

Attachment K



Auburn School District No. 408

Capital Facilities Plan 2026 through 2032



Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 8, 2026.



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SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington’s Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2026 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District’s needs. The District may prepare interim and periodic long-range Capital Facilities Plans.

The Plan will be submitted to jurisdictions located within the District’s service area along with a request to include the plan as an element in the jurisdictions’ Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific did not adopt a school impact fee ordinance or the District’s Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District’s school impact fees for 2026.

The District’s 2026 impact fee for Single-Family Residences is \$8,003, \$0 for Middle Housing (Townhome/Duplex/Multiplex), and \$8,966 for Apartments/Condos. The Single Family and Apartment/Condo impact fees include a discretionary adjustment to the fee generated from the King County formula. The adjustment by the District reduces the fee to match the fees calculated by the District in the 2025 CFP. This reduction was made to establish a more stable impact fee from year to year. Additionally, King County caps apartment/condo school impact fees at \$5,000.

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

The District's Standard of Service is based upon the District's current student-teacher ratio and service models tailored for specific program needs. The Standard of Service and District's school inventory has been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2026-27 school year is 14,550 students. The number of students enrolled in the District as of April 1, 2026, is 16,897 students.

The following table summarizes changes that are incorporated in the District's 2026-2032 Capital Facilities Plan:

Table 1: 2026 Capital Facilities Plan Changes

ITEM	2025 CFP	2026 CFP	SOURCE
Debt Service Tax Rate	1.78915	1.50213	Per King County
District Average Assessed Value - Apt/Condo 2+ Bd	n/a	\$349,208	Per King County
District Average Assessed Value – Single Family 3+ Bd	\$602,881	\$634,827	Per King County
District Average Assessed Value - Townhome/ Duplex/Triplex/Fourplex 3+ Bd	n/a	\$656,062	Per King County
District Student Capacity - Permanent	14,550	14,451	Updated calculation
District Student Capacity - Permanent + Portables	17,496	17,409	Updated calculation
District Impact Fee – Single Family 3+Bedroom	\$8,003	\$8,003	Updated calculation with discretionary adjustment
District Impact Fee – Middle Housing (Townhouse, Duplex, Triplex, Fourplex 3+Bedroom)	N/A	\$0	New fee category
District Impact Fee – Apartment/Condo	\$8,966	\$5,000	Updated calculation with discretionary adjustment and King County cap
Facility Cost - Middle School	\$182,000,000	\$189,000,000	Construction cost refinement and escalation
Facility Cost - Portable Classroom	\$250,000	\$250,000	Based on current portable classroom cost
Genl. Obligation Bonds Interest Rate	4.15%	4.77%	Per Bond Buyer Index
OSPI Match % - District	33.22%	34.14%	Calculation
OSPI Match % - State	66.78%	65.83%	Per OSPI
Site Cost per Acre	\$533,937	\$560,634	District Data
Student Generation Rate - Elementary - SFR	0.331	0.434	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.118	0.196	Updated housing inventory
Student Generation Rate - High School - SFR	0.161	0.143	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.431	0.478	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.154	0.186	Updated housing inventory
Student Generation Rate - High School - MFR	0.152	0.175	Updated housing inventory
Middle Housing Student Generation Rate	n/a	0.130	Borrowed from Highline School District

SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King

County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools to accommodate growth and four are located at the District’s Administration Building and used for conferences, training, and office space.

The following map shows the District’s boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILITY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				193.67	997,039	975,180
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				88.86	378,631	378,631
HIGH SCHOOLS						
Auburn High - Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High - TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				100.74	677,976	676,973
GRAND TOTAL				383.27	2,053,646	2,030,784

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILITY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				22.58	122,732	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	6	0	6
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	1	0	1
Hazelwood	2	0	2
Ilalko	0	0	0
Lake View	0	0	0
Lakeland Hills	1	1	3
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	10	0	10
Willow Crest	0	0	0
TOTAL	24	1	26
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	8	3	14
Olympic	8	0	8
Rainier	9	1	11
TOTAL	33	4	41
HIGH SCHOOLS			
Auburn High - Main Building	10	0	10
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	1	0	1
TOTAL	27	7	41
GRAND TOTAL	84	12	108

