

# Attachment J

Ordinance 20016



## **Capital Facilities Plan 2025-2030**

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*Board Adopted:  
June 30, 2025*

# Six-Year Capital Facilities Plan

2025-2030

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**Enumclaw School District No. 216**

Enumclaw, Washington 98022

## **CAPITAL FACILITIES PLAN**

Approved by Board of Directors

Resolution No. 1144

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 4,304 (October 2024 head count) students in Kindergarten through grade 12 (excluding our Transition to Kindergarten and full-time Running Start student populations). Enrollment projections presented herein, indicate that enrollment growth will occur over the next six years.

The District has experienced approximately .85% growth per year over the past two years. Enrollment was 4,295 students in October 2023 and 4,232 students in October 2022. The District has seen consistent post-pandemic enrollment growth over the past several years and anticipates continued enrollment gains moving forward because of comparably high birth rates, inward mobility, and 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 permitting of approximately 912 single-family units and 250 multi-family units through 2024. An additional 216 single-family units (plus 85 age-qualified units) and 22 multi-family units are anticipated to be permitted in 2025, with a rapid increase in residential unit construction expected to begin again in 2026. Over the next six years, it is anticipated that 2,448 single-family units and 253 multi-family units (plus 177 age-qualified units) will be permitted in the MPDs through 2030. See Appendix E for Map of MPDs and map of current project buildout. The City of Enumclaw also 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 2030. The six-year projection (2025-2030) 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 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 2030 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. These numbers are also confirmed by the District's multi-year, professionally conducted demographic study in 2024. 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. The District's actual 2024 enrollment was lower, however, than projected by the demographer. See Table 1. This variance likely resulted from slower than expected unit construction/completion in the MPDs. The District expects, based on recent information provided by the MPD developer, that unit construction will move forward similar to previous projections. While the District is continuing to use the 2024 demographer projections for this CFP update it has adjusted the first year of projections accordingly (see Table 1 and Appendix B) and it intends to obtain a new analysis for the next plan update.

The modified cohort analysis varies greatly from the cohort survival analysis mainly due to significant planned residential development in both Black Diamond and Enumclaw. Relatively strong live birth data and inward mobility rates also contribute to increased enrollment. In addition to the majority of the remaining MPD units in Black Diamond being completed in the next six years, The City of Enumclaw also has ten active or planned development projects

totaling 548 housing units to be completed over the next ten years, many of which affect this report’s enrollment projections over the next six years.

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 5,311 (HC) is expected by 2030. The District expects the enrollment of 1,007 additional students between 2024 and 2030. See Table 1.

**Table 1: Projected K-12 Student Enrollment (2025-2030)**

<i>Projection Year</i>	<i>2024*</i>	<i>2025</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>Projected Growth</i>	<i>Percent Change</i>
Modified Cohort (Headcount)	4,304	4,397	4,565	4,759	4,920	5,137	5,311	1,007	23.4%

\* Actual K-12 enrollment (October 1, 2024) excluding TTK and full-time RS

## **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 sizes 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 specialized instructional space such as a computer lab or art space. Special Education for students with disabilities may be provided in a dedicated resource room or 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:

- Multilingual Learning Program (MLL)
- 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)  
Transition to Kindergarten (TTK)

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
- Multicultural Learning and Support
- 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 a site to add student capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. may 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 2024-2025 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 (2024-2025)**

<b>2024-2025 Current</b>	<b>Permanent Capacity</b>	<b>Portable Capacity</b>	<b>Total Capacity</b>	<b>Oct. 2024 Enrollment (HC)</b>	<b>Surplus Capacity w/o Portables</b>	<b>Surplus Capacity w/ Portables</b>
Elementary	2,210	96	2,306	2,009	201	297
Middle	1,100	0	1,100	1,030	70	70
High	1,497	224	1,721	1,265	232	456
<b>District Total</b>	<b>4,807</b>	<b>320</b>	<b>5,127</b>	<b>4,304</b>	<b>503</b>	<b>823</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, which houses special education pre-school, ECEAP and our Transition to Kindergarten programs. Students in these three programs at JJ Smith (Currently 194) are not included in the current and projected K-12 numbers within this report.

Black Diamond Elementary, as modernized and expanded, opened in August 2017. This school now has a permanent capacity of 430 students (an increase from the previous permanent capacity of 217). The Enumclaw High School modernization was completed in August of 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 as well as new development in the City of Enumclaw and King County during the six-year planning period, as well as increasing birth rates and inward mobility.

<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, storage and for administrative purposes.

