT	874	847	802	781	748	738	717	720	687	683	634	655		
GRADE 9	488	541	555	428	390	374	425	390	402	303	358	389		
GRADE 10	421	452	426	414	412	381	328	372	342	352	344	321		
GRADE 11	335	352	350	404	353	348	324	279	317	291	304	293		
GRADE 12	283	258	299	341	360	335	309	287	247	281	258	266		
9-12 HEADCOUNT	1,535	1,601	1,630	1,567	1,515	1,438	1,386	1,329	1,302	1,317	1,268	1,269		
K-12 HEADCOUNT	4,843	4,851	4,803	4,684	4,515	4,388	4,267	4,165	4,092	4,030	3,937	3,866		

**APPENDIX B  
MODIFIED COHORT SURVIVAL PROJECTIONS**

PROJECTED ENROLLMENTS

	2009	2010	2011	2012	2013	2014
Kindergarten	280	281	292	304	319	337
Grade 1	270	273	282	290	305	322
Grade 2	271	257	266	275	290	308
Grade 3	300	315	323	332	347	365
Grade 4	328	327	335	344	359	377
Grade 5	287	289	297	306	321	339
<b>K-5 Headcount</b>	<b>1736</b>	<b>1742</b>	<b>1795</b>	<b>1851</b>	<b>1941</b>	<b>2048</b>
Grade 6	321	317	324	331	343	355
Grade 7	338	341	347	354	364	376
Grade 8	341	347	352	357	366	377
<b>6-8 Headcount</b>	<b>1000</b>	<b>1005</b>	<b>1023</b>	<b>1042</b>	<b>1073</b>	<b>1108</b>
Grade 9	375	376	384	391	400	411
Grade 10	361	356	361	367	377	388
Grade 11	369	366	371	377	386	397
Grade 12	368	390	395	400	409	420
<b>9-12 Headcount*</b>	<b>1473</b>	<b>1488</b>	<b>1511</b>	<b>1535</b>	<b>1572</b>	<b>1616</b>
<b>K-12 FTE</b>						
<b>K-12 Headcount</b>	<b>4209</b>	<b>4235</b>	<b>4329</b>	<b>4428</b>	<b>4586</b>	<b>4772</b>

\*The District uses headcount enrollment due to the fact that all-day kindergarten is uniform across the District.

**APPENDIX C  
SCHOOL IMPACT FEE CALCULATIONS**



SCHOOL IMPACT FEE CALCULATIONS								
DISTRICT	Enumclow SD #216							
YEAR	2009 King County							
<b>School Site Acquisition Cost:</b>								
((Acre x Cost per Acre) / Facility Capacity) x Student Generation Factor								
	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR	
Elementary	15.00	\$0.00	500	0.399	0.152	\$0	\$0	
Middle	25.00	\$0.00	800	0.135	0.052	\$0	\$0	
High	40.00	\$0.00	1,200	0.161	0.059	\$0	\$0	
<b>TOTAL</b>						\$0	\$0	
<b>School Construction Cost:</b>								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (permanent / Total Sq Ft)								
	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR	
Elementary	94.91%	\$ 29,060,000	500	0.399	0.152	\$21,964	\$8,367	
Middle	94.91%	\$	800	0.135	0.052	\$0	\$0	
High	94.91%	\$	1,200	0.161	0.059	\$0	\$0	
<b>TOTAL</b>						\$21,964	\$8,367	
<b>Temporary Facility Cost:</b>								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)								
	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR	
Elementary	5.09%	\$	22	0.399	0.152	\$0	\$0	
Middle	5.09%	\$	22	0.135	0.052	\$0	\$0	
High	5.09%	\$	22	0.161	0.059	\$0	\$0	
<b>TOTAL</b>						\$0	\$0	
<b>State Matching Credit:</b>								
Boeckh Index X SPI Square Footage X District Match % X Student Factor								
	Boeckh Index	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR	
Elementary	\$ 168.79	90	55.35%	0.399	0.152	\$3,355	\$1,278	
Junior	\$ 168.79	117	0.00%	0.135	0.052	\$0	\$0	
Sr. High	\$ 168.79	130	0.00%	0.161	0.059	\$0	\$0	
<b>TOTAL</b>						\$3,355	\$1,278	
<b>Tax Payment Credit:</b>								
						SFR	MFR	
Average Assessed Value						\$345,722	\$700,802	
Capital Bond Interest Rate						4.96%	4.96%	
Net Present Value of Average Dwelling						\$2,829,502	\$779,881	
Years Amortized						10	10	
Property Tax Levy Rate						\$1,071	\$1,071	
Present Value of Revenue Stream						\$3,031	\$836	
<b>Fee Summary:</b>								
				Single Family	Multi-Family			
Site Acquisition Costs				\$0	\$0			
Permanent Facility Cost				\$21,964	\$8,367			
Temporary Facility Cost				\$0	\$0			
State Match Credit				(\$3,355)	(\$1,278)			
Tax Payment Credit				(\$3,031)	(\$836)			
<b>FEE (AS CALCULATED)</b>				\$15,578	\$6,254			
<b>FEE (AS DISCOUNTED)</b>				\$7,789	\$3,127			
<b>FINAL FEE</b>				\$7,789	\$3,127			