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E/ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			256.58		

SECTION 3 – ENROLLMENT PROJECTIONS

The District has prepared a comprehensive and detailed demographic analysis of the school district. This includes updating District mapping files, analyzing the District using geocoded student data files, developing and researching pertinent demographic data, identifying current and future residential development plans, and preparing a ten-year student population forecast. The data collected and used in the ten-year forecast includes:

- an analysis of birth rates and their effect on incoming kindergarten classes,
- the effects of student mobility including cohort survival rates,
- student yield rates based upon historic housing data and trends, and
- a detailed review of future residential development within the district.

The methodology utilized is more extensive than traditional cohort survival projections and has proven to be reasonable and effective in predicting the student population in the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.0% over the past 10 years. This includes a 4.42% decrease in 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
KDG	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,214	1,205	1,225	1,147
1	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,135	1,304	1,305	1,232	1,239
2	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320	1,338	1,220
3	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265	1,338	1,318
4	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356	1,314	1,339
5	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349	1,345	1,320
6	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276	1,314	1,270
7	1,014	1,057	1,034	1,125	1,060	1,032	1,036	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230	1,259	1,271
8	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277	1,241	1,255
9	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453	1,367	1,341
10	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,188	1,416	1,507	1,501	1,382
11	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309	1,409	1,415
12	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,039	1,248	1,251	1,252	1,280	1,380
TOTALS	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,190	16,601	17,059	17,239	17,312	16,897
Student Gain/Loss	114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458	180	73	-266	
Percent Gain/Loss		0.98%	-0.70%	-0.85%	-0.95%	1.74%	2.50%	1.98%	2.53%	1.47%	3.40%	1.75%	1.81%	-4.42%	2.48%	2.68%	1.04%	0.42%	-1.57%	

Projected Enrollment

Based upon a district-wide analysis:

- Birth rates continue to decline leading to variability in Kindergarten enrollment.
- Overall, the student population is projected to decrease by 1.8% over the next 5 years and 1.5% over the next 10 years.
- The elementary school grade group represents the largest portion of students and shows consistent stability, with a slight decline of 1.7% in the short-term, peaking growth in school year 2032, and then stabilizing for a ten-year average return to current levels.
- The middle school grades group will maintain stability near the current level and increase slightly in the first four years of the planning period. Thereafter, this population is expected to slightly decline over 2025 actual enrollment and through the second half of the forecast for a total of -0.5% over ten years.
- High school grades 9-12 show a gradual decline over the forecast. This grade group is expected to decrease by -2.7% in the five-year forecast and -4.7% in the ten-year forecast.

The following table identifies October 1 student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
IN-DISTRICT STUDENTS						
Pre-K	122	122	122	122	122	122
K	1,191	1,169	1,145	1,164	1,169	1,179
1	1,105	1,201	1,178	1,154	1,181	1,195
2	1,205	1,125	1,219	1,195	1,180	1,217
3	1,189	1,213	1,137	1,228	1,213	1,208
4	1,301	1,215	1,240	1,161	1,263	1,258
5	1,309	1,314	1,229	1,254	1,182	1,293
6	1,253	1,288	1,295	1,206	1,241	1,180
7	1,228	1,234	1,269	1,275	1,191	1,233
8	1,245	1,225	1,232	1,263	1,279	1,201
9	1,255	1,267	1,244	1,254	1,283	1,313
10	1,270	1,275	1,288	1,265	1,279	1,315
11	1,186	1,187	1,194	1,204	1,187	1,207
12	1,258	1,154	1,157	1,161	1,180	1,171
Subtotal	16,117	15,989	15,949	15,906	15,950	16,092
OUT-OF-DISTRICT STUDENTS						
K-5	415	412	407	407	409	418
6-8	65	65	66	65	64	63
9-12	450	442	442	443	447	454
Subtotal	930	919	915	915	920	935
TOTAL STUDENTS						
PreK-5	7,837	7,771	7,677	7,685	7,719	7,890
6-8	3,791	3,812	3,862	3,809	3,775	3,677
9-12	5,419	5,325	5,325	5,327	5,376	5,460
TOTAL	17,047	16,908	16,864	16,821	16,870	17,027

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate.” This rate is the average number of students generated by a residential housing unit and is used to estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and students generated from recently constructed housing units. This

information links each student with a housing unit. Three general housing categories are analyzed - single-family detached units, “middle housing” consisting of duplexes/multiplexes, and stacked apartments/condo units.