**Table 3: Inventory Summary**

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

<b><u>Existing Facility</u></b>	<b><u>Location</u></b>	<b><u>Permanent 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>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Permanent Capacity	2,210	2,210	2,210	2,210	2,210	2,810	2,980
New Permanent Capacity					600^	170**	
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>3,002</b>	<b>3,172</b>	<b>3,172</b>
Projected Enrollment*	2,009	2,033	2,083	2,181	2,242	2,293	2,365
Surplus/(Deficit) of Perm. Capacity	201	177	127	29	568	687	615
Surplus/(Deficit) with Portables	297	273	319	221	760	879	807
<b>6-8 Middle School</b>							
	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</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	224	224
Portable/Purchase, Relocate		112***			112^^^		
<b>Total Capacity</b>	<b>1,100</b>	<b>1,212</b>	<b>1,212</b>	<b>1,212</b>	<b>1,324</b>	<b>1,324</b>	<b>1,324</b>
Projected Enrollment*	1,030	1,039	1,102	1,143	1,206	1,275	1,314
Surplus/(Deficit) of Perm. Capacity	70	61	(2)	(43)	(106)	(175)	(214)
Surplus/(Deficit) with Portables		173	110	69	118	49	10
<b>9-12 High School</b>							
	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</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>						
Projected Enrollment*	1,265	1,325	1,380	1,435	1,472	1,569	1,632
Surplus/(Deficit) of Perm. Capacity	232	172	117	62	25	(72)	(135)
Surplus/(Deficit) with Portables	456	396	341	286	249	152	89

\*Reflects actual October 2024 enrollment.

^Reflects construction of new elementary in Ten Trails neighborhood.

\*\*Added capacity at Kibler Elementary School (Kibler ES to be replaced on site with added capacity)

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

\*\*\*Addition of 2 portable classrooms at Thunder Mountain MS and 2 portable classrooms at Enumclaw MS during the 2025-2026 school year

^^^Addition of 4 portable classrooms at Thunder Mountain MS during the 2028-2029 school year

## **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 (2025-2030). Capacity needs are expressed in terms of "Surplus/(Deficit) of Permanent Capacity." A deficit in permanent capacity means there will be unhoused students who will likely be served in portable classrooms or in classrooms where class sizes exceed 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 (2025-2030)**

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. However, projected enrollment within the six year planning period demonstrates a need for additional permanent capacity. With the growth of the Ten Trails MPD, Black Diamond Elementary is now at capacity, necessitating the transportation of many current Ten Trails area students to Westwood Elementary, our northernmost Enumclaw elementary school. If the District continues to move more Ten Trails area students to Westwood as the MPD builds out (assuming no added elementary capacity in Ten Trails), students who may otherwise attend Westwood may need to be likewise moved to other elementary schools located in the City of Enumclaw.

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 legislation has impacted permanent space at the elementary level. The District anticipates running one or more bonds by 2027 for several projects. These projects will likely include (i) the replacement and modernization (with 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 secured property from the developer for the planned new elementary school in Ten Trails through MPD mitigation.

The District will need to add portables at various facilities to serve interim capacity needs. A new agricultural sciences barn has been constructed at Enumclaw High School as part of our CTE program, which will provide a variety of learning opportunities for our growing CTE student population in the coming years. The District also anticipates upgrading the Performing Arts Center at EHS to allow for increased performing arts related classes and activities as well as productions and performances.

### **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 additional capacity with new schools. While the District remains uncertain at this time regarding specific long term additional capacity needs that may result from development in Black Diamond and development within the City of Enumclaw and unincorporated King County, it is likely that additional capacity at the middle school level will be a focus. The District will continue to monitor development activity and related capacity needs, using portable structures as needed for additional temporary capacity. Future updates to this Plan will reflect the changes needed to respond 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 (2025-2030)**

**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>						
Westwood Elementary Portables***	Enumclaw	New	In Process	2026	96	100%
Ten Trails Elementary^	Black Diamond	New	Planning	2028	600	100%
Byron Kibler Elementary*	Enumclaw	New	Planning	2029	170	15%
<b>Middle School</b>						
EMS Portables**	Enumclaw	Relocate/Renovate	In Process	2025	56	100%
TMMS Portables**	Enumclaw	Relocate/Renovate	In Process	2025	56	100%
TMMS Portables^^	Enumclaw	Relocate/Renovate	Planning	2028	112	100%
<b>High School</b>						
Agricultural Sciences Barn	Enumclaw	New	Complete	2023	N/A	N/A
EHS Renovation (roof/siding at PAC)	Enumclaw	Renovation	Planning	2026	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 of Byron Kibler Elementary (600 students) will increase permanent capacity by 170 students as that school is currently above permanent capacity.

\*\* District owned 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 and initial Lawson Hills residents.

