	<p align="center"> City Council Meeting December 18, 2017 - 7:00 PM Auburn Community and Event Center 910 9th Street SE AGENDA Watch the meeting LIVE! </p> <p align="center"> Watch the meeting video Meeting videos are not available until 72 hours after the meeting has concluded. </p>
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I. CALL TO ORDER

- A. Pledge of Allegiance
- B. Roll Call

II. ANNOUNCEMENTS, PROCLAMATIONS, AND PRESENTATIONS

- A. Proclamation for Councilmember Richard Wagner Day
Mayor Backus to proclaim December 18, 2017 as Councilmember Richard Wagner Day in the city of Auburn

III. APPOINTMENTS

- A. Reappointments to Boards & Commissions
City Council to confirm the reappointments for the following board and commission members for a new three year term expiring December 31, 2020:

Arts Commission

Dan Norman

Auburn Lodging Tax Advisory Committee

Aman Ghag

Auburn Tourism Board

Julie Krueger

Rachael McAlister

BIA Rate Payer Committee

Bill Cowart

Human Services Committee

Jason Berry

Marelyn Scholz

Cecila Brugger

Parks & Recreation Board

Michael Hassen

Planning Commission

Judi Roland

Urban Tree Board

Bryce Landrud

Jan Speer

White River Valley Historical Society

Ronnie Beyersdorf

IV. AGENDA MODIFICATIONS

V. CITIZEN INPUT, PUBLIC HEARINGS AND CORRESPONDENCE

A. Public Hearings

1. Public Hearing for Community Development Block Grant
2018 Action Plan

City Council to conduct a public hearing to receive public comments and suggestions with regards to the 2018 Annual Action Plan as required by the U.S. Department of Housing and Urban Development
(See Resolution No. 5337 for additional materials)

B. Audience Participation

This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided.

C. Correspondence - (There is no correspondence for Council review.)

VI. COUNCIL AD HOC COMMITTEE REPORTS

Council Ad Hoc Committee Chairs may report on the status of their ad hoc Council Committees' progress on assigned tasks and may give their recommendation to the City Council, if any.

VII. CONSENT AGENDA

All matters listed on the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion in the form listed.

- A. Minutes of the December 4, 2017 Regular City Council Meeting

B. Claims Vouchers

Claims vouchers 446795 through 446997 in the amount of \$5,609,000.25 and one wire transfer in the amount of \$555,364.87 and dated December 17, 2017.

C. Payroll Vouchers

Payroll check numbers 537677 through 537697 in the amount of \$240,977.96, electronic deposit transmissions in the amount of \$1,925,671.59 for a grand total of \$2,166,649.55 for the period covering November 30, 2017 to December 13, 2017 and

dated December 18, 2017.

D. Public Works Project No. CP1415

City Council to approve Final Pay Estimate No. 12 to Contract No. 16-12 in the amount of \$22,674.76 and accept construction of Project No. CP1415, West Main Street Multi-Modal Corridor and ITS Improvements

E. Public Works Project No. CP1507

City Council to approve Change Order No. 2 in the amount of \$100,000.00 to Contract No. 17-02 for work on Project No. CP1507, Auburn Way North Preservation

F. Public Works Project No. CP1522

City Council to approve Change Order No. 3 in the amount of \$55,000.00 and Final Pay Estimate No. 11 to Contract No. 16-19 and accept construction of Project No. CP1522, 30th Street NE Area Flooding, Phase 1B

G. Public Works Project No. CP1613

City Council to approve Final Pay Estimate No. 2 to Contract No. 17-06 in the amount of \$26,086.50 and accept construction of Project No. CP1613, M&O Facility Building Roofing Replacement Project

H. Public Works Project No. CP1701

City Council to approve Final Pay Estimate No. 2 to Contract No. 17-23 in the amount of \$49,930.62 and accept construction of Project No. CP1701, AWS Dynamic Message Sign Project

(RECOMMENDED ACTION: City Council approve the Consent Agenda.)

VIII. UNFINISHED BUSINESS

IX. NEW BUSINESS

X. ORDINANCES

A. Ordinance No. 6667 (Snyder)

An Ordinance of the City Council of the City of Auburn, Washington, adopting 2017 Annual Comprehensive Plan Map and Text Amendments pursuant to the provisions of RCW Chapter 36.70A and adopting corresponding rezones related to certain of the map amendments and creating a new Section 18.01.050 to the city code, relating to planning

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6667.)

B. Ordinance No. 6668 (Snyder)

An Ordinance of the City Council of the City of Auburn, Washington amending Sections 19.02.115, 19.02.120, 19.02.130 and 19.02.140 of the Auburn City Code relating to School Impact Fees

(RECOMMENDED ACTION: City Council adopt Ordinance No. 6668.)

XI. RESOLUTIONS

A. Resolution No. 5323 (Snyder)

A Resolution of the City Council of the City of Auburn, Washington, authorizing the

Mayor to execute a fourth amendment to the Transit Service Direct Financial Partnership Agreement between the City of Auburn, King County and Pierce County Public Transit Benefit Authority (Pierce Transit)

(RECOMMENDED ACTION: City Council adopt Resolution No. 5323.)

B. Resolution No. 5333 (Snyder)

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute an Interlocal Agreement between the City of Auburn and King County Department of Transportation relating to the Commute Trip Reduction Plan

(RECOMMENDED ACTION: City Council adopt Resolution No. 5333.)

C. Resolution No. 5336 (Coleman)

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute an agreement between the City of Auburn and Recology Cleanscapes for a Litter Control and Recycling Program

(RECOMMENDED ACTION: City Council adopt Resolution No. 5336.)

D. Resolution No. 5337 (Hinman)

A Resolution of the City Council of the City of Auburn, Washington, adopting the 2018 Community Development Block Grant (CDBG) Action Plan for the Consolidated Plan Years 2015-2019

(RECOMMENDED ACTION: City Council adopt Resolution No. 5337.)

XII. MAYOR AND COUNCILMEMBER REPORTS

At this time the Mayor and City Council may report on significant items associated with their appointed positions on federal, state, regional and local organizations.

A. **From the Council**

B. **From the Mayor**

XIII. ADJOURNMENT

Agendas and minutes are available to the public at the City Clerk's Office, on the City website (<http://www.aubumwa.gov>), and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Hearing for Community Development Block Grant 2018
Action Plan

Date:

December 12, 2017

Department:

Administration

Attachments:

[Notice of Public Hearing](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council to conduct a public hearing to receive public comments and suggestions with regards to the 2018 Annual Action Plan as required by HUD.