SCHOOL IMPACT FEE CALCULATIONS								
DISTRICT	Enumclaw SD #216							
YEAR	2009 Cities of Black Diamond and Enumclaw							
<b>School Site Acquisition Cost:</b>								
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor								
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/	
	Acreage	Acre	Capacity	Factor	Factor	SFR	MFR	
Elementary	15.00	\$0.00	500	0.399	0.152	\$0	\$0	
Middle	25.00	\$0.00	800	0.135	0.052	\$0	\$0	
High	40.00	\$0.00	1,200	0.161	0.059	\$0	\$0	
	TOTAL						\$0	\$0
<b>School Construction Cost:</b>								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Permanent / Total Sq Ft)								
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR	
Elementary	94.91%	\$ 29,000,000	500	0.399	0.152	\$21,964	\$8,367	
Middle	94.91%	\$	800	0.135	0.052	\$0	\$0	
High	94.91%	\$	1,200	0.161	0.059	\$0	\$0	
	TOTAL						\$21,964	\$8,367
<b>Temporary Facility Cost:</b>								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)								
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Size	Factor	Factor	SFR	MFR	
Elementary	5.09%	\$	22	0.399	0.152	\$0	\$0	
Middle	5.09%	\$	22	0.135	0.052	\$0	\$0	
High	5.09%	\$	22	0.161	0.059	\$0	\$0	
	TOTAL						\$0	\$0
<b>State Matching Credit:</b>								
Boeckh Index X SPI Square Footage X District Match % X Student Factor								
	Boeckh	SPI	District	Student	Student	Cost/	Cost/	
	Index	Footage	Match %	Factor	Factor	SFR	MFR	
Elementary	\$ 168.79	90	55.35%	0.399	0.152	\$3,355	\$1,278	
Junior	\$ 168.79	117	0.00%	0.135	0.052	\$0	\$0	
Sr. High	\$ 168.79	130	0.00%	0.161	0.059	\$0	\$0	
	TOTAL						\$3,355	\$1,278
<b>Tax Payment Credit:</b>								
Average Assessed Value						SFR	MFR	
Capital Bond Interest Rate						4.96%	4.96%	
Net Present Value of Average Dwelling						\$2,829,502	\$779,881	
Years Amortized						10	10	
Property Tax Levy Rate						\$1,071	\$1,071	
Present Value of Revenue Stream						\$3,031	\$836	
<b>Fee Summary:</b>								
				Single	Multi-			
				Family	Family			
	Site Acquisition Costs			\$0	\$0			
	Permanent Facility Cost			\$21,964	\$8,367			
	Temporary Facility Cost			\$0	\$0			
	State Match Credit			(\$3,355)	(\$1,278)			
	Tax Payment Credit			(\$3,031)	(\$836)			
	FEE (AS CALCULATED)			\$15,578	\$6,254			
	FEE (AS DISCOUNTED)			\$12,462	\$5,003			
	FINAL FEE			\$12,462	\$5,003			