^^ Additional portables will need to be placed at Thunder Mountain MS to increase capacity for growth in Ten Trails Development

**Table 6 – Finance Plan**

Estimated Project Cost by Year - in \$millions							Total	Secured	Secured	Unsecured
2025	2026	2027	2028	2029	2030	Cost	Bond/Levy (1)	Other (2)	Other (3)	
<b>Improvements Adding Student Capacity</b>										
<b>Elementary School</b>										
Byron Kibler Elementary Replacement (New Construction)*			\$ .40		\$80.00	\$80.40			\$80.40	
Black Diamond Elementary Portable Placement**				\$ .50		\$ .50			\$ .50	
New Ten Trails Elementary***			\$ .40	\$70.00		\$70.40			\$70.40	
Westwood Portable Placement		\$1.00				\$1.00		\$ .50	\$ .50	
<b>Middle School</b>										
Portable Placement^		\$ .25				\$ .25		\$ .25		
Portable Placement^^^				\$1.00		\$1.00			\$1.00	
<b>High School</b>										
Renovation^^			\$2.50			\$2.50			\$2.50	
<b>Total</b>	\$ .25	\$1.00	\$3.30	\$71.50	\$80.00	\$156.05		\$ .75	\$155.30	

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

(2) Secured Other - Funds currently available to District including proceeds from property sales, school mitigation/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 building replacement and new capacity project for Byron Kibler Elementary.

\*\* Possible Black Diamond Elementary portable addition

\*\*\* Costs related to the planned new elementary school in Ten Trails Elementary, including survey and design work and construction project costs.

^ Cost of adding one double portable at each of two middle schools using district owned and refurbished portable structures.

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

^^^ Additional/New portable placement at Thunder Mountain MS to increase capacity for growth in Ten Trails Development

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 in Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2025-2030. 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 the most recently completed projects (Black Diamond Elementary School and Enumclaw High School Renovation/Addition);
- Collection of school mitigation and impact fees;
- Passage of future general obligation bonds for planned projects (New ES, Kibler ES replacement w/ Birth to Five addition, portable placements, and EHS PAC renovation); and
- Collection of state School Construction Assistance Program 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. In 2015, 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. In 2023, the District put forth two separate bond measures. The first measure included both a new elementary school in Black Diamond and a full replacement for Kibler Elementary among other items, and the second measure included the full replacement for Kibler Elementary as well district-wide maintenance items, but not a new elementary school in Black Diamond. District voters did not approve either of these 2023 bond measures. In February of 2020, the district passed a six-year Capital (technology) levy and will attempt to do so again in February of 2026. In April of 2025, the District put forth a capital levy in an attempt to secure funding for district-wide maintenance projects, but this measure did not pass.

The District is considering proposing one or more bond packages in the near future to fund the replacement of Byron Kibler Elementary (with a possible Birth to Five addition) and a new elementary school in Black Diamond in the Ten Trails neighborhood. As an alternative, the District is in discussions with the MPD developer on a potential funding solution for the new elementary school which would involve a reallocation of mitigation agreement assets. However, as of the drafting of this CFP, a final agreement is not in place. The District will continue exploring possibilities to work with our community to determine next steps to successfully secure funding for these projects. 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 Assistance Program funding 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 Assistance Program funding can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Assistance Program dollars. School Construction Assistance Program 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 Assistance Program funding, 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 58.61%. Notably, this only applies to costs that the state considers eligible for state funding assistance. Land costs and other development costs are not considered eligible for state School Construction Assistance Program funding. 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 Assistance Program funds.

The District anticipates that it could be eligible for some amount of state school construction assistance program funding (SCAP funding) for the new Black Diamond elementary school project and the Kibler Elementary replacement project; however, more specific information is not known at this time and the projects in any case require front funding from other funds.

## **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), all as related to growth-related capacity projects identified in the Capital Facilities Plan. 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 2025 average of student factors from other school districts in King County. See Table 7.

The District's proposed impact fees are based on the cost per dwelling unit to construct growth-related elementary school capacity, using the planned Kibler Elementary School rebuild/expansion project.

**Table 7 – 2025 Composite Student Generation Rates (SGR)\***

**Single Family Dwelling Units:**

	Auburn	Fife	Highline	Issaquah	Lake Washington	Northshore	Renton	Riverview	Average^
<b>Elementary</b>	0.331	0.295	0.155	0.329	0.346	0.294	0.108	0.218	<b>0.260</b>
<b>Middle</b>	0.118	0.129	0.053	0.135	0.196	0.111	0.045	0.073	<b>0.108</b>
<b>High</b>	0.161	0.115	0.091	0.150	0.175	0.108	0.065	0.090	<b>0.119</b>
<b>Total</b>	0.610	0.540	0.298	0.615	0.717	0.513	0.219	0.381	<b>0.487</b>