The District also uses the Student Generation Rates to estimate student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates are applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data has been provided by MGT with additional data obtained by the District from city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a current snapshot of the District. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2025 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	176	73	55	304	0.463	0.192	0.145	0.800
Forest Glen at Lakeland	2021	30	30	0	18	11	7	36	0.600	0.367	0.233	1.200
Greenvale (Hazel Hts)	2023	17	17	0	2	2	0	4	0.118	0.118	0.000	0.235
Greenview Estates	2023	17	17	0	3	3	2	8	0.176	0.176	0.118	0.471
Lozier Ranch	Pending	18	7	11	2	2	1	5	0.286	0.286	0.143	0.714
Palisades-Omni Homes	Pending	16	15	1	6	3	1	10	0.400	0.200	0.067	0.667
River Rock	Pending	14	10	4	2	1	1	4	0.200	0.100	0.100	0.400
The Willows/Phase 1	Pending	25	10	15	5	3	3	11	0.500	0.300	0.300	1.100
Vasily	2021	8	8	0	1	1	0	2	0.125	0.125	0.000	0.250
Willow Place	2021	11	11	0	4	0	2	6	0.364	0.000	0.182	0.545
TOTALS		536	505	31	219	99	72	390	0.434	0.196	0.143	0.772

The following table provides information about recent apartment/condo residential developments in the District and associated Student Generation Rates.

Table 9: Apartment/Condo Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2025 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	384	150	139	673	0.768	0.300	0.278	1.346
Divine Court Apts.	2024	98	98	0	2	0	0	2	0.020	0.000	0.000	0.020
The Verge Auburn	2022	226	226	0	8	3	5	16	0.035	0.013	0.022	0.071
TOTALS		824	824	0	394	153	144	691	0.478	0.186	0.175	0.839

The District does not have its own data to determine the Middle Housing Student Generation Rate. Instead, as permitted by King County Code 21A.43.030(B), the District is using the Highline School District’s Middle Housing Student Generation Rates, given that HSD is a school district with demographics similar to the District.

Table 10 provides a summary of the 2026 Student Generation Rates.

Table 10: Student Generation Rates Summary

Housing Type	K-5	6-8	9-12	Total
Single-Family	0.434	0.196	0.143	0.772
Apartments/Condos	0.478	0.186	0.175	0.839
Middle Housing*	0.078	0.031	0.021	0.130
TOTALS	0.99	0.413	0.339	1.741

*Student Generation Rate taken from Highline School District.

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a “Standard of Service” to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2026 are:

- Elementary Schools: 8,435 students
- Middle Schools: 3,799 students
- High Schools: 5,375 students
- Total Enrollment: 17,609 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District’s blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom

- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located at schools owned and operated by the District. The school district does not lease classroom space. The number of permanent classrooms at the District's 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms
- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 26 portables
- Middle Schools: 41 portables
- High Schools: 41 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with special needs. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching

stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra, physical education, robotics, science, sports medicine, theater arts, and visual communications.

- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District including permanent classrooms and portable classrooms.

