

Attachment I



Capital Facilities Plan 2026-2031

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*Board Adopted:
June 8, 2026*

Six-Year Capital Facilities Plan

2026-2031

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Enumclaw School District No. 216

Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors

Resolution No. 1171

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 4,336 (October 2025 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 .48% growth per year over the past two years. Enrollment was 4,304 students in October 2024 and 4,295 students in October 2023. 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 1,249 single-family units and 280 multi-family units (plus 304 age-qualified units) through 2025. An additional 310 single-family units and 40 multi-family units (plus 100 age-qualified units) are anticipated to be permitted in 2026, with a rapid increase in residential unit construction expected to begin in 2027. Over the next six years, it is anticipated that roughly 2,860 single-family units and 240 multi-family units will be permitted in the MPDs through 2031. 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 2031. The six-year projection (2026-2031) 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 2031 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 supported and defined by the District's current multi-year, professionally conducted demographics study. 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. See Table 1.

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 that 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 ongoing development is continues to show during 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 5,779 (HC) is expected by 2031. The District expects the enrollment of 1,443 additional students between 2026 and 2031. See Table 1 and Appendix B.

Table 1: Projected K-12 Student Enrollment (2026-2031)

<i>Projection Year</i>	<i>2025*</i>	<i>2026</i>	<i>2027</i>	<i>2028</i>	<i>2029</i>	<i>2030</i>	<i>2031</i>	<i>Projected Growth</i>	<i>Percent Change</i>
Modified Cohort (Headcount)	4,336	4,496	4,736	4,999	5,251	5,513	5,779	1,443	33.3%

* Actual K-12 enrollment (October 1, 2025) 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 432 students brings the total capacity to 5,239 at the beginning of the 2025-2026 school year.¹ A summary of the current enrollment and capacity, and the breakdown at each grade span follows:

Table 2: Summary of Capacity (2025-2026)

2024-2025 Current	Permanent Capacity	Portable Capacity	Total Capacity	Oct. 2025 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	2,210	96	2,306	2,011	199	295
Middle	1,100	112	1,212	1,059	41	153
High	1,497	224	1,721	1,266	231	455
District Total	4,807	432	5,239	4,336	471	903

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 (146 students as of October 1, 2025) 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 within the six year planning period. 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 (against the trend of many other school districts in King County) and inward mobility.

¹ 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.

<u>Existing Facility</u>	<u>Location</u>	<u>Permanent Capacity</u>
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

K-5 Elementary							
	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	2,210	2,210	2,210	2,810	2,810	2,810	2,980
New Permanent Capacity			600^			170**	
Portable Capacity Available	96	96	96	96	96	96	96
Portable/Purchase, Relocate							
Total Capacity	2,306	2,306	2,906	2,906	2,906	3,076	3,076
Projected Enrollment*	2,011	2,161	2,280	2,404	2,538	2,639	2,746
Surplus/(Deficit) of Perm. Capacity	199	49	530	406	272	341	234
Surplus/(Deficit) with Portables	295	145	626	502	368	437	330
6-8 Middle School							
	2025	2026	2027	2028	2029	2030	2031
Permanent Capacity	1,100	1,100	1,100	1,100	1,100	1,100	1,100
New Permanent Capacity							800^^
Portable Capacity Available		112	112	112	224	224	224
Portable/Purchase, Relocate	112***			112^^^			
Total Capacity	1,212	1,212	1,212	1,324	1,324	1,324	2,124
Projected Enrollment*	1,059	1,059	1,143	1,213	1,262	1,347	1,401
Surplus/(Deficit) of Perm. Capacity	41	41	(43)	(113)	(162)	(247)	499
Surplus/(Deficit) with Portables	153	153	69	111	62	(23)	723
9-12 High School							
	2025	2026	2027	2028	2029	2030	2031
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							
Total Capacity	1,721	1,721	1,721	1,721	1,721	1,721	1,721
Projected Enrollment*	1,266	1,276	1,313	1,382	1,451	1,527	1,632
Surplus/(Deficit) of Perm. Capacity	231	221	184	115	46	(30)	(135)
Surplus/(Deficit) with Portables	455	445	408	339	270	194	89

*Reflects actual October 2025 enrollment.

^Construction of new elementary in Ten Trails to open in the 2027-2028 school year

**Added permanent capacity at Kibler Elementary School (Kibler ES to be replaced on site with added capacity) to open in 2030-2031 school year

^^Construction of new middle school in Ten Trails to open in the 2031-2032 school year

***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 (2026-2031). 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 (2026-2031)

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. Currently, the District has secured from the Ten Trails developer nontaxpayer funding for the construction of a new elementary school in Ten Trails. The District has completed early site and project validation and is in the middle of the design phase for construction of the new elementary school. The District hopes to break ground in June and complete construction in August of 2027. The school will be constructed on land secured by the District as mitigation from the Ten Trails developer.