**Multi-Family Dwelling Units:**

	Auburn	Fife	Highline	Issaquah	Lake Washington	Northshore	Renton	Riverview	Average^
<b>Elementary</b>	0.431	0.084	0.251	0.097	0.041	0.062	0.131	0.128	<b>0.113</b>
<b>Middle</b>	0.154	0.038	0.085	0.046	0.017	0.018	0.038	0.039	<b>0.040</b>
<b>High</b>	0.152	0.040	0.107	0.046	0.017	0.033	0.046	0.070	<b>0.051</b>
<b>Total</b>	0.735	0.162	0.443	0.189	0.075	0.114	0.214	0.237	<b>0.205</b>

*\*Based on the King County countywide student generation rate average using the rates of those districts that prepared their own student generation rate data. See KCC 21A.06.1260. (Federal Way School District excepted from SF and MF average and Auburn School District excepted from MF average due to anomalous rates.)*

*^Figures are rounded.*

## Section VI: Impact Fee Variables and Impact Fees

### Student Factors-Single/Multi-Family

Elementary	.260/.113
Middle School	.108/.040
High School	.119/.051

### Student Capacity per Facility

Elementary	600
Middle School	
High School	

### Site Acreage Site

Elementary	N/A
Middle School	
High School	

### Site Cost per Acre

Elementary	N/A (existing site)
Middle School	
High School	

### New Facility Construction Cost

Elementary	\$80,000,000
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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  
(not applicable to Kibler Elementary School)

### Temporary Facilities Costs

Elementary	\$250,000
Middle School	\$250,000
High School	

### Permanent Square Footage

Elementary	225,104
Middle School	167,254
High School	<u>244,651</u>
Total	637,009

### Temporary Square Footage

Elementary	3,800
Middle School	
High School	<u>7,168</u>
Total	10,968

### Total Facilities Square Footage

Elementary	228,904
Middle School	167,254
High School	<u>251,819</u>
Total	647,977

### State Construction Funding

District Match –	58.61%
Current Construction Cost Allocation –	\$375.00

### District Average Assessed Value

Single Family Res.	\$670,187
K.C. Assessor, 3/25	

### Bond Interest Rate

Current Bond Buyer Index	4.15%
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### District Average Assessed Value

Multi-Family Res.	\$296,496
K.C. Assessor, 3/25	
Weighted Avg. of Condos and Apts.	

### District Debt Service Tax Rate

Current	\$.69651/\$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 Kibler Elementary School rebuild/expansion project (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	\$12,619
Multi-Family	\$5,469

\*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



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

**ENUMCLAW**

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---					AVERAGE %		--- PROJECTED ENROLLMENTS ---					
	2019	2020	2021	2022	2023	2024	SURVIVAL	2025	2026	2027	2028	2029	2030
<b>Kindergarten</b>	319	268	328	364	300	342		345	352	359	366	373	380
<b>Grade 1</b>	313	298	267	342	342	293	97.78%	334	337	344	351	358	365
<b>Grade 2</b>	338	292	312	304	342	348	102.71%	301	343	346	353	361	368
<b>Grade 3</b>	288	320	297	332	311	351	101.54%	353	306	348	351	358	367
<b>Grade 4</b>	321	276	318	331	355	318	103.16%	362	364	316	359	362	369
<b>Grade 5</b>	350	301	289	334	343	357	101.53%	323	368	370	321	364	368
<b>K-5 Sub-Total</b>	1,929	1,755	1,811	2,007	1,993	2,009		2,018	2,070	2,083	2,101	2,176	2,217
<b>Grade 6</b>	347	327	312	305	347	351	101.76%	363	329	374	377	327	370
<b>Grade 7</b>	321	348	328	321	319	364	102.58%	360	372	337	384	387	335
<b>Grade 8</b>	322	309	347	340	329	315	100.17%	365	361	373	338	385	388
<b>6-8 Sub-Total</b>	990	984	987	966	995	1,030		1,088	1,062	1,084	1,099	1,099	1,093
<b>Grade 9</b>	325	331	329	344	358	336	103.16%	325	377	372	385	349	397
<b>Grade 10</b>	324	328	328	332	345	337	99.06%	333	322	373	369	381	346
<b>Grade 11</b>	279	288	298	309	296	307	90.41%	305	301	291	337	334	344
<b>Grade 12</b>	257	265	293	278	282	269	94.42%	290	288	284	275	318	315
<b>9-12 Sub-Total</b>	1,185	1,212	1,248	1,263	1,281	1,249		1,253	1,288	1,320	1,366	1,382	1,402
<b>DISTRICT K-12 TOTAL</b>	4,104	3,951	4,046	4,236	4,269	4,288		4,359	4,420	4,487	4,566	4,657	4,712