TABLE 11: SCHOOL CAPACITIES - MARCH 2026

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	19	1	0	6	0	26	20.29	12.00	100.00%	406	531
Arthur Jacobsen	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	25	4	2	8	0	39	20.29	12.00	100.00%	612	637
Dick Scobee	24	4	2	9	0	39	20.29	12.00	100.00%	592	592
Evergreen Heights	15	1	2	4	0	22	20.29	12.00	100.00%	349	449
Gildo Rey	19	1	1	4	0	25	20.29	12.00	100.00%	418	418
Hazelwood	21	1	1	5	0	28	20.29	12.00	100.00%	458	458
Ilalko	19	1	2	6	0	28	20.29	12.00	100.00%	430	430
Lake View	18	1	1	5	0	25	20.29	12.00	100.00%	398	398
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	508
Lea Hill	28	3	2	6	0	39	20.29	12.00	100.00%	653	653
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Washington	13	3	2	6	0	24	20.29	12.00	100.00%	349	599
Willow Crest	27	3	2	7	0	39	20.29	12.00	100.00%	633	633
TOTALS	353	34	25	95	0	507				8,152	8,702
MIDDLE SCHOOLS											
Cascade	13	0	2	8	17	40	28.02	12.00	76.67%	663	943
Mt Baker	12	0	2	7	15	36	28.02	12.00	76.67%	598	990
Olympic	11	0	3	9	17	40	28.02	12.00	76.67%	629	853
Rainier	10	0	3	7	15	35	28.02	12.00	76.67%	565	873
TOTALS	46	0	10	31	64	151				2,455	3,659
HIGH SCHOOLS											
Auburn High	24	0	3	14	40	81	28.74	12.00	76.67%	1,438	1,718
Auburn High - TAP	-1	0	4	0	0	3	28.74	12.00	76.67%	15	15
Auburn Mountainview	19	0	3	10	30	62	28.74	12.00	76.67%	1,107	1,499
Auburn Riverside	20	0	3	10	28	61	28.74	12.00	76.67%	1,085	1,589
West Auburn	8	0	0	4	1	13	28.74	12.00	76.67%	198	226
TOTALS	70	0	13	38	99	220				3,843	5,047
GRAND TOTALS	469	34	48	164	163	878				14,451	17,409

SECTION 6 - CAPACITY AND FACILITY PLANNING

Since 1975, the District has regularly performed in-depth reviews of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three elementary schools. In November 2016, the voters approved a bond proposition to build and replace these schools. The last project in this building program was completed in October 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended construction of a new middle school to increase capacity, replace an aging elementary and middle school, and provide improvements at 22 existing schools and support facilities. Based upon these recommendations, the District Board of Directors placed a bond proposition on the November 2024 ballot for these projects which received a 55% approval, missing the required 60% approval requirement. The Board put the bond proposition for the same schools on the November 2025 ballot which received a 54% approval, again below the 60% approval requirement.

Here is a record of construction bonds submitted to the voters during the past 10 years. This includes the funding measures identified above.

Table 12 – Construction Bond and Capital Levy – 10 Year History

FUNDING MEASURE	PROJECTS	FUNDING AMOUNT	ELECTION DATE	ELECTION RESULT
Capital Levy	Safety, Security, Facility Improvements and Technology Replacement Levy	\$110,800,000	Nov. 2025	Passed
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement	\$490,000,000	Nov. 2025	Failed
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement, Facility Improvements	\$532,100,000	Nov. 2024	Failed
Construction Bond	2 New Elementary Schools, Replace 5 Elementary Schools and 1 Middle School	\$456,056,000	Nov. 2016	Passed

The District Board of Directors has approved a resolution to propose a bond proposition to the voters in November 2026 to build a new Middle School #5 and replace Alpac Elementary and Cascade Middle School. The District is not eligible for state funding assistance for the Middle School #5 project. The District is eligible for state funding assistance for the replacement of Alpac Elementary and Cascade Middle School. The District will front fund the Alpac Elementary and Cascade Middle School projects because the state funding assistance is not guaranteed for these projects.

The new middle school and portable classrooms are part of the District’s capacity solution. The new middle school will provide added capacity to serve growth and is the basis for the District’s impact fees. The District also plans to purchase or relocate portable classrooms to continue to accommodate growth at the middle and high school levels.

The District’s six-year facility needs are summarized in the following table.