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 has relocated portables to both Thunder Mountain Middle School and Enumclaw Middle School and will likely 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 2028 for several projects. These projects will likely include (i) the replacement and modernization (with added capacity) of Byron Kibler Elementary School with an included preschool wing to support early learning and the replacement of the aging JJ Smith building; and (ii) a new middle school

in Black Diamond to support growth in the Ten Trails area. The District secured property from the developer for the planned new middle school in Ten Trails through MPD mitigation.

The District will add portables at Thunder Mountain Middle School 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 elementary and secondary capacity. 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 (2026-2031)

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
Elementary						
Ten Trails Elementary^	Black Diamond	New	In Process	2027	600	100%
Byron Kibler Elementary*	Enumclaw	New	Planning	2030	170	15%
Middle School						
EMS Portables**	Enumclaw	Relocate/Renovate	Complete	2025	56	100%
TMMS Portables**	Enumclaw	Relocate/Renovate	Complete	2025	56	100%
TMMS Portables^^	Enumclaw	New	Planning	2028	112	100%
Ten Trails Middle School***	Enumclaw	New	Planning	2031	800	100%
High School						
Agricultural Sciences Barn	Enumclaw	New	Complete	2023	N/A	N/A
EHS Renovation (roof/siding at PAC)	Enumclaw	Renovation	In Progress	2026	N/A	N/A
Other Sites						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Existing	Site Bank	N/A	N/A
North East Enumclaw (20A)	East of Highway 169	New	Existing	Site Bank	N/A	N/A
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 both middle schools to expand capacity for growth

*** A middle school in Black Diamond will be built to expand capacity for growth in the Ten Trails and Lawson Hills developments

^ 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	2031	Cost	Bond/Levy (1)	Other (2)	Other (3)	
Improvements Adding Student Capacity											
Elementary School:											
Replacement Byron Kibler Elementary*			\$20.00	\$63.00	\$2.00		\$85.00			\$85.00	
\$18.00	\$55.00	\$2.00	New Ten Trails Elementary**					\$75.00		\$75.00	
Middle School:											
New Ten Trails Middle School***				\$32.00	\$98.00	\$5.00	\$135.00			\$135.00	
\$0.25	Portable Placement^							\$0.25		\$0.25	
Portable Placement^^^			\$1.00					\$1.00		\$1.00	
High School:											
Renovation^^			\$2.00					\$2.00			\$2.00
Total	\$18.25	\$55.00	\$4.00	\$21.00	\$95.00	\$100.00	\$5.00	\$298.25		\$76.25	\$222.00

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

(2) Secured Other - Funds currently available to District including proceeds from reallocation of mitigation agreement assets, school mitigation/impact fees, and State School Construction Assistance Program (SCAP) Funds approved.

(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.

** Costs related to the new elementary school project in Ten Trails. Funds for this project have been secured through a unique reallocation of assets related to the Ten Trails School Mitigation Agreement is a non-impact fee related project.

*** Costs related to a new middle school project in Ten Trails.

^ 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 2026-2031, and includes the current costs pending in the 2025-2026 school year. 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:

- Collection of school mitigation and impact fees;
- Passage of future general obligation bonds for planned projects (Kibler ES replacement w/ Birth to Five addition, portable placements, Ten Trails MS construction, and EHS PAC renovation); and
- Collection of State School Construction Assistance Program funds.

The new elementary school in Ten Trails is financed by a unique reallocation of District-held assets within the Amended & Restated Comprehensive School Mitigation Agreement and does not involve District taxpayer funding.

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 as 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. In February of 2026 the District's voters approved a six-year technology levy.

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 early learning addition) and a new Middle School in Ten Trails. 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. In late 2025, the school board agreed to a unique funding solution with the MPD developer, enabling the District to move forward with a new elementary school in Black Diamond (Ten Trails). This agreement involves a reallocation of mitigation agreement assets.

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 currently 53.84%. 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 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 2021 Amended & Restated Comprehensive School Mitigation Agreement entered into by the District, the MPD Master Developer, and the City of Black Diamond.

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 are calculated utilizing the formula in the King County Ordinance 19965, which adopted adjustments to comply with E2SSB 5258 (2023). 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, as relevant, purchase, install or relocate temporary facilities (Portables), all as related to growth-related capacity projects identified in the Capital Facilities Plan. Credits are 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 toward the capacity improvement.