Background Summary:

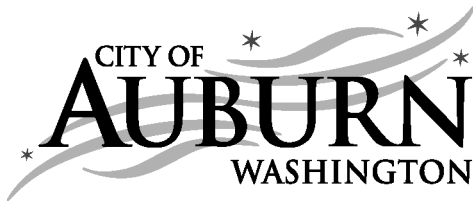
The 2018 Annual Action Plan outlines proposed expenditures to implement the City's efforts related to its CDBG projects. It identifies federal and local funds expected to be available, indicates the activities on which they will be spent, and sets goals for the number and type of services expected to be provided. The proposed 2018 Annual Action Plan is a requirement for the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The Action Plan describes housing and community development needs as well as activities to address those needs. The Action Plan brings together, in one submission, the planning and funding recommendations for human services, neighborhood revitalization and capital improvements funded by the Community Development Block Grant program. The Plan includes project descriptions, recommended funding and proposed accomplishments for the 2018 program year. A public notice announcing the December 18, 2017 public hearing and a brief description about the 2018 Action Plan was published in The Seattle Times on November 13, 2017.

Reviewed by Council Committees:**Councilmember:****Staff:**

Hinman

Meeting Date: December 18, 2017

Item Number: PH.1



**Department of Administration
Community Services Division
25 West Main Street
Auburn, Washington 98001**

December 3, 2017

Contact:

Joy Scott, Human Services Manager.

Phone: (253) 876-1965

Email: jfscott@auburnwa.gov

**NOTICE OF PUBLIC HEARING REGARDING THE 2018 ANNUAL ACTION
PLAN FOR THE COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM**

Auburn, Washington — The City Council will conduct a public hearing in the Auburn City Hall Council Chambers, 25 West Main Street, on Monday, December 18, 2017 at 7:00 p.m. or soon thereafter. The purpose of this public hearing is to solicit public comments on the 2018 CDBG Annual Action Plan prior to its submission of the plan to U.S. Department of Housing and Urban Development (HUD).

The proposed 2018 Annual Action Plan is a requirement for the Department of Housing and Urban Development's (HUD) Community Development Block Grant (CDBG) Program. The Action Plan describes housing and community development needs as well as activities to address those needs. The Action Plan brings together the planning and funding recommendations for human services, neighborhood revitalization and capital improvements funded by the Community Development Block Grant program. The Plan includes project descriptions, recommended funding and proposed accomplishments for the 2018 program year.

In accordance with 24 CFR 91 of HUD, the City of Auburn solicits comments and public review for its 2018 Community Development Block Grant (CDBG) program.

Copies of the Consolidated Plan and the 2018 Action Plan are available, at no charge, from the City of Auburn's Community Services Department located at 25 W. Main Street, Auburn, 98001.

The deadline for the consideration of written comments and/or suggestions is Monday, December 18, 2017; they may be addressed to Joy Scott with Auburn's Community Services at the above address, or faxed to (253) 288-3132, prior to the public hearing. Interested citizens may also offer oral comments at the City Council public hearing on Monday, December 18, 2017.

Non-English speaking residents and citizens with speech, sight, or hearing impairments who wish to review the documents or comment at the public hearing should contact the Auburn Department of Administration. Each request will be considered individually according to the type of assistance required, the availability of resources, and the financial ability of the City to provide accommodation.

**POSTED AT THE OFFICE OF THE CITY CLERK
POSTED ON THE CITY OF AUBURN'S WEBSITE**



AGENDA BILL APPROVAL FORM

Agenda Subject:

Minutes of the December 4, 2017 Regular City Council Meeting

Date:

December 12, 2017

Department:

Administration

Attachments:

[Minutes](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:**Background Summary:****Reviewed by Council Committees:****Councilmember:**

Meeting Date: December 18, 2017

Staff:

Item Number: CA.A



**CITY COUNCIL
MEETING MINUTES**

December 4, 2017 7:00 PM

I. CALL TO ORDER

A. Pledge of Allegiance

Mayor Nancy Backus called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street, and led those in attendance in the Pledge of Allegiance.

B. Roll Call

City Councilmembers present: Deputy Mayor Largo Wales, Bob Baggett, Claude DaCorsi, John Holman, Bill Peloza, Yolanda Trout-Manuel, and Rich Wagner.

Mayor Nancy Backus was in attendance, and the following department directors and staff members were also present: Finance Director Shelley Coleman, City Attorney Daniel B. Heid, Chief of Police Bob Lee, Innovation and Technology Director Paul Haugan, Assistant Director of Engineering Services/City Engineer Ingrid Gaub, Community Development and Public Works Director Kevin Snyder, Planning Services Manager Jeff Dixon, Utilities Engineering Manager Lisa Tobin, Human Resources and Risk Management Director Rob Roscoe, Director of Administration Dana Hinman, Parks, Arts and Recreation Director Daryl Faber, and City Clerk Danielle Daskam.

II. ANNOUNCEMENTS, PROCLAMATIONS AND PRESENTATIONS

A. Proclamation – Stress Less Week

Mayor Backus to proclaim December 2-9, 2017, as Stress Less Week in the city of Auburn.

Mayor Backus read and presented a proclamation declaring December 2-9, 2017 as Stress Less Week in the city of Auburn to Auburn Mountainview High School DECA students Haley Secret Bailey Ketchum.

B. Proclamation - 2017 Tree Steward

Mayor Backus to proclaim First United Methodist Church as Auburn's "2017 Tree Steward" in the city of Auburn.

Mayor Backus read and presented a proclamation declaring the First United Methodist Church as the City's 2017 Tree Steward for preserving and caring for the Red Cedar tree at 100 N Street SE in Auburn and declaring the tree as a significant tree to Mr. Len Elliott, previous chair of the City of Auburn Urban Tree Board and formerly associated with the First United Methodist Church. Mr. Elliott thanked Mayor Backus and Council for the recognition. Mr. Bryce Landrud, current chair of the Auburn Urban Tree Board, spoke briefly regarding the history of the tree and its merits as a significant tree.

III. APPOINTMENTS

There was no appointment for Council consideration.

IV. AGENDA MODIFICATIONS

Ordinance No. 6659 was removed from the agenda. It was later announced that Ordinance Nos. 6667 and 6668 were both postponed and removed from the agenda.

V. CITIZEN INPUT, PUBLIC HEARINGS & CORRESPONDENCE**A. Public Hearings****1. 2017-2018 Mid Biennial Budget Public Hearing No. 2**

City Council to conduct a public hearing to receive public comments and suggestions with regard to the proposed modifications to the 2017-2018 Biennial Budget.

