

# Capital Facilities Plan

## 2014-2019



## Enumclaw School District No. 216

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

*Board Adopted:  
[July 21, 2014](#)*

# Six-Year Capital Facilities Plan 2014-2019

## Board of Directors

**Nancy Merrill**

**Corey Cassell**

**Bryan Stanwood**

**Tina McGann**

**April Schroeder**

## Administration

**Mike Nelson**  
Superintendent

**Terry Parker**  
Director, Curriculum,  
Instruction, & Assessment

**Tim Madden**  
Director, Business & Operations

**Anne Chambers**  
Director, Student Support  
Services

**Stephanie Berryhill**  
Director, Human Relations

**Chris Beals**  
Director, Instructional  
Technology and Assessment

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

## CAPITAL FACILITIES PLAN

Approved by Board of Directors  
Resolution No. 1007

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.

# Table of Contents

	Page
Executive Summary .....	1
Section I: Six-Year Enrollment Projection .....	2
Section II: Current Enumclaw School District..... “Standard of Service”	4
Section III: Inventory and Projected Six-Year Enrollment .....	6
Capacity of Schools	
Section IV: The District’s Planning and Construction Plan .....	9
Section V: Capital Facilities Financing Plan .....	12
Section VI: Impact Fee Variables and Calculated Fees .....	15

## 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 3,938 (Oct. 2013) students in kindergarten through grade 12. Enrollment projections presented herein, indicate that the enrollment growth will occur 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). The City of Black Diamond is expecting development of two approved Master Planned Developments (the "MPDs"), the Villages and Lawson Hills, over the next fifteen plus years. Together, the MPDs include 6,050 dwelling units. It is anticipated that construction of Phase 1A of the Villages MPD will begin in 2015 with the construction of 367 single family housing units. It is further anticipated that during the six year period of this Capital Facilities Plan, over 1,600 housing units will be constructed in the two MPDs. Using current student generation rates, this could mean an increase in the District's enrollment by over 1,000 students in a six year period. The City of Enumclaw is in receipt of a preliminary plat proposal to subdivide land within the city limits. This project known as Suntop Planned Unit Development— "Division 1" includes 116 single family residential lots. It is anticipated that the project will be constructed beginning in 2014, with full occupancy occurring in 2016. Using current student generation rates, this could result in an additional increase of approximately 84 students within this six year. 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 the elementary level during the six-year planning period and begin to plan for capacity additions 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 2019. The six-year projection (2014-2019) 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 2019 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, 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 over the six years of this Plan.

With regard to the expected enrollment from the expected 6,000 dwelling units in Black Diamond, the District anticipates, using best known information to date, that building will commence in 2015 (and continue for a period of fifteen years or more thereafter). As such, the enrollment impacts from the start of 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. This program will continue through the 2014-15 school year. The District has made the decision to fund full-day kindergarten with district funds. For this reason, the need for full-day kindergarten space will be reevaluated on a continual basis (unless the Legislature provides funding for the implementation of full-day kindergarten).

Using the modified cohort survival projections, a total enrollment of 4,732(HC) is expected in 2019, with most of the growth occur in the last two years of the planning period when the first portion of

---

<sup>1</sup> Similarly, the District intends to closely monitor development in the City of Enumclaw in order to further assess the potential and real impacts to student enrollment. Future updates to this Plan will reflect new enrollment information.

homes in the large development in Black Diamond are expected to be occupied. In other words, the District expects the enrollment of 794 additional students between 2013-2019. See Table 1.