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 19965 identifies that the "Student Factor" "shall be based on district records on average actual student generation rates for a statistically valid sample of newly constructed dwelling units over a period of between five years and ten years before the date of the fee calculation. If such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used; however, a district may use its calculated student factor for the apartment units category for the middle housing units if there is insufficient data in the district to calculate a student factor for middle housing units."

Enumclaw School District's student generation factors are borrowed from the Snoqualmie Valley School District, an adjacent district and one with similar demographics. See Table 7. The District will continue to monitor its own pool of development with the aim of preparing in the future district-specific student generation rates.

Table 7 –Student Generation Rates (SGR)*

Housing Type	Housing Units	Students				SGRs			
		K–5	6–8	9–12	K–12	K–5	6–8	9–12	K–12
Single-family Detached	1,223	379	189	203	771	0.310	0.155	0.166	0.630
Two Bedrooms or Less	104	8	4	5	17	0.077	0.038	0.048	0.163
Three Bedrooms or More	1,119	371	185	198	754	0.332	0.165	0.177	0.674
Middle Housing ^(a)	258	35	17	15	67	0.136	0.066	0.058	0.260
Two Bedrooms or Less	8	1	0	1	2	0.125	0.000	0.125	0.250
Three Bedrooms or More	250	34	17	14	65	0.136	0.068	0.056	0.260
Apartments ^(b)	472	85	48	59	192	0.180	0.102	0.125	0.407

Notes

Housing units built in 2025 are excluded, because they may not have been completed and occupied by October 2025. Parcels with present use codes Condominium (Residential) and Condominium (Mixed Use) are classified as single-family detached, middle housing, or apartments based on dwelling unit type.

(a) The middle housing category includes parcels with present use codes: Duplex, Triplex, 4-Plex, and Townhouse Plat As defined in King County Title 21A.43.003, "Middle housing units" includes duplex, houseplex, townhouse, and cottage housing units.

(b) The apartments category includes parcels with present use codes: Apartment, Apartment (Mixed Use), Apartment (Co-Op), Apartment (Subsidized), Vacant (Multi-Family). As defined in King County Title 21A.43.003, "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. "Apartment units" has the same meaning as that term is defined in K.C.C. chapter 21A.06, and it does not include a townhouse. 21A.06.069 Apartment: a building consisting of ten or more dwelling units sharing a common roof, wall, or floor.

Sources

Snoqualmie Valley School District March 2026 headcount enrollment.
King County GIS Center parcels and Department of Assessments property data.

**Based on actual data obtained by the Snoqualmie Valley School District and used by the Enumclaw School District pursuant to KCC 21A.43.030(B) (permitting the use of data from adjacent districts, districts with similar demographics, or county wide averages where a school district is unable to obtain its own statistically valid data set).*

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Middle Housing/Multi-Family

See Table 7

Student Capacity per Facility

Elementary	600
Middle School	
High School	

Site Acreage Site

Elementary	N/A
Middle School	N/A
High School	

Site Cost per Acre

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

New Facility Construction Cost

Elementary	\$85,000,000
Middle School	

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)
Ten Trails Middle School

Temporary Facilities Costs (1 single)

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	3,800
High School	<u>7,168</u>
Total	14,768

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 – \$399.38

District Average Assessed Value

Single Family 3+ Bdrm	\$704,608
Single Family 2/less Bdrm	\$529,787
Middle Housing 3+ Bdrm	\$612,826
Middle Housing 2/less Bdrm	\$516,000
Apartments/Condos 2+ Bdrm	\$337,904
Apartments/Condos 1/less Bdrm	\$236,500

Bond Interest Rate

Current Bond Buyer Index 4.77%

District Debt Service Tax Rate

Current \$.61794/\$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).

The calculated school impact fees reflect the new fee structure required by State law (using bedroom count distinctions to calculate impact fees to distinguish between “large” and “small” units) and implement new fee categories set forth in King County Ordinance 19965 (including a new middle housing category). Because permit data does not include bedroom count distinctions for apartment units, the student generation rate for apartment units is based on all units in that category, with the combined rate applied to apartments with 2 or more bedrooms and an assumed fee of \$0 for apartments with less than 2 bedrooms.

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.1 and Appendix C.2.