Mayor Backus opened the public hearing at 7:10 p.m. No one in the audience requested to speak during the budget public hearing, and the hearing was closed.

B. Audience Participation

This is the place on the agenda where the public is invited to speak to the City Council on any issue. Those wishing to speak are reminded to sign in on the form provided

Bob Zimmerman, 33029 46th Place South

Mr. Zimmerman thanked Councilmember Wagner for his service on the Council. Mr. Zimmerman reported on a meeting and site visit with city officials regarding the wall constructed by his neighbor and adjacent to Mr. Zimmerman's property. He stated the meeting did not alleviate his concerns with the wall.

Virginia Cross, 604 24th Street SE, Auburn

Ms. Cross spoke regarding Ordinance No. 6667 relating to Comprehensive Plan amendments. Ms. Cross expressed concern with the application of land use and zoning designations to properties under the control of the Muckleshoot Indian Tribe.

Virginia Haugen, 2503 R Street SE, Auburn

Ms. Haugen expressed opposition to the Business Improvement Area.

C. Correspondence

There was no correspondence for Council review.

VI. EXECUTIVE SESSION AND CLOSED SESSION

At 7:19 p.m. and immediately following Audience Participation, Mayor Backus recessed the meeting to closed session pursuant to RCW 42.30.140(4)(a) to discuss collective bargaining issues, and to executive session pursuant to RCW 42.30.110(1)(i) for approximately 20 minutes to discuss potential litigation. City Attorney Heid, Human Resources and Risk Management Director Roscoe, Police Chief Bob Lee, Assistant Director of Engineering Services/City Engineer Gaub, and Utilities Engineering Manager Lisa Tobin also attended the executive session.

Mayor Backus reconvened the meeting at 7:42 p.m.

VII. COUNCIL AD HOC COMMITTEE REPORTS

Councilmember Baggett, chair of the Finance ad hoc committee that reviews claims and payroll vouchers, reported he and Councilmember Wagner reviewed the payroll vouchers and electronic deposits in the approximate amount of \$2.5 million and claims vouchers and wire transfers in the amount of approximately \$1.8 million for the periods November 16-29, 2017 and December 4, 2017, respectively. The ad hoc committee recommends approval of the claims and payroll vouchers as described on the Consent Agenda.

VIII. CONSENT AGENDA

All matters listed on the Consent Agenda are considered by the City Council to be routine and will be enacted by one motion in the form listed.

A. Minutes of the November 20, 2017 Regular City Council Meeting**B. Claims Vouchers**

Claims vouchers 446641 through 446794 in the amount of \$1,157,155.14 and five wire transfers in the amount of \$659,562.33 and dated December 4, 2017.

C. Payroll Vouchers

Payroll check numbers 537610 through 537676 in the amount of \$506,337.35, electronic deposit transmissions in the amount of \$1,960,977.52 for a grand total of \$2,467,314.87 for the period covering November 16, 2017 to November 29, 2017.

D. Parks Project No. CP1721

City Council award Contract No. 17-31 to Christensen, Inc. on their low bid of \$343,411.51 plus Washington State sales tax of \$34,341.15 for a total contract price of \$377,752.56 for Project No. CP1721 – Les Gove Restroom Building Replacement.

Deputy Mayor Wales moved and Councilmember Baggett seconded to approve the Consent Agenda.

In response to a question from Councilmember Pelloza, Director Faber explained the project scope for CP1721, Les Gove Restroom Building Replacement, was increased to include a family restroom. There were also increased electrical costs. The increased project costs will be paid from park impact fees.

MOTION CARRIED UNANIMOUSLY. 7-0

IX. UNFINISHED BUSINESS

There was no unfinished business.

X. NEW BUSINESS

There was no new business.

XI. ORDINANCES

A. Ordinance No. 6659

An Ordinance of the City Council of the City of Auburn, Washington, amending Section 1.24.010 of the Auburn City Code and creating a new Chapter 9.24 of the Auburn City Code relating to new gross misdemeanor violations concerning drug-related activities

Ordinance No. 6659 was removed from the agenda.

B. Ordinance No. 6665

An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6621, the 2017-2018 Biennial Budget, as amended by Ordinance No. 6646 and Ordinance No. 6656, authorizing amendment to the City of Auburn 2017-2018 Budget as set forth in Schedule "A" and Schedule "B"

Councilmember Holman moved and Councilmember Wagner seconded to adopt Ordinance No. 6665.

MOTION CARRIED UNANIMOUSLY. 7-0.

C. Ordinance No. 6666

An Ordinance of the City Council of the City of Auburn, Washington, amending Ordinance No. 6621, the 2017-2018 Biennial Budget Ordinance, as amended by Ordinance No. 6646, Ordinance No. 6656, and Ordinance No.. 6665, authorizing amendment to the City of Auburn 2017-2018 Budget as set forth in Schedule "A" and Schedule "B"

Councilmember Holman moved and Councilmember Wagner seconded to adopt Ordinance No. 6666.

MOTION CARRIED UNANIMOUSLY. 7-0

D. Ordinance No. 6667

An Ordinance of the City Council of the City of Auburn, Washington, relating to planning; adopting the 2017 Annual Comprehensive Plan Map and Text Amendments pursuant to the provisions of RCW Chapter 36.70A and adopting corresponding rezones related to certain map amendments

Ordinance No. 6667 was removed from the agenda.

E. Ordinance No. 6668

An Ordinance of the City Council of the City of Auburn, Washington amending Sections 19.02.115, 19.02.120, 19.02.130 and 19.02.140 of the Auburn City Code relating to School Impact Fees

Ordinance No. 6668 was removed from the agenda.

F. Ordinance No. 6669

An Ordinance of the City Council of the City of Auburn, Washington, amending Section 2.82.020 of the Auburn City Code relating to the Auburn Poet Laureate

Deputy Mayor Wales moved and Councilmember Trout-Manuel seconded to adopt Ordinance No. 6669.

MOTION CARRIED UNANIMOUSLY. 7-0

XII. RESOLUTIONS**A. Resolution No. 5330**

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute the Deed Restriction-Restrictive Covenant for city-owned parcels 1221049037, 1221049038, 1221049039, 1221049007 required as a condition of Washington Department of Ecology grant funding

Deputy Mayor Wales moved and Councilmember Trout-Manuel seconded to adopt Resolution No. 5330.