**Table 1: Projected Student Enrollment  
2013-2019**

<b>Projection</b>	<b>2013*</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>Actual Change</b>	<b>Percent Change</b>
Modified Cohort (HC)	3,938	3,858	4,143	4,390	4,580	4,703	4,732	794	16.8%

\* Actual enrollment (October 1, 2013) Note that figures do not include students who attend the Muckleshoot Tribal School

## **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 (Title 1)
- Highly Capable Program
- 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 1,344 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
- Advanced Placement Programs
- Basic Skills Programs
- Variety of Career and Education Programs

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

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. Portable classroom capacity for 440 students brings the total capacity to 4,792.<sup>2</sup> 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>2013-14 Current</b>	<b>Permanent Capacity</b>	<b>Portable Capacity</b>	<b>Total Capacity</b>	<b>Oct 2013 Enrollment (HC)</b>	<b>Surplus Capacity w/o Portables</b>	<b>Surplus Capacity w/ Portables</b>
Elementary	1,916	220	2,136	1,698	218	405
Middle School	1,092	0	1,092	942	150	149
Senior High	1,344	220	1,564	1,298	46	245
<b>District Total</b>	<b>4,352</b>	<b>440</b>	<b>4,792</b>	<b>3,938</b>	<b>414</b>	<b>854</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.

<sup>2</sup> The District's intent is for all student to be served in permanent classroom facilities. As such, portables are intended to be a temporary capacity solution.

**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\***

K-5 Elementary							
<b>Plan Years</b>		<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Permanent Capacity		1,916	1,916	1,916	1,916	1,723**	2,223
New Construction: Elementary							500***
Portable Capacity Available		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>
Projected Enrollment*		1686	1894	2049	2161	2,221	2217
Surplus/(Deficit) of Perm. Capacity		230	22	(109)	(245)	(498)	6
Surplus/(Deficit) with Portables		450	242	87	(25)	(126)	226
6-8 Middle School							
<b>Plan Years</b>		<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Permanent Capacity		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
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>
Projected Enrollment*		884	907	962	1,058	1,121	1,193
Surplus/(Deficit) of Perm. Capacity		208	185	130	34	(29)	(101)
Surplus/(Deficit) with Portables							
9-12 High School							
<b>Plan Years</b>		<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
Permanent Capacity		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
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>
Projected Enrollment*		1288	1342	1379	1360	1360	1322
Surplus/(Deficit) of Perm. Capacity		56	(2)	(35)	(16)	(16)	22
Surplus/(Deficit) with Portables		276	222	189	220	220	220

2013 enrollment is actual (based upon October 2013 reported enrollment).

\*Note: the District uses headcount enrollment projections due to the fact that the majority of kindergarten students are enrolled in an all-day program.

\*\*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 (2013-19). 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 (2013-2019)**

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 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 and are only preliminary planning estimates. Due in part to potential anticipated growth within the City of Enumclaw, the District may also purchase additional portables during the six years of this planning period. Consideration is being given for modernization and reconstruction of Enumclaw High School for both educational and future capacity needs. 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 may necessitate the need for four new elementary schools, two new middle schools, 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. 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, or a combination of the above.

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 2014-2019**

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	2019	307**	100%
<b>Middle School</b>						
<b>Senior High</b>						
Portable Facilities	Enumclaw		Planning	2016-2018	23-28	100%
<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 (various pending)		New	Planning		varying	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	Secured	Secured	Unsecured
2014	2015	2016	2017	2018	2019	Cost	Bond/Levy (1)	Other (2)	Other (3)	
<b>Improvements Adding Student Capacity</b>								(All Amounts in \$000)		
<b>Elementary School</b>										
Property Acquisition										
New Construction*							\$20.00	\$5.629	\$25.629	\$25.629
<b>Middle School</b>										
Property Acquisition										
New Construction										
<b>High School</b>										
Property Acquisition										
New Construction										
Portables							\$0.168		\$0.168	\$0.168
<b>Total</b>							\$0.168	\$20.00	\$5.629	\$25.797

(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. Projected construction costs are updated annually.

## **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 2014-19. 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 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 Board of Education can establish a moratorium on certain projects.