Table 8 - School Impact Fees

Housing Type	Impact Fee Per Dwelling Unit*
Single Family 3+ Bdrm	\$16,559
Single Family 2/less Bdrm	\$2,693
Middle Housing 3+ Bdrm	\$5,949
Middle Housing 2/less Bdrm	\$5,634
Apartment/Condo 2+ Bdrm	\$9,537
Apartment/Condo 1/less Bdrm	\$0

*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. 19965 (discounted at 50%).

The 2021 Amended & Restated Comprehensive School Mitigation Agreement establishes non-GMA school mitigation fees for “single family units” and “multi-family units”, as both of those terms are defined the A&R CSMA. The A&R CSMA references City of Black Diamond adopted school impact fees as setting a threshold for the ceiling of school mitigation fees; however, that reference pre-dates the requirements of E2SSB 5258. Appendix C.3 creates a comparison for purposes of pre-E2SSB 5258 impact fees for purposes of the A&R CSMA threshold and is relevant solely for purposes of units permitted in the Black Diamond Master Planned Development and subject to the A&R CSMA school mitigation fees.

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 ---					
	2020	2021	2022	2023	2024	2025	SURVIVAL	2026	2027	2028	2029	2030	2031
Kindergarten	268	328	364	300	342	330		351	359	367	375	384	392
Grade 1	298	267	342	342	293	352	99.68%	329	350	358	366	374	383
Grade 2	292	312	304	342	348	300	104.53%	368	344	366	374	383	391
Grade 3	320	297	332	311	351	351	102.78%	308	378	354	376	384	394
Grade 4	276	318	331	355	318	353	104.10%	365	321	393	369	391	400
Grade 5	301	289	334	343	357	325	103.22%	364	377	331	406	381	404
K-5 Sub-Total	1,755	1,811	2,007	1,993	2,009	2,011		2,085	2,129	2,169	2,266	2,297	2,364
Grade 6	327	312	305	347	351	360	103.24%	336	376	389	342	419	393
Grade 7	348	328	321	319	364	345	102.19%	368	343	384	398	349	428
Grade 8	309	347	340	329	315	354	100.36%	346	369	344	385	399	350
6-8 Sub-Total	984	987	966	995	1,030	1,059		1,050	1,088	1,117	1,125	1,167	1,171
Grade 9	331	329	344	358	336	325	103.23%	365	357	381	355	397	412
Grade 10	328	328	332	345	337	329	98.46%	320	359	352	375	350	391
Grade 11	288	298	309	296	307	303	90.61%	298	290	325	319	340	317
Grade 12	265	293	278	282	269	295	94.64%	287	282	274	308	302	322
9-12 Sub-Total	1,212	1,248	1,263	1,281	1,249	1,252		1,270	1,288	1,332	1,357	1,389	1,442
DISTRICT K-12 TOTAL	3,951	4,046	4,236	4,269	4,288	4,322		4,405	4,505	4,618	4,748	4,853	4,977

Appendix B Modified Cohort Enrollment Projections

Modified Cohort Projected Enrollment							
	2025*	2026	2027	2028	2029	2030	2031
Grade K	330	398	371	414	388	419	431
Grade 1	352	348	419	391	436	411	441
Grade 2	300	364	364	433	406	452	426
Grade 3	351	320	388	385	456	430	474
Grade 4	353	367	344	412	411	485	457
Grade 5	325	364	394	369	441	442	517
K-5 Headcount	2011	2161	2280	2404	2538	2639	2746
Grade 6	360	347	391	418	395	472	469
Grade 7	345	371	372	417	445	424	503
Grade 8	354	341	380	378	422	451	429
6-8 Headcount	1059	1059	1143	1213	1262	1347	1401
Grade 9	325	371	365	401	400	448	476
Grade 10	329	325	370	364	401	401	449
Grade 11	303	295	294	333	329	360	360
Grade 12	309	285	284	284	321	318	347
9-12 Headcount	1266	1276	1313	1382	1451	1527	1632
K-12 Headcount	4336	4496	4736	4999	5251	5513	5779