MOTION CARRIED UNANIMOUSLY. 7-0

B. Resolution No. 5331

A Resolution of the City Council of the City of Auburn, Washington, endorsing use of the 2018 Valley Regional Fire Authority Fee Schedule as adopted by the VRFA Board of Governance

Councilmember DaCorsi moved and Councilmember Holman seconded to adopt Resolution No. 5331.

MOTION CARRIED UNANIMOUSLY. 7-0

C. Resolution No. 5332

A Resolution of the City Council of the City of Auburn, Washington, authorizing the Mayor to execute a First Amendment to Interlocal Agreement 2 for the Lea Hill Intertie Project between Covington

Water District, King County Water District No. 111 and the City of Auburn

Resolution No. 5332 was added to the agenda.

Councilmember Wagner moved and Councilmember Baggett seconded to adopt Resolution No. 5332.

Councilmember Wagner stated the Resolution approves an amendment to the wholesale water agreement with Water District No. 111 and Covington Water District to extend the ability of the Districts to purchase “interruptible” water from the City.

MOTION CARRIED UNANIMOUSLY. 7-0

D. Resolution No. 5334

A Resolution of the City Council of the City of Auburn, Washington, approving Addendum No. 1 to the Collective Bargaining Agreement between the City of Auburn and the Auburn Police Management Association for 2016-2018

Resolution No. 5334 was added to the agenda.

Councilmember Pelosa moved and Councilmember Holman seconded to adopt Resolution No. 5334.

MOTION CARRIED UNANIMOUSLY. 7-0

XIII. MAYOR AND COUNCILMEMBER REPORTS

A. From the Council

Deputy Mayor Wales reported Holy Family Church provided 52 shut-in families with Thanksgiving dinner and also provided another 1,000 people with Thanksgiving dinner. Deputy Mayor Wales reported the Junior City Council met earlier today. The Junior City Council will be adjusting their meeting schedule, developing a budget, and providing quarterly reports to the City Council. Members of the Junior City Council will also be participating in Youth Action Days at the state capitol in January 2018.

Councilmember Pelosa reported on his attendance at the South County Area Transportation Board (SCATBd) meeting and the Cities and Schools Forum.

Councilmember Trout-Manuel reported on her attendance at an Auburn School District Drug and Alcohol Prevention Coalition workshop, a tour of the Muckleshoot Indian Tribe reservation, and the Red, White and Blue Concert. Councilmember Trout-Manuel shared that her Lions Club president project was just completed and consisted of service club signs throughout the city.

Councilmember Baggett reported on his attendance at the Dave and Buster's pre-grand opening Sunday night and their official ribbon cutting ceremony this morning.

Councilmember Holman reported on his participation in the Rotary Club's take-a-kid-to-work day where three students from Mountainview High School, Auburn High School, and Riverside High School shadowed him for a morning at City Hall. Councilmember Holman also reported on his attendance at the Puget Sound Regional Council Growth Management Policy Board meeting where the board discussed the regional centers framework.

Councilmember Wagner commented on the regional centers framework and the importance of being designated as a center in order to be eligible for funding. Councilmember Wagner also commented on the Cities and Schools Forum, which enables a dialogue among the education community and the cities of Algonia, Pacific and Auburn.

B. From the Mayor

Mayor Backus reported that she and Councilmember Peloza assisted with serving the Thanksgiving lunches provided on November 21st at the Senior Center; the Senior Center served over 300 during two seatings. Mayor Backus reported several students from the Sister City of Guanghan, Sichuan Province, China, visited City Hall. Mayor Backus announced she is a co-chair with King County Executive Dow Constantine and Seattle Mayor Jenny Durkin of a new initiative called One Table to address homelessness throughout King County. Mayor Backus reported on her attendance at the Sound Cities Association annual networking dinner where Councilmember Wagner was recognized for his public service. Mayor Backus also reported on her attendance at the Santa Parade and tree lighting at City Hall, the Red, White and Blue Concert, Dave and Buster's pre-grand opening, and a visit to Wesley Homes.

XIV. ADJOURNMENT

There being no further business to come before the Council, the meeting adjourned at 8:21 p.m.

APPROVED THE _____ DAY OF _____, 2017.

NANCY BACKUS, MAYOR

Danielle Daskam, City Clerk

City Council agendas and minutes are available to the public at the City Clerk's Office, on the City website, and via e-mail. Complete agenda packets are available for review at the City Clerk's Office.

Internet: <http://www.auburnwa.gov>



AGENDA BILL APPROVAL FORM

Agenda Subject:

Claims Vouchers

Date:

December 12, 2017

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council approve the claims vouchers.

Background Summary:

Claims vouchers 446795 through 446997 in the amount of \$5,609,000.25 and one wire transfer in the amount of \$555,364.87 and dated December 17, 2017.

Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: December 18, 2017

Item Number:

CA.B



AGENDA BILL APPROVAL FORM

Agenda Subject:

Payroll Vouchers

Date:

December 12, 2017

Department:

Finance

Attachments:

No Attachments Available

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

approve payroll vouchers

Background Summary:

Payroll check numbers 537677 through 537697 in the amount of \$240,977.96, electronic deposit transmissions in the amount of \$1,925,671.59 for a grand total of \$2,166,649.55 for the period covering November 30, 2017 to December 13, 2017 and dated December 18, 2017.

Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: December 18, 2017

Item Number:

CA.C



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1415

Date:

December 11, 2017

Department:

CD & PW

Attachments:

[Budget Status Sheet](#)

[Final Pay Estimate No. 12](#)

[Vicinity Map](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 12 to Contract No. 16-12 in the amount of \$22,674.76 and accept construction of Project No. CP1415, West Main Street Multi-Modal Corridor and ITS Improvements.

Background Summary:

This project repurposed the existing West Main St. corridor and built the Intelligent Transportation System (ITS) improvements. Roadway improvements included converting the existing four-lane West Main St. roadway section to a three-lane section including center two-way left turn lane with new bike lanes, new sidewalks, street trees, and new LED street lighting improvements between West Valley Highway and the Interurban Trail. ITS Improvements included interconnecting and coordinating traffic signals from C St. NW along West Main St. to West Valley Highway (WVH), south to 15th St. SW including two interchanges with SR-18 and one with SR-167.