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 58.68%. 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**

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 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 2014 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>	0.165	0.471	0.484	0.393	<b>0.378</b>
<b>Middle</b>	0.076	0.170	0.129	0.131	<b>0.127</b>
<b>High</b>	0.087	0.145	0.249	0.103	<b>0.146</b>
<b>Total</b>	0.328	0.786	0.862	0.627	<b>0.651</b>

**Multi-Family Dwelling Unit:**

	<b>Auburn</b>	<b>Issaquah</b>	<b>Kent</b>	<b>Lk. Wash</b>	<b>Average</b>
<b>Elementary</b>	0.223	0.165	0.324	0.055	<b>0.192</b>
<b>Middle</b>	0.091	0.052	0.066	0.017	<b>0.057</b>
<b>High</b>	0.092	0.051	0.118	0.012	<b>0.068</b>
<b>Total</b>	0.406	0.268	0.508	0.084	<b>0.317</b>

## Section VI: Impact Fee Variables and Impact Fees

### Student Factors-Single/Multi-Family

Elementary	.378/.192
Middle School	.127/.057
High School	.146/.068

### 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	\$ 25,628,625
------------	---------------

### 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

### State Construction Funding

Local District 58.68%  
Current Construction Cost  
Allocation \$200.40

### District Average Assessed Value

Single Family Res. \$237,772  
K.C. Assessor, 2/11

### Gen. Obligation Bond Interest Rate

Current Bond Buyer Index 4.38%

### District Average Assessed Value

Multi-Family Res. \$74,051  
K.C. Assessor, 2/11  
Avg. of Condos and Apts.

### District Debt Service Tax Rate

Current \$/1,000 \$1.59

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	\$9,000
Multi-Family	\$5,001

\*To be proposed to the City of Black Diamond

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$9,000
Multi-Family	\$5,001

\*To be proposed to the City of Enumclaw

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$5,625
Multi-Family	\$3,125

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

STATE OF WASHINGTON  
 SUPERINTENDENT OF PUBLIC INSTRUCTION  
 SCHOOL CONSTRUCTION ASSISTANCE PROGRAM  
 REPORT 1049 - DETERMINATION OF PROJECTED ENROLLMENTS  
 SCHOOL YEAR 2013-2014

King/Enumclaw(17216)

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2008	2009	2010	2011	2012	2013		2014	2015	2016	2017	2018	2019
Kindergarten	280	291	288	310	311	316		326	333	341	348	355	363
Grade 1	289	303	309	298	321	319	104.79%	331	342	349	357	365	372
Grade 2	313	311	298	307	314	313	101.63%	324	336	348	355	363	371
Grade 3	332	344	302	295	317	305	101.27%	317	328	340	352	360	368
Grade 4	309	368	347	307	303	318	103.27%	315	327	339	351	364	372
Grade 5	338	341	369	337	314	308	102.33%	325	322	335	347	359	372
Grade 6	351	368	333	358	341	320	101.32%	312	329	326	339	352	364
<b>K-6 Sub-Total</b>	<b>2,212</b>	<b>2,326</b>	<b>2,246</b>	<b>2,212</b>	<b>2,221</b>	<b>2,199</b>		<b>2,250</b>	<b>2,317</b>	<b>2,378</b>	<b>2,449</b>	<b>2,518</b>	<b>2,582</b>
Grade 7	352	361	373	331	362	337	100.70%	322	314	331	328	341	354
Grade 8	386	369	368	368	339	360	101.45%	342	327	319	336	333	346
<b>7-8 Sub-Total</b>	<b>738</b>	<b>730</b>	<b>741</b>	<b>699</b>	<b>701</b>	<b>697</b>		<b>664</b>	<b>641</b>	<b>650</b>	<b>664</b>	<b>674</b>	<b>700</b>
Grade 9	374	403	374	380	388	343	103.12%	371	353	337	329	346	343
Grade 10	381	406	402	377	366	387	101.03%	347	375	357	340	332	350
Grade 11	348	359	353	366	358	339	91.95%	356	319	345	328	313	305
Grade 12	335	340	356	353	356	372	99.60%	338	355	318	344	327	312
<b>9-12 Sub-Total</b>	<b>1,438</b>	<b>1,508</b>	<b>1,485</b>	<b>1,476</b>	<b>1,468</b>	<b>1,441</b>		<b>1,412</b>	<b>1,402</b>	<b>1,357</b>	<b>1,341</b>	<b>1,318</b>	<b>1,310</b>
<b>DISTRICT K-12 TOTAL</b>	<b>4,388</b>	<b>4,564</b>	<b>4,472</b>	<b>4,387</b>	<b>4,390</b>	<b>4,337</b>		<b>4,326</b>	<b>4,360</b>	<b>4,385</b>	<b>4,454</b>	<b>4,510</b>	<b>4,592</b>