Table 13 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST	SIX-YEAR FINANCE PLAN (Estimated)						
					2026	2027	2028	2029	2030	2031	Total
New Middle School	800	Future Bond	Aug. 2028	\$184,000,000	\$7,360,000	\$75,440,000	\$92,000,000	\$7,360,000	\$1,840,000	\$0	\$184,000,000
Cascade MS Replacement	125	Future Bond	Aug. 2028	\$189,000,000	\$7,560,000	\$77,490,000	\$94,500,000	\$7,560,000	\$1,890,000	\$0	\$189,000,000
Alpac Elem. Replacement	224	Future Bond	Aug. 2029	\$118,000,000	\$0	\$1,770,000	\$2,950,000	\$48,380,000	\$59,000,000	\$5,900,000	\$118,000,000
Improvements at 22 Facilities	0	Future Cap. Levy	Aug. 2031	\$53,400,000	\$7,905,297	\$8,512,435	\$8,976,492	\$9,189,356	\$9,342,314	\$9,474,106	\$53,400,000
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2026	\$1,075,000	\$1,075,000	\$0	\$0	\$0	\$0	\$0	\$1,075,000
Property Acquisitions	0	Cap. Proj. Fund	NA	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TOTALS				\$545,475,000	\$23,900,297	\$163,212,435	\$198,426,492	\$72,489,356	\$72,072,314	\$15,374,106	\$545,475,000

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Code Section 21A.43.030.

In 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to “produce a proportionally lower impact fee for smaller housing units.” Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and apartment/condo stacked units using bedroom count categories that distinguish between small and large units.

Residential development in the District is expected to add students to elementary and middle schools in the upcoming years. The 2026 student generation rates are set forth in Table 10. The tables below show the calculations for single-family, middle housing, and apartments/condos. Because the data on the number of bedrooms for each housing type is not available, the student generation rates are based on all units in a housing category. As a result, impact fees cannot be calculated for specific numbers of bedrooms in each of the housing types identified in the updated ordinance. Therefore, the District assumes a \$0 impact fees for single family units with 2 bedrooms or less, middle housing units with 2 bedrooms or less, and apartments/condo units with 1 bedroom or less.

The development data available for apartments/condo units is limited to three developments including one development with an exceptionally high Student Generation Rate. This limited data and high student generation rate at one apartment development resulted in a high overall Student Generation Rate and high impact fee for 2026 for apartment/condo dwellings. In recognition of this, the District has made a discretionary adjustment to this fee and reduced it to match the multi-family fee collected in 2025. The same applies to single-family residence with 3 or more bedrooms. In addition, King County caps apartment/condo school impact fees at \$5,000.

The following table shows the impact fee calculation for single-family residences with 3 bedrooms or more.

Table 14: Impact Fee Calculation – Single-Family Residence 3+ Bedroom

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	\$0	650	\$0	0.434	\$0
Middle	24	\$0	800	\$0	0.196	\$0
High	36	\$0	1,500	\$0	0.143	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	\$0	650	0.9773	\$0	0.434	\$0
Middle	\$189,000,000	800	0.9128	\$215,649	0.196	\$42,267
High	\$0	1,500	0.9487	\$0	0.143	\$0
TOTAL						\$42,267
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen.	Cost per SFR
Elementary	\$250,000	20.29	0.0227	\$280	0.434	\$122
Middle	\$250,000	28.02	0.0872	\$778	0.196	\$152
High	\$0	28.74	0.0513	\$0	0.143	\$0
TOTAL						\$274
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	\$399.38	90	0.6583	\$0	0.434	\$0
Middle	\$399.38	108	0.6583	\$0	0.196	\$0
High	\$399.38	130	0.6583	\$0	0.143	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	\$634,827	1.50213	0.0477	10		\$7,446
IMPACT FEE SUMMARY – SINGLE-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee SFR
\$0	\$42,267	\$274	\$0	(\$7,446)	0.500	\$17,548
Auburn School District adjustment						(\$9,545)
Single-Family Residence 3+ Bedroom Impact Fee						\$8,003

The following table shows the impact fee calculation for multi-family residences.