A project budget contingency of \$64,004.00 remains in the 102 Arterial Street Fund.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

CA.D

BUDGET STATUS SHEET

Project No: **CP1415**

Project Title: **West Main Street Multi-Modal Corridor and ITS Improvements**

Project Manager: **Kim Truong**

Date: 12/5/17

Initiation Date: 12/23/14

Advertisement Date: 6/10/16

Award Date: 7/18/16

- ☐ 2015 Mid Biennial Adjustment
- ☐ Permission to Advertise
- ☐ Contract Award
- ☐ Change Order Approval
- ☒ Final Acceptance

Funds Budgeted (Funds Available)

Funding	2014 (actual)	2015 (actual)	2016 (actual)	2017	Total
518 Fund - Information Services				42,586	42,586
102 Fund - Traffic Impact Fees	4,538	32,408	359,650	100,000	496,595
102 Fund - Arterial Street			48,347	65,471	113,818
102 Fund - Federal Grant		179,025	2,186,593	1,193,870	3,559,487
Total	4,538	211,432	2,594,590	1,401,927	4,212,486

Estimated Cost (Funds Needed)

Activity	2014 (actual)	2015 (actual)	2016 (actual)	2017	Total
Design Engineering - City Costs	4,120	38,773	64,824		107,717
Design Engineering - Consultant Costs		172,509	350,401		522,910
Other/Misc.	418		3,397	3,293	7,108
Permitting		150	10,787		10,937
Construction Contract			2,021,607	1,151,659	3,173,267
Change Order 1				109,571	109,571
Line Item Changes				5,385	5,385
Testing Services				16,124	16,124
Construction Engineering - City Costs			102,375	84,566	186,941
Construction Engineering - Consultant Costs			41,199	9,912	51,111
Total	4,538	211,432	2,594,591	1,380,509	4,191,069

102/105 Arterial Street Budget Status

	2014 (actual)	2015 (actual)	2016 (actual)	2,017	Total
*102/105 Funds Budgeted ()	(4,538)	(211,432)	(2,594,590)	(1,401,927)	(4,212,487)
102/105 Funds Needed	4,538	211,432	2,594,591	1,337,923	4,148,483
*102/105 Fund Project Contingency ()	0	(0)	0	(64,004)	(64,004)
102/105 Funds Required	0	0	0	0	0

518 Information Services Budget Status

	2014 (actual)	2015 (actual)	2016 (actual)	2,017	Total
*518 Funds Budgeted ()	0	0	0	(42,586)	(42,586)
518 Funds Needed	0	0	0	42,586	42,586
*518 Fund Project Contingency ()	0	0	0	0	0
518 Funds Required	0	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.



Construction Contract Final Payment No. 16-12/#12

Project Name: West Main St Multi-Modal Corridor and
ITS Improvements
Date: 11/29/17

Project Number: CP1415

Contract # 16-12
Status: Approved
Pay Period: 08.21.2017 - 11.20.2017
Retainage Option: No Retainage -
Federal

To Contractor:
Tucci & Sons, Inc.

Cost Summary

Original Contract Value (A):	\$3,173,266.51
Contract Change Orders (B):	\$114,370.00
Current Contract Value (A+B):	\$3,287,636.51
Amount Earned to Date (C):	\$3,288,221.91
Amount Previously Invoiced Including Retainage (D):	\$3,265,547.15
Amount Earned this Period Including Retainage (C-D):	\$22,674.76
Previous Retainage Amount Held (E):	\$ 0.00
Current Period Retainage Amount (F):	\$ 0.00
Total Retainage Held (E+F):	\$ 0.00
Progress Payment Amount Less Retainage (C-D-F) :	\$22,674.76
Total Contract Amount Spent Percentage	100.02 %

By signing below, the Contractor agrees and affirms to the following: "I have reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate."

Contractor:

Inspector:

Project Manager:

City Engineer:

By: Don Nelson

By: Seth Loop

By: Kim Truong

By: _____

Signed: [Signature]

Signature: [Signature]

Signature: [Signature]

Signature: _____

Date: 12/5/17

Date: 12/6/17

Date: 12/6/17

Date: _____

City Of Auburn
CP1415

16-12
West Main St Multi-Modal Corridor and ITS Improvements

16-12/#12

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
001	A	One Year Warranty Bond (Not FHWA Eligible)	LS	\$5,000.00	1.00	1.0000	\$5,000.00	\$ 0.00	1.0000	\$5,000.00	100
002	B	Record Drawings (minimum bid \$5,000)	LS	\$5,000.00	1.00	1.0000	\$5,000.00	\$ 0.00	1.0000	\$5,000.00	100
003	B	SPCC Plan	LS	\$1,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$1,500.00	100
004	B	Utility Potholing	EA	\$ 500.00	10.00	0.0000	\$ 0.00	\$ 0.00	6.0000	\$3,000.00	60.0
005	B	Construction Site Sign(s)	EA	\$ 500.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$1,000.00	100
006	B	Mobilization	LS	\$425,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$425,000.00	100
007	B	Portable Changeable Message Sign	DAY	\$ 130.00	0.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
008	B	Sequential Arrow Sign	DAY	\$ 50.00	40.00	0.0000	\$ 0.00	\$ 0.00	29.0000	\$1,450.00	72.50
009	B	Traffic Control Labor (Min. Bid \$38.00 per hour)	HR	\$ 78.00	500.00	-3512.0000	-	\$ 0.00	625.0000	\$48,750.00	125.00
010	B	Traffic Control Supervisor	LS	\$120,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$120,000.00	100
011	B	Clearing and Grubbing	LS	\$2,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$2,000.00	100
012	B	Roadside Cleanup	Est.	\$10,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.3832	\$13,831.99	138.32
013	B	Remove and Reset Private Mailbox	EA	\$ 500.00	2.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 500.00	50.0
014	B	Remove Art Installation	EA	\$ 150.00	15.00	0.0000	\$ 0.00	\$ 0.00	15.0000	\$2,250.00	100
015	B	Remove Fence	LF	\$ 10.00	120.00	0.0000	\$ 0.00	\$ 0.00	120.0000	\$1,200.00	100
016	B	Common Borrow Incl. Haul	CY	\$ 10.00	120.00	0.0000	\$ 0.00	\$ 0.00	70.0000	\$ 700.00	58.33
017	B	Embankment Compaction	CY	\$ 15.00	120.00	0.0000	\$ 0.00	\$ 0.00	70.0000	\$1,050.00	58.33
018	B	Roadway Excavation Including Haul	CY	\$ 19.00	10,910.00	0.0000	\$ 0.00	\$ 0.00	10910.0000	\$207,290.00	100
019	B	Construction Geotextile For Separation	SY	\$ 1.00	14,580.00	0.0000	\$ 0.00	\$ 0.00	14580.0000	\$14,580.00	100
020	B	Construction Geotextile For Permanent Erosion Control	SY	\$ 50.00	30.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
021	B	Crushed Surfacing Base Course	TON	\$ 20.35	12,060.00	0.0000	\$ 0.00	\$ 0.00	10699.4900	\$217,734.64	88.72
022	B	Crushed Surfacing Top Course	TON	\$ 45.00	450.00	0.0000	\$ 0.00	\$ 0.00	452.2000	\$20,349.00	100.49
023	B	Asphalt Cold Patch	TON	\$ 100.00	50.00	0.0000	\$ 0.00	\$ 0.00	31.9100	\$3,191.00	63.82
024	B	Commercial HMA	TON	\$ 200.00	15.00	0.0000	\$ 0.00	\$ 0.00	131.5100	\$26,302.00	876.73
025	B	HMA Cl. 1/2-inch PG 64-22 (Class B)	TON	\$ 65.60	2,230.00	0.0000	\$ 0.00	\$ 0.00	1932.8900	\$126,797.58	86.68
026	B	HMA Cl. 1-inch PG 64-22 (Class E)	TON	\$ 61.00	6,025.00	0.0000	\$ 0.00	\$ 0.00	5141.5600	\$313,635.16	85.34
027	B	Planing Bituminous Pavement	SY	\$ 10.00	1,300.00	0.0000	\$ 0.00	\$ 0.00	1250.0000	\$12,500.00	96.15
028	B	Polyvinyl Chloride (PVC) Storm	LF	\$ 50.00	39.00	0.0000	\$ 0.00	\$ 0.00	40.0000	\$2,000.00	102.56