## Appendix B Modified Cohort Enrollment Projections

<b>Modified Cohort Projected Enrollment</b>							
	<b>2024*</b>	<b>2025^</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>
Grade K	342	311	324	341	347	342	348
Grade 1	293	315	325	344	362	372	365
Grade 2	348	360	333	351	369	393	402
Grade 3	351	345	372	348	364	387	408
Grade 4	318	341	372	405	378	400	422
Grade 5	357	361	357	392	422	399	420
<b>K-5 Headcount</b>	<b>2009</b>	<b>2033</b>	<b>2083</b>	<b>2181</b>	<b>2242</b>	<b>2293</b>	<b>2365</b>
Grade 6	351	348	374	376	409	441	416
Grade 7	364	355	358	390	390	424	455
Grade 8	315	336	370	377	407	410	443
<b>6-8 Headcount</b>	<b>1030</b>	<b>1039</b>	<b>1102</b>	<b>1143</b>	<b>1206</b>	<b>1275</b>	<b>1314</b>
Grade 9	336	331	340	379	385	421	417
Grade 10	337	361	338	350	387	401	426
Grade 11	308	341	360	341	355	390	398
Grade 12	284	292	342	365	345	357	391
<b>9-12 Headcount</b>	<b>1265</b>	<b>1325</b>	<b>1380</b>	<b>1435</b>	<b>1472</b>	<b>1569</b>	<b>1632</b>
<b>K-12 Headcount</b>	<b>4304</b>	<b>4397</b>	<b>4565</b>	<b>4759</b>	<b>4920</b>	<b>5137</b>	<b>5311</b>

\* Represents actual October 2024 headcount (does not include TTK or RS student populations)

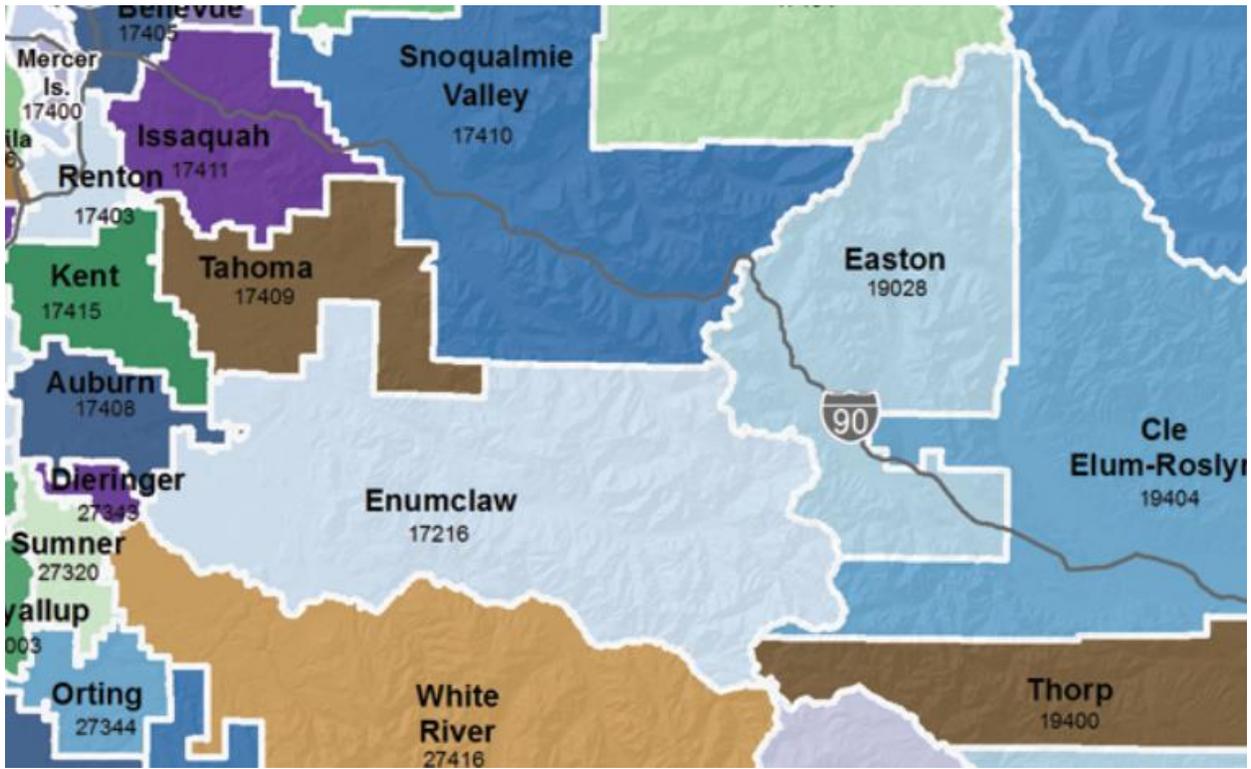
^ Represents an adjustment down from the original demography projections in 2025 due to a slower than expected return to full buildout levels within the Master Planned Development