** Represents actual October 2025 headcount (does not include TTK or RS student populations)*

Appendix C
School Impact Fee Calculations

Appendix C.1 School Impact Fees – SINGLE FAMILY DETACHED DWELLING UNITS

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	12.00	\$	600	0.332	0.077	\$0	\$0
Middle	20.00	\$	800	0.165	0.038	\$0	\$0
High	40.00	\$	1,200	0.177	0.048	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	98.30%	\$ 85,000,000	600	0.322	0.077	\$44,841	\$10,723
Middle	98.30%		800	0.165	0.038	\$0	\$0
High	98.30%		1200	0.177	0.048	\$0	\$0
						\$44,841	\$10,723
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	1.70%	\$	25	0.322	0.077	\$0	\$0
Middle	1.70%	\$	30	0.165	0.038	\$0	\$0
High	1.70%	\$	32	0.177	0.048	\$0	\$0
						\$0	\$0
					TOTAL	\$0	\$0
State School Construction Funding Assistance Credit:							
CCA X SPI Square Footage X District Funding Assistance % X Student Factor							
	CCA	SPI	Funding	Student	Student	Cost/	Cost/
		Footage	Asst %	Factor	Factor	SFR 3+	SFR 2 or less
				SFR 3+	SFR 2 or less	SFR 3+	SFR 2 or less
Elementary	\$ 399.38	90	58.61%	0.322	0.077	\$6,784	\$1,622
Middle	\$ 399.38	108	0.00%	0.165	0.038	\$0	\$0
High	\$ 399.38	130	0.00%	0.177	0.048	\$0	\$0
						\$6,784	\$1,622
					TOTAL	\$6,784	\$1,622
Tax Payment Credit:							
Average Assessed Value						\$704,608	\$529,787
Capital Bond Interest Rate						4.77%	4.77%
Net Present Value of Average Dwelling						\$5,502,083	\$4,136,955
Years Amortized						10	10
Property Tax Levy Rate						\$0.90	\$0.90
						\$4,939	\$3,714
Fee Summary:							
				SFR 3+	SFR 2 or less		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$44,841	\$10,723		
Temporary Facility Cost				\$0	\$0		
State SCFA Credit				(\$6,784)	(\$1,622)		
Tax Payment Credit				(\$4,939)	(\$3,714)		
FEE (AS CALCULATED)				\$33,118	\$5,387		
Fee (AS DISCOUNTED)				\$16,559	\$2,693		