Period Dates
Begin: 08.21.2017
End: 11.20.2017
2 of 5

City Of Auburn
CP1415

16-12
West Main St Multi-Modal Corridor and ITS Improvements

16-12/#12

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
029	B	Pipe, SDR-21, 12 inch Diam. Polyvinyl Chloride (PVC) Storm Pipe, SDR-21, 8 inch Diam.	LF	\$ 50.00	15.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
030	B	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR-35, 12 inch Diam.	LF	\$ 50.00	73.00	0.0000	\$ 0.00	\$ 0.00	43.0000	\$2,150.00	58.90
031	B	Adjust Manhole	EA	\$ 750.00	4.00	1.0000	\$ 750.00	\$ 0.00	3.0000	\$2,250.00	75.00
032	B	Catch Basin Type 1	EA	\$2,100.00	3.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$4,200.00	66.67
033	B	Circular Ring and Cover for Existing MH or CB	EA	\$ 750.00	4.00	0.0000	\$ 0.00	\$ 0.00	3.0000	\$2,250.00	75.00
034	B	Connect to Existing Catch Basin	EA	\$ 150.00	3.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 150.00	33.33
035	B	Rectangular Frame and Bi-Directional Grate for Existing CB	EA	\$ 500.00	4.00	0.0000	\$ 0.00	\$ 0.00	4.0000	\$2,000.00	100
036	B	Rectangular Frame and Solid Cover for Existing MH or CB	EA	\$ 750.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 750.00	100
037	B	Rectangular Frame and Vaned Grate for Existing CB	EA	\$ 500.00	16.00	0.0000	\$ 0.00	\$ 0.00	13.0000	\$6,500.00	81.25
038	B	Rotate Manhole Topslab and Cover	EA	\$2,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$2,500.00	100
039	B	Controlled Density Fill (CDF) for Filling Pipe	CY	\$1,000.00	2.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
040	B	Imported Pipe Bedding	TON	\$ 20.00	70.00	0.0000	\$ 0.00	\$ 0.00	31.0400	\$ 620.80	44.34
041	B	Imported Pipe Trench Backfill	TON	\$ 25.00	102.00	0.0000	\$ 0.00	\$ 0.00	48.7700	\$1,219.25	47.81
042	B	Adjust Valve Box	EA	\$ 500.00	10.00	0.0000	\$ 0.00	\$ 0.00	22.0000	\$11,000.00	220.0
043	B	Moving Existing Hydrants	EA	\$5,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$10,000.00	200
044	B	Adjust Existing Water Meter	EA	\$ 300.00	4.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 300.00	25.00
045	B	ESC Lead	DAY	\$ 100.00	40.00	0.0000	\$ 0.00	\$ 0.00	25.0000	\$2,500.00	62.50
046	B	Geotextile Encased Check Dam	LF	\$ 10.00	190.00	0.0000	\$ 0.00	\$ 0.00	60.0000	\$ 600.00	31.58
047	B	High Visibility Fence	LF	\$ 2.10	910.00	0.0000	\$ 0.00	\$ 0.00	352.0000	\$ 739.20	38.88
048	B	High Visibility Silt Fence	LF	\$ 5.00	600.00	0.0000	\$ 0.00	\$ 0.00	802.0000	\$4,010.00	133.67
049	B	Inlet Protection	EA	\$ 100.00	28.00	0.0000	\$ 0.00	\$ 0.00	23.0000	\$2,300.00	82.14
050	B	Silt Fence	LF	\$ 4.00	1,984.00	0.0000	\$ 0.00	\$ 0.00	1944.0000	\$7,776.00	97.98
051	B	SWPPP Revisions and General Permit Compliance	LS	\$2,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$2,500.00	100
052	B	Temporary Water Pollution/Erosion Control	Est.	\$30,000.00	0.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
053	B	Wattle	LF	\$ 4.00	775.00	0.0000	\$ 0.00	\$ 0.00	1275.0000	\$5,100.00	164.52
054	B	Bark Mulch	CY	\$1,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	3.0000	\$3,000.00	300