## Appendix C School Impact Fee Calculations

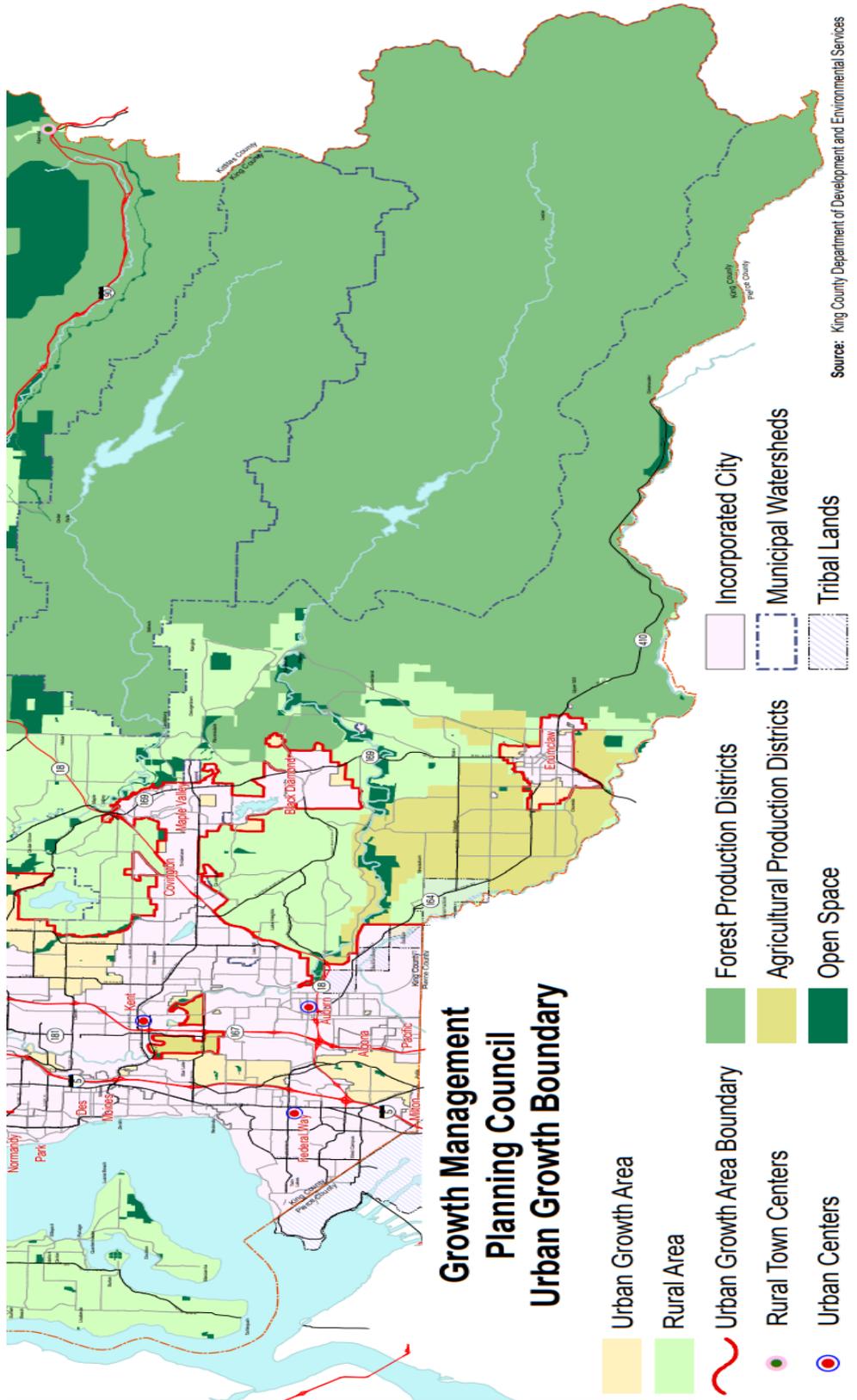
ENUMCLAW SCHOOL DISTRICT							
2025							
<b>School Site Acquisition Cost:</b>							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
	Facility	Cost/	Facility	Student	Student		
	Acreage	Acre	Capacity	Factor	Factor	Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	0.00	\$ -	600	0.260	0.113	\$0	\$0
Middle	0.00	\$ -	700	0.108	0.040	\$0	\$0
High	0.00	\$ -	1,500	0.119	0.051	\$0	\$0
						\$0	\$0
<b>School Construction Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	98.30%	\$ 80,000,000	600	0.260	0.113	\$34,077	\$14,811
Middle	98.30%	\$ -	700	0.108	0.040	\$0	\$0
High	98.30%	\$ -	1,500	0.119	0.051	\$0	\$0
						\$34,077	\$14,811
<b>Temporary Facility Cost:</b>							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	1.70%	\$ 250,000.00	24	0.260	0.113	\$46	\$20
Middle	1.70%	\$ 250,000.00	28	0.108	0.040	\$16	\$6
High	1.70%	\$ -	28	0.119	0.051	\$0	\$0
					TOTAL	\$62	\$26
<b>State Funding Assistance Credit:</b>							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	\$ 375.00	90	58.61%	0.260	0.113	\$5,143	\$2,235
Middle	\$ 375.00	108	0.00%	0.108	0.040	\$0	\$0
Sr. High	\$ 375.00	130	0.00%	0.119	0.051	\$0	\$0
					TOTAL	\$5,143	\$2,235
<b>Tax Payment Credit:</b>						SFR	MFR
Average Assessed Value						\$670,187	\$296,496
Capital Bond Interest Rate						4.15%	4.15%
Net Present Value of Average Dwelling						\$5,395,453	\$2,386,991
Years Amortized						10	10
Property Tax Levy Rate						\$0.70	\$0.70
Present Value of Revenue Stream						\$3,758	\$1,663
<b>Fee Summary:</b>				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$34,077	\$14,811		
Temporary Facility Cost				\$62	\$26		
State Funding Credit				(\$5,143)	(\$2,235)		
Tax Payment Credit				(\$3,758)	(\$1,663)		
FEE (AS CALCULATED)				\$25,239	\$10,939		
FEE (Adjusted 50%)				\$12,619	\$5,469		