Appendix C.2 School Impact Fees – MIDDLE HOUSING AND APARTMENT/CONDO UNITS

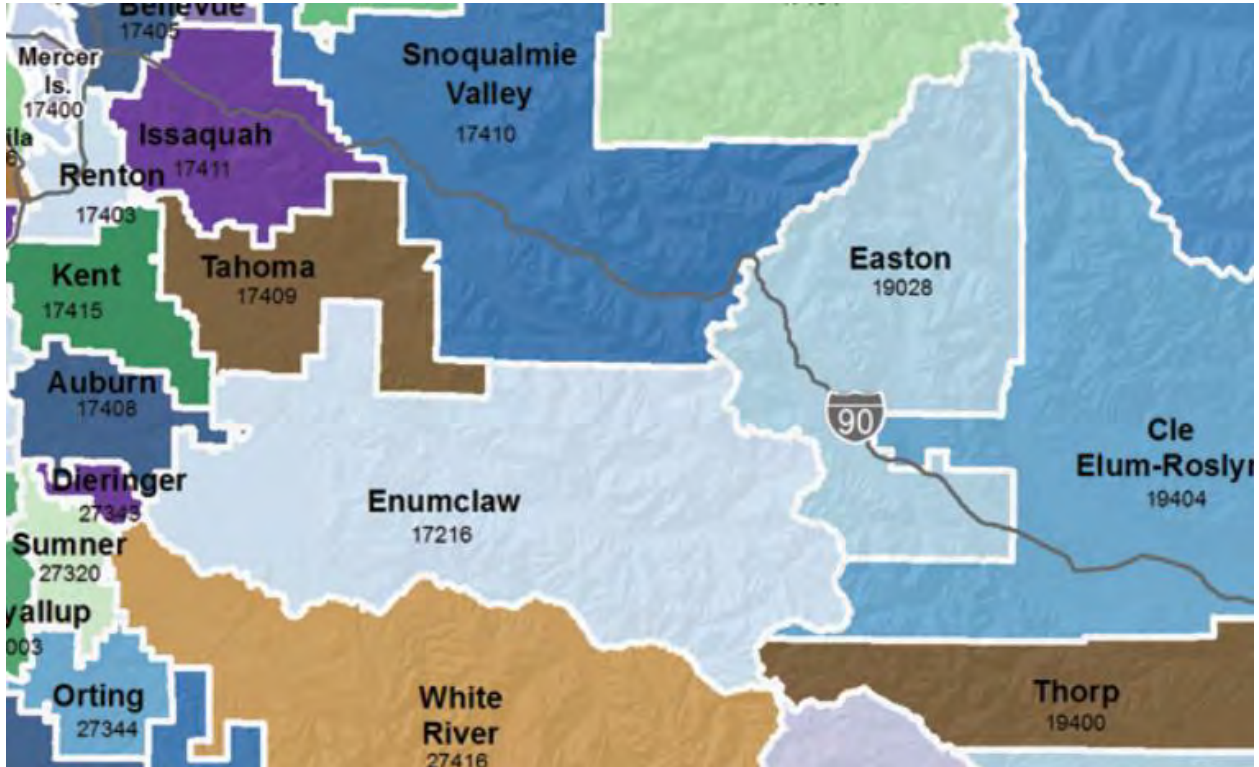
	Facility	Cost/	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Acreage	Acre	Capacity	Factor	Factor	Factor	MH 3+	MH 2/less	Apt 2+
Elementary	10.00	\$	600	0.136	0.125	0.180	\$0	\$0	\$0
Middle	20.00	\$	800	0.068	0.000	0.102	\$0	\$0	\$0
High	40.00	\$	1,200	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	Factor	MH 3+	MH 2/less	Apt 2+
Elementary	98.30%	\$ 85,000,000	600	0.136	0.125	0.180	\$18,939	\$17,407	\$25,067
Middle	98.30%	\$	800	0.068	0.000	0.102	\$0	\$0	\$0
High	98.30%	\$	1,200	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$18,939	\$17,407	\$25,067
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student	Student	Cost/	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	Factor	MH 3+	MH 2/less	Apt 2+
Elementary	1.70%	\$	25	0.136	0.125	0.180	\$0	\$0	\$0
Middle	1.70%	\$	30	0.068	0.000	0.102	\$0	\$0	\$0
High	1.70%	\$	32	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$0	\$0	\$0
State School Construction Funding Assistance Credit:									
CCA X SPI Square Footage X District Funding Assistance % X Student Factor									
	CCA	SPI	Funding	Student	Student	Student	Cost/	Cost/	Cost/
		Footage	Asst %	Factor	Factor	Factor	MH 3+	MH 2/less	Apt 2+
Elementary	\$ 399.38	90	55.93%	0.136	0.125	0.180	\$2,734	\$2,513	\$3,619
Middle	\$ 399.38	117	0.00%	0.068	0.000	0.102	\$0	\$0	\$0
High	\$ 399.38	130	0.00%	0.056	0.125	0.125	\$0	\$0	\$0
						TOTAL	\$2,734	\$2,513	\$3,619
Tax Payment Credit:									
Average Assessed Value							TH/Dplx 3+	TH/Dplx 2 less	MFR 2+
Capital Bond Interest Rate							4.77%	4.77%	4.77%
Net Present Value of Average Dwelling							\$4,785,383	\$4,029,297	\$2,638,596
Years Amortized							10	10	10
Property Tax Levy Rate							\$0.90	\$0.90	\$0.90
Present Value of Revenue Stream							\$4,307	\$3,626	\$2,375
Fee Summary:									
				MH 3+	MH 2/less	Apt 2+			
Site Acquisition Costs				\$0	\$0	\$0			
Permanent Facility Cost				\$18,939	\$17,407	\$25,067			
Temporary Facility Cost				\$0	\$0	\$0			
State SCFA Credit				(\$2,734)	(\$2,513)	(\$3,619)			
Tax Payment Credit				(\$4,307)	(\$3,626)	(\$2,375)			
FEE (AS CALCULATED)				\$11,898	\$11,268	\$19,073			
Fee (AS DISCOUNTED)				\$5,949	\$5,634	\$9,537			