Period Dates
Begin: 08.21.2017
End: 11.20.2017
3 of 5

City Of Auburn
CP1415

16-12
West Main St Multi-Modal Corridor and ITS Improvements

16-12/#12

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
055	B	Property Restoration	Est.	\$10,000.00	1.00	0.7392	\$7,392.00	\$ 0.00	1.7987	\$17,987.00	179.87
056	B	Seeding, Fertilizing, and Mulching	SY	\$ 3.00	506.00	0.0000	\$ 0.00	\$ 0.00	506.0000	\$1,518.00	100
057	B	Topsoil Type A	CY	\$ 100.00	56.00	0.0000	\$ 0.00	\$ 0.00	72.0000	\$7,200.00	128.57
058	B	Cement Concrete Traffic Curb	LF	\$ 30.00	35.00	0.0000	\$ 0.00	\$ 0.00	39.0000	\$1,170.00	111.43
059	B	Cement Concrete Traffic Curb and Gutter	LF	\$ 10.00	5,710.00	0.0000	\$ 0.00	\$ 0.00	5878.8000	\$58,788.00	102.96
060	B	Industrial and Commercial Driveway	SY	\$ 40.00	530.00	0.0000	\$ 0.00	\$ 0.00	561.2330	\$22,449.32	105.89
061	B	Raised Pavement Marker Type 2	EA	\$ 3.50	180.00	0.0000	\$ 0.00	\$ 0.00	194.0000	\$ 679.00	107.78
062	B	Cantilevered Slide Gate	EA	\$7,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$7,500.00	100
063	B	Chain Link Fence Type 3	LF	\$ 32.00	95.00	0.0000	\$ 0.00	\$ 0.00	95.0000	\$3,040.00	100
064	B	Adjust Monument	EA	\$ 750.00	6.00	0.0000	\$ 0.00	\$ 0.00	6.0000	\$4,500.00	100
065	B	Bicycle Ramp	EA	\$1,500.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$3,000.00	100
066	B	Cement Concrete Curb Ramp Type Parallel A	EA	\$2,500.00	9.00	0.0000	\$ 0.00	\$ 0.00	10.0000	\$25,000.00	111.11
067	B	Cement Concrete Curb Ramp Type Perpendicular A	EA	\$ 800.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
068	B	Cement Concrete Curb Ramp Type Single Direction A	EA	\$3,000.00	6.00	0.0000	\$ 0.00	\$ 0.00	4.0000	\$12,000.00	66.67
069	B	Cement Concrete Sidewalk	SY	\$ 26.25	3,670.00	0.0000	\$ 0.00	\$ 0.00	4123.9150	\$108,252.77	112.37
070	B	Quarry Spalls	CY	\$ 500.00	4.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
071	B	Illumination System Complete	LS	\$319,000.00	1.00	-0.0368	-\$11,748.63	\$ 0.00	1.0000	\$319,000.00	100
072	B	ITS System Complete	LS	\$527,000.00	1.00	-0.0146	-\$7,718.43	\$ 0.00	1.0001	\$527,000.00	100
073	B	Traffic Signal Modifications Complete at 15th St SW and Industry Drive SW/ Outlet Collection Way	LS	\$40,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$40,000.00	100
074	B	Traffic Signal Modifications Complete at 15th St SW and Market St SW	LS	\$40,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$40,000.00	100
075	B	Traffic Signal Modifications Complete at 15th St SW and O St SW	LS	\$30,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$29,999.00	100.00
076	B	Traffic Signal Modifications Complete at C Street SW and SR-18 EB Off/On Ramp	LS	\$40,000.00	0.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
077	B	Traffic Signal Modifications Complete at C Street SW and SR-18 WB On Ramp	LS	\$40,000.00	0.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0

Period Dates
Begin: 08.21.2017
End: 11.20.2017
4 of 5

City Of Auburn
CP1415

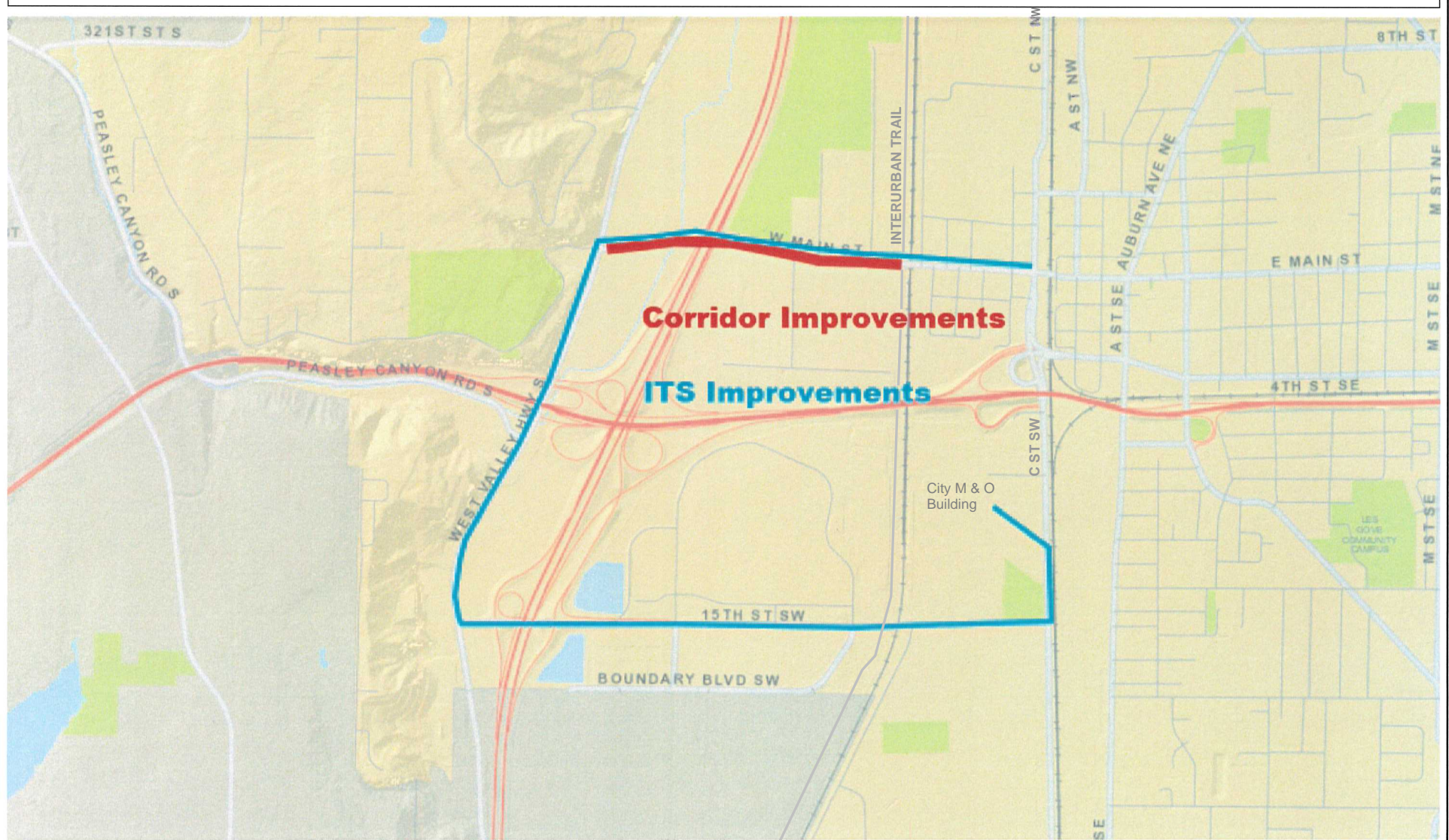
16-12
West Main St Multi-Modal Corridor and ITS Improvements