## Appendix B

**MODIFIED COHORT SURVIVAL PROJECTIONS**

	PROJECTED ENROLLMENTS					
	2014	2015	2016	2017	2018	2019
Kindergarten	280	330	316	319	315	312
Grade 1	289	323	349	353	351	345
Grade 2	277	316	344	380	368	361
Grade 3	270	299	337	357	387	371
Grade 4	277	307	336	378	385	410
Grade 5	294	320	367	376	416	418
<b>K-5 Headcount</b>	<b>1686</b>	<b>1894</b>	<b>2049</b>	<b>2161</b>	<b>2221</b>	<b>2217</b>
Grade 6	283	307	333	391	381	418
Grade 7	291	298	321	339	399	405
Grade 8	309	301	308	328	341	370
<b>6-8 Headcount</b>	<b>884</b>	<b>907</b>	<b>962</b>	<b>1058</b>	<b>1121</b>	<b>1193</b>
Grade 9	333	324	315	320	337	327
Grade 10	313	355	346	334	346	346
Grade 11	333	312	351	340	326	335
Grade 12	309	350	367	366	352	314
<b>9-12 Headcount*</b>	<b>1288</b>	<b>1342</b>	<b>1379</b>	<b>1360</b>	<b>1360</b>	<b>1322</b>
<b>K-12 FTE</b>						
<b>K-12 Headcount</b>	<b>3858</b>	<b>4143</b>	<b>4390</b>	<b>4580</b>	<b>4703</b>	<b>4732</b>

\*The District uses headcount enrollment due to the fact that all-day kindergarten is uniform across the District. The enrollment projections do not include students enrolled in the Muckleshoot Tribal School.

## APPENDIX C SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS								
DISTRICT	Enumclaw SD #216							
YEAR	2014 Cities							
<b>School Site Acquisition Cost:</b>								
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor								
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/	
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR	
Elementary	15.00	\$0.00	500	0.378	0.192	\$0	\$0	
Middle	29.00	\$0.00	800	0.127	0.057	\$0	\$0	
High	40.00	\$0.00	1,200	0.146	0.068	\$0	\$0	
	<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>								
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)								
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR	
Elementary	94.91%	\$ 25,628,625	500	0.378	0.192	\$18,389	\$9,340	
Middle	94.91%	\$	800	0.127	0.057	\$0	\$0	
High	94.91%	\$	1,200	0.146	0.068	\$0	\$0	
	<b>TOTAL</b>						<b>\$18,389</b>	<b>\$9,340</b>
<b>Temporary Facility Cost:</b>								
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)								
	%Temp/	Facility	Facility	Factor	Factor	Cost/	Cost/	
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR	
Elementary	5.09%	\$	22	0.378	0.192	\$0	\$0	
Middle	5.09%	\$	22	0.132	0.057	\$0	\$0	
High	5.09%	\$	22	0.146	0.068	\$0	\$0	
	<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>
<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 %	SFR	MFR	SFR	MFR	
Elementary	\$ 200.40	90	58.68%	0.378	0.192	\$4,001	\$2,032	
Junior	\$ 200.40	117	0.00%	0.127	0.057	\$0	\$0	
Sr. High	\$ 200.40	130	0.00%	0.146	0.068	\$0	\$0	
	<b>TOTAL</b>						<b>\$4,001</b>	<b>\$2,032</b>
<b>Tax Payment Credit:</b>								
Average Assessed Value						SFR	MFR	
						\$247,968	\$83,577	
Capital Bond Interest Rate						4.38%	4.38%	
Net Present Value of Average Dwelling						\$1,973,729	\$665,241	
Years Amortized						10	10	
Property Tax Levy Rate						\$1,590	\$1,590	
Present Value of Revenue Stream						\$3,138	\$1,058	
<b>Fee Summary:</b>								
				Single	Multi-			
				Family	Family			
	Site Acquisition Costs			\$0	\$0			
	Permanent Facility Cost			\$18,389	\$9,340			
	Temporary Facility Cost			\$0	\$0			
	State Match Credit			(\$4,001)	(\$2,032)			
	Tax Payment Credit			(\$3,138)	(\$1,058)			
	FEE (AS CALCULATED)			\$11,250	\$6,251			
	FEE (AS DISCOUNTED)			\$9,000	\$5,001			
	<b>FINAL FEE</b>			<b>\$9,000</b>	<b>\$5,001</b>			