Appendix D  
Maps of School Borders and Projects





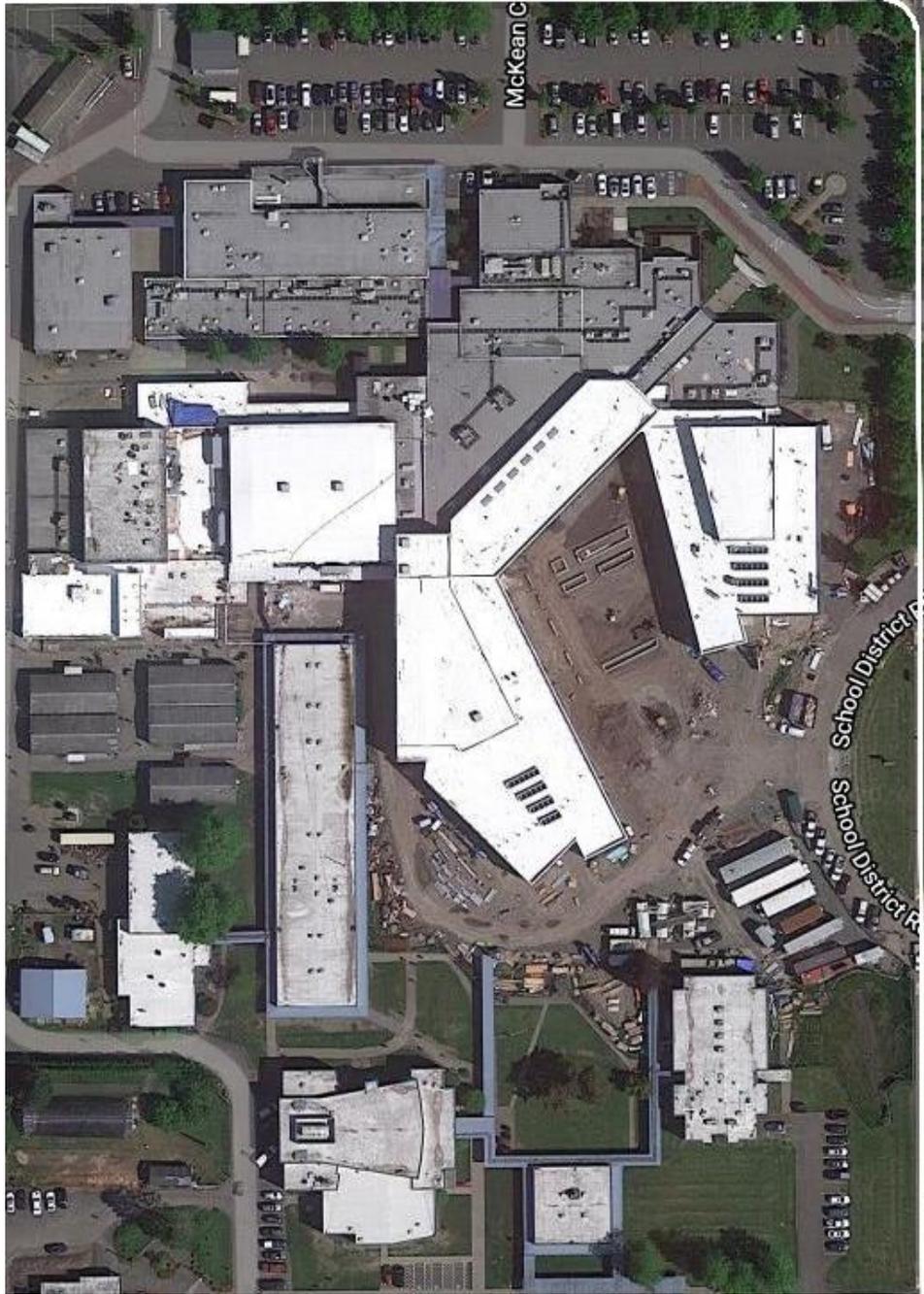
## Urban Growth Boundaries



Enumclaw High School Replacement and Modernization  
 226 Semanski St. Enumclaw, WA 98022