Appendix C.3 DEMONSTRATION ONLY – School Mitigation Fees/Amended & Restated CSMA

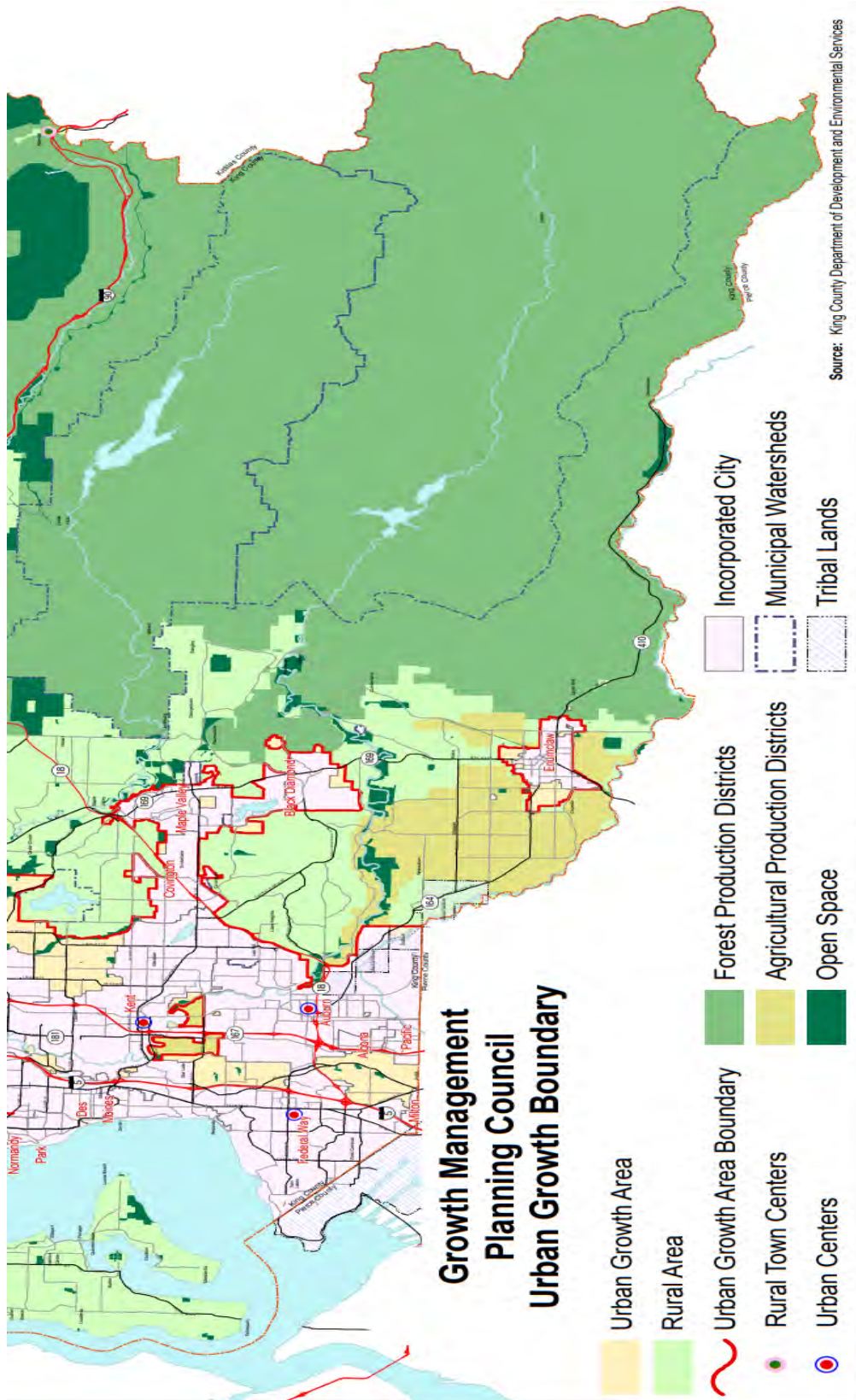
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	Factor	Factor	SFR All	MFR All
Elementary	12.00	\$	600	0.310	0.164	\$0	\$0
Middle	20.00	\$	800	0.155	0.089	\$0	\$0
High	40.00	\$	1,200	0.166	0.101	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR ALL	MRF All
Elementary	98.30%	\$ 85,000,000	600	0.310	0.164	\$43,170	\$22,838
Middle	98.30%		800	0.155	0.089	\$0	\$0
High	98.30%		1200	0.166	0.101	\$0	\$0
						\$43,170	\$22,838
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR ALL	MFR All		
Elementary	1.70%	\$	25	0.310	0.164	\$0	\$0
Middle	1.70%	\$	30	0.155	0.089	\$0	\$0
High	1.70%	\$	32	0.166	0.101	\$0	\$0
						\$0	\$0
					TOTAL	\$0	\$0
State School Construction Funding Assistance Credit:							
CCA X SPI Square Footage X District Funding Assistance % X Student Factor							
	CCA	SPI	Funding	Student	Student	Cost/	Cost/
		Footage	Asst %	Factor	Factor	SFR All	MFR All
Elementary	\$ 399.38	90	58.61%	0.310	0.164	\$6,531	\$3,455
Middle	\$ 399.38	108	0.00%	0.155	0.089	\$0	\$0
High	\$ 399.38	130	0.00%	0.166	0.101	\$0	\$0
						\$6,531	\$3,455
					TOTAL	\$6,531	\$3,455
Tax Payment Credit:							
						SFR All	MFR All
Average Assessed Value						\$678,814	\$461,973
Capital Bond Interest Rate						4.77%	4.77%
Net Present Value of Average Dwelling						\$5,300,665	\$3,607,415
Years Amortized						10	10
Property Tax Levy Rate						\$0.90	\$0.90
Present Value of Revenue Stream						\$4,758	\$3,238
Fee Summary:							
				SFR All	MFR All		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$43,170	\$22,838		
Temporary Facility Cost				\$0	\$0		
State SCFA Credit				(\$6,531)	(\$3,455)		
Tax Payment Credit				(\$4,758)	(\$3,238)		
FEE (AS CALCULATED)				\$31,881	\$16,145		
Fee (AS DISCOUNTED)				\$15,940	\$8,073		