## APPENDIX C SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2014 King County						
<b>School Site Acquisition Cost:</b>							
((Acre)xCost per Acre)/(Facility Capacity)xStudent Generation Factor							
	Facility Acreage	Cost/Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/SFR	Cost/MFR
Elementary	15.00	\$0.00	500	0.378	0.192	\$0	\$0
Middle	29.00	\$0.00	800	0.127	0.057	\$0	\$0
High	40.00	\$0.00	1,200	0.146	0.068	\$0	\$0
					<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<b>School Construction Cost:</b>							
((Facility Cost/Facility Capacity)xStudent 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%	\$ 25,628,625	500	0.378	0.192	\$18,389	\$9,340
Middle	94.91%	\$	800	0.127	0.057	\$0	\$0
High	94.91%	\$	1,200	0.146	0.068	\$0	\$0
					<b>TOTAL</b>	<b>\$18,389</b>	<b>\$9,340</b>
<b>Temporary Facility Cost:</b>							
((Facility Cost/Facility Capacity)xStudent 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	0.378	0.192	\$0	\$0
Middle	5.09%	\$	22	0.132	0.057	\$0	\$0
High	5.09%	\$	22	0.146	0.068	\$0	\$0
					<b>TOTAL</b>	<b>\$0</b>	<b>\$0</b>
<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	\$ 200.40	90	58.68%	0.378	0.192	\$4,001	\$2,032
Junior	\$ 200.40	117	0.00%	0.127	0.057	\$0	\$0
Sr. High	\$ 200.40	130	0.00%	0.146	0.068	\$0	\$0
					<b>TOTAL</b>	<b>\$4,001</b>	<b>\$2,032</b>
<b>Tax Payment Credit:</b>							
Average Assessed Value						SFR	MFR
						\$247,968	\$83,577
Capital Bond Interest Rate						4.38%	4.38%
Net Present Value of Average Dwelling						\$1,973,729	\$665,241
Years Amortized						10	10
Property Tax Levy Rate						\$1,590	\$1,590
Present Value of Revenue Stream						\$3,138	\$1,058
<b>Fee Summary:</b>							
				Single Family	Multi-Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$18,389	\$9,340		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$4,001)	(\$2,032)		
Tax Payment Credit				(\$3,138)	(\$1,058)		
<b>FEE (AS CALCULATED)</b>				<b>\$11,250</b>	<b>\$6,251</b>		
<b>FEE (AS DISCOUNTED)</b>				<b>\$5,625</b>	<b>\$3,125</b>		
<b>FINAL FEE</b>				<b>\$5,625</b>	<b>\$3,125</b>		