Table 15: Impact Fee Calculation – Middle Housing Townhome/Duplex/Triplex/Fourplex 3+ Bedroom

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MH
Elementary	12	\$0	650	\$0	0.078	\$0
Middle	24	\$0	800	\$0	0.031	\$0
High	36	\$0	1,500	\$0	0.021	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MH
Elementary	\$0	650	0.9773	\$0	0.078	\$0
Middle	\$189,000,000	800	0.9128	\$215,649	0.031	\$6,685
High	\$0	1,500	0.9487	\$0	0.021	\$0
TOTAL						\$6,685
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MH
Elementary	\$250,000	20.29	0.0227	\$280	0.078	\$22
Middle	\$250,000	28.02	0.0872	\$778	0.031	\$24
High	\$0	28.74	0.0513	\$0	0.021	\$0
TOTAL						\$46
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MH
Elementary	\$375.00	90	0.6678	\$0	0.078	\$0
Middle	\$375.00	108	0.6678	\$0	0.031	\$0
High	\$375.00	130	0.6678	\$0	0.021	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MH
Multi-Family	\$656,062	1.50213	0.0477	10		\$7,695
IMPACT FEE SUMMARY – MIDDLE HOUSING RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MH
\$0	\$6,685	\$46	\$0	(\$7,695)	0.500	\$0

Table 16: Impact Fee Calculation – Multi-Family Apartment/Condo 2+ Bedrooms

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	12	\$0	650	\$0	0.478	\$0
Middle	24	\$0	800	\$0	0.186	\$0
High	36	\$0	1,500	\$0	0.175	\$0
TOTAL						\$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	\$0	650	0.9773	\$0	0.478	\$0
Middle	\$189,000,000	800	0.9128	\$215,649	0.186	\$40,111
High	\$0	1,500	0.9487	\$0	0.175	\$0
TOTAL						\$40,111
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	\$250,000	20.29	0.0227	\$280	0.478	\$134
Middle	\$250,000	28.02	0.0872	\$778	0.186	\$145
High	\$0	28.74	0.0513	\$0	0.175	\$0
TOTAL						\$279
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MFR
Elementary	\$375.00	90	0.6678	\$0	0.478	\$0
Middle	\$375.00	108	0.6678	\$0	0.186	\$0
High	\$375.00	130	0.6678	\$0	0.175	\$0
TOTAL						\$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MFR
Multi-Family	\$349,208	1.50213	0.0477	10		\$4,096
IMPACT FEE SUMMARY – MULTI-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MFR
\$0	\$40,111	\$279	\$0	(\$4,096)	0.500	\$18,147
Auburn School District Adjustment						(\$9,181)
						\$8,966
King County cap applied						\$5,000

SECTION 8 – CONCLUSIONS

New housing units continue to be built in the District, and the student population begins to stabilize.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past five years. This increased elementary school capacity, and it now fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 82 portable classrooms are being used to accommodate middle and high school students and are part of the District's short-term capacity solution.

Because of a shortage of permanent classrooms in middle schools, the District has decided to place a bond proposition on the ballot in November 2026. This includes funding to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

During the past year, the District experienced an increase in the construction cost for a new middle school and a notable increase in single-family and multi-family Student Generation Rates. The increased Student Generation Rates contributes to an increase in the impact fee for single-family residences with 3 bedrooms or more from \$8,003 to \$17,548. It also contributed to an increase in the impact fee for apartment/condo residences. Based on an application of King County Code 21A and its associated formula, the District's 2026 impact fee for multi-family residences with 2 bedrooms or more would increase from \$14,408 to \$18,147. The District has adjusted this fee and reduced it to match the single- and multi-family fee collected in 2025. This discretionary reduction was made to establish a more stable impact fee for students generated from the respective developments. Conversely, the low Middle Housing Student Generation Rate, borrowed from the Highline School District, results in a fee of \$0. Again, given the lack of available permit data, the District assumes a fee of \$0 for single family units with 2 bedrooms or less, middle housing units with 2 bedrooms or less, and apartments/condo units with 1 bedroom or less.

The District's 2026-2032 Capital Facilities Plan will be submitted for adoption by the Auburn School District Board of Directors. After adoption, the Plan, including its 2026 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The submission to these public agencies will include a request that the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.