View of Enumclaw High School Project Prior to Completion

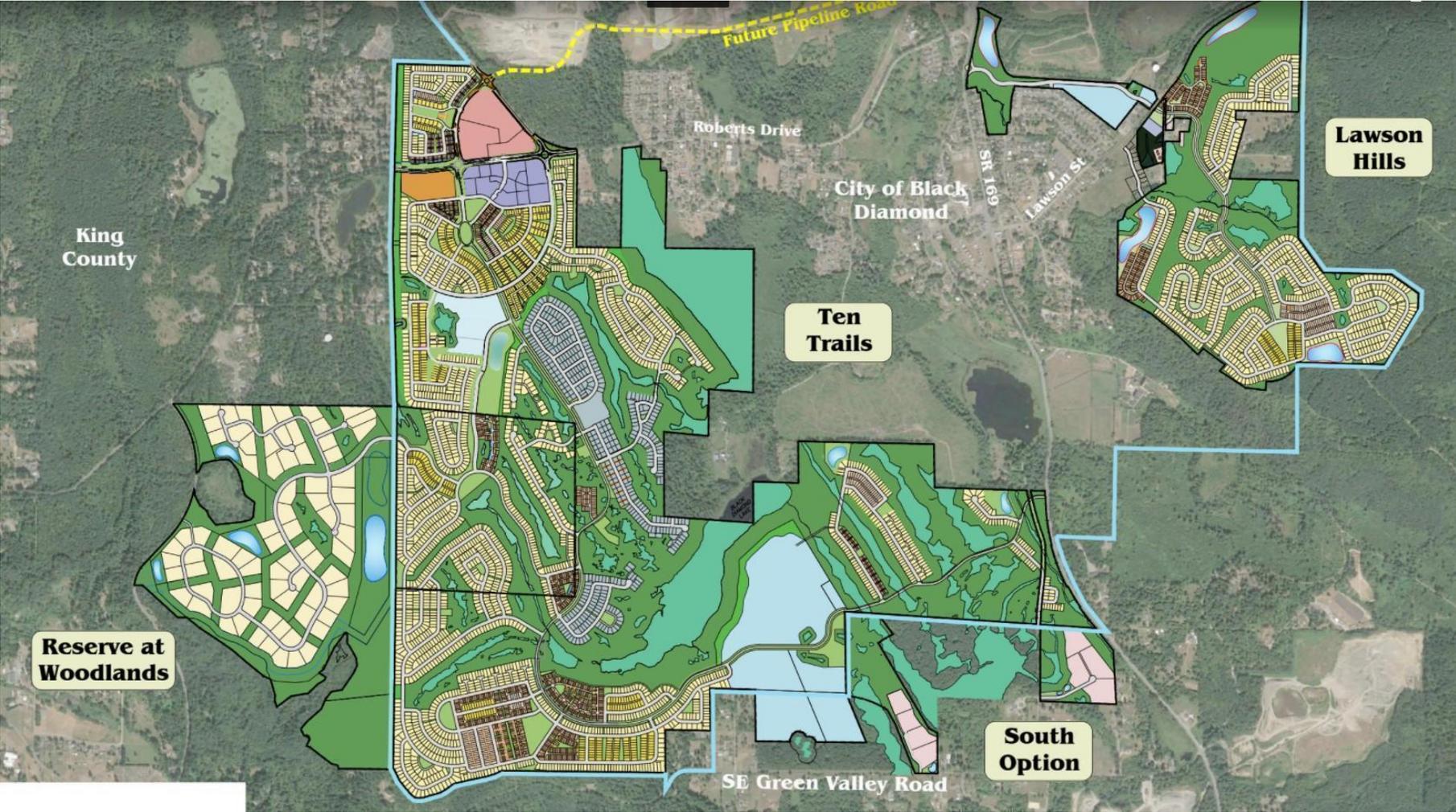


# Completed Enumclaw High School Project



Appendix E  
Master Plan Development Maps

Ten Trails and Lawson Hills MPDs



## Current Buildout Map – Ten Trails