Appendix D
Maps of School Borders and Projects

Enumclaw School District Borders

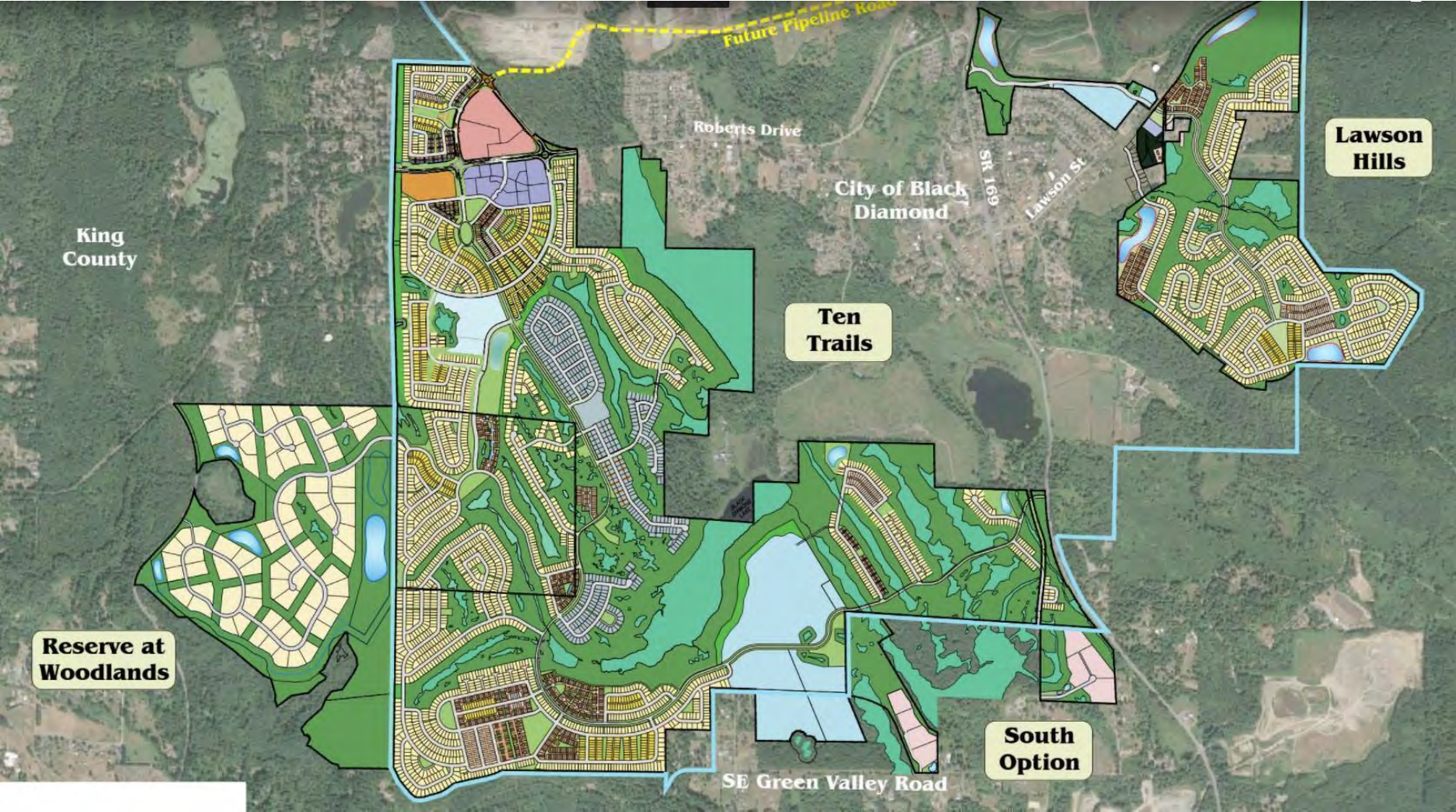


Urban Growth Boundaries



Appendix E
Master Plan Development Maps

Ten Trails and Lawson Hills MPDs



Current Buildout Map – Ten Trails