16-12/#12

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
078	B	Traffic Signal Modifications Complete at W Main Street and West Valley Highway S	LS	\$10,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$10,000.00	100
079	B	Traffic Signal Modifications Complete at W Main St and C St SW	LS	\$40,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$40,000.00	100
080	B	Electrical Variations	Est.	\$20,000.00	2.16	0.9759	\$19,517.38	\$ 0.00	2.1408	\$42,815.26	98.95
081	B	Permanent Signing	LS	\$8,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$8,000.00	100
082	B	Relocate Permanent Traffic Sign and Post	EA	\$ 400.00	21.00	0.0000	\$ 0.00	\$ 0.00	21.0000	\$8,400.00	100
083	B	Paint Line	LF	\$ 0.20	7,100.00	0.0000	\$ 0.00	\$ 0.00	6535.0000	\$1,307.00	92.04
084	B	Painted Wide Lane Line	LF	\$ 0.25	6,700.00	0.0000	\$ 0.00	\$ 0.00	6915.0000	\$1,728.75	103.21
085	B	Painted Access Parking Space Symbol	EA	\$ 125.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 125.00	100
086	B	Painted Automobile/Bicycle Shared Lane Marking	EA	\$ 375.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$ 750.00	100
087	B	Painted Bicycle Detector Pavement Marking	EA	\$ 350.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 350.00	100
088	B	Painted Railroad Crossing Symbol	EA	\$ 600.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 600.00	100
089	B	Painted Traffic Arrow	EA	\$ 90.00	16.00	0.0000	\$ 0.00	\$ 0.00	16.0000	\$1,440.00	100
090	B	Painted Bicycle Lane Symbol	EA	\$ 60.00	23.00	0.0000	\$ 0.00	\$ 0.00	22.0000	\$1,320.00	95.65
091	B	Plastic Crosswalk Stripe and Stop Bar (24 inch wide)	LF	\$ 10.00	70.00	0.0000	\$ 0.00	\$ 0.00	65.0000	\$ 650.00	92.86
092	B	Removing Plastic Traffic Marking	LS	\$1,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
093	B	Temporary Pavement Markings	LF	\$ 0.75	15,200.00	0.0000	\$ 0.00	\$ 0.00	16277.0000	\$12,207.75	107.09
5001	A	Schedule A Sales Tax	LS	\$ 0.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
5002	B	Schedule B Sales Tax	LS	\$ 0.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
A		ROW LEFT INTENTIONALLY BLANK									
B		ROW LEFT INTENTIONALLY BLANK									
CO1-001	B	Additional Traffic Control Labor	HR	\$ 72.88	2,800.00	3575.5000	\$260,582.44	\$ 0.00	3575.5000	\$260,582.44	127.70
CO1-002	B	Street Tree	EA	\$ 637.00	28.00	28.0000	\$17,836.00	\$ 0.00	28.0000	\$17,836.00	100

Period Dates
Begin: 08.21.2017
End: 11.20.2017
5 of 5

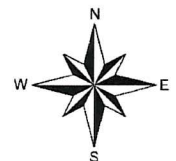
CP1415 West Main Street Multi-Modal Corridor and ITS Improvements



VICINITY MAP
Not to Scale

Printed Date: 10/1/2014
Map Created by City of Auburn eGIS

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1507

Date:

December 11, 2017

Department:

CD & PW

Attachments:

[Budget Status Sheet](#)

[Vicinity Map](#)

Budget Impact:**Administrative Recommendation:**

City Council approve Change Order No. 2 in the amount of \$100,000.00 to Contract No. 17-02 for work on Project No. CP1507, Auburn Way North Preservation.

Background Summary:

Change Order No. 2 covers additional costs for traffic control labor and for temporary pavement markings that were required during the time the existing pavement on Auburn Way North between 22nd Street NE and 45th Street NE was ground off awaiting for the new pavement to be placed. With Auburn Way North being a highly traveled corridor, and the requirement to maintain traffic during work operations, the traffic control labor and temporary markings for the various lane adjustments required was much greater than anticipated.

A project increase of \$100,000.00 within the 105 Street Preservation fund will be necessary, however it will not require a budget adjustment since it is anticipated that the total budgeted expenditures in the 105 Street Preservation fund will not be exceeded this year.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

CA.E

BUDGET STATUS SHEET

Project No: CP1507	Project Title: Auburn Way North Preservation Project
Project Manager: Kevin Thompson	

Initiation Date: 2/25/15

Advertisement Date: 2/7/17

Award Date: 3/20/17

☐ Permission to Advertise
☐ Contract Award
☒ **Change Order 2**
☐ Contract Final Acceptance

Date: Dec. 11, 2017

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2017	2018	Total
105 Fund - Unrestricted	149,001	823,499	0	972,500
105 Fund - Federal Grant	80,117	887,383	0	967,500
431 Fund - Sewer	3,105	60,821	0	60,000
432 Fund - Storm	14,873	73,127	0	88,000
460 Fund - Water	0	35,955	0	35,955
Total	247,096	1,880,785	0	2,088,000

Estimated Cost (Funds Needed)

Activity	Prior Years	2017	2018	Total
Design Engineering - City Costs	205,543		0	205,543
Total Construction Contract Bid		1,589,151	0	1,589,151
Authorized Contingency Remaining		68,050	0	68,050
Change Order No. 1		31,950	0	31,950
Change Order No. 2		100,000	0	100,000
Construction Engineering - City Costs		135,000	0	135,000
Construction Engineering - Materials Testing		20,000	0	20,000
Construction Engineering - WSDOT		1,000	0	1,000
Total	205,543	1,845,151	0	2,150,694

105 Arterial Street Budget Status

	Prior Years	2017	2018	Total
*105 Funds Budgeted ()	(149,001)	(1,710,882)	0	(1,859,883)
105 Funds Needed	187,348	1,771,643	0	1,958,991
*105 Fund Project Contingency ()	0	0	0	0
105 Funds Required	38,347	60,761	0	99,108

461 Sewer Budget Status

	Prior Years	2017	2018	Total
*461 Funds Budgeted ()	(3,105)	(60,821)	0	(63,926)
461 Funds Needed	3,105	60,161	0	63,266
*461 Fund Project Contingency ()	0	(660)	0	(660)
461 Funds Required	0	0	0	0

462 Storm Budget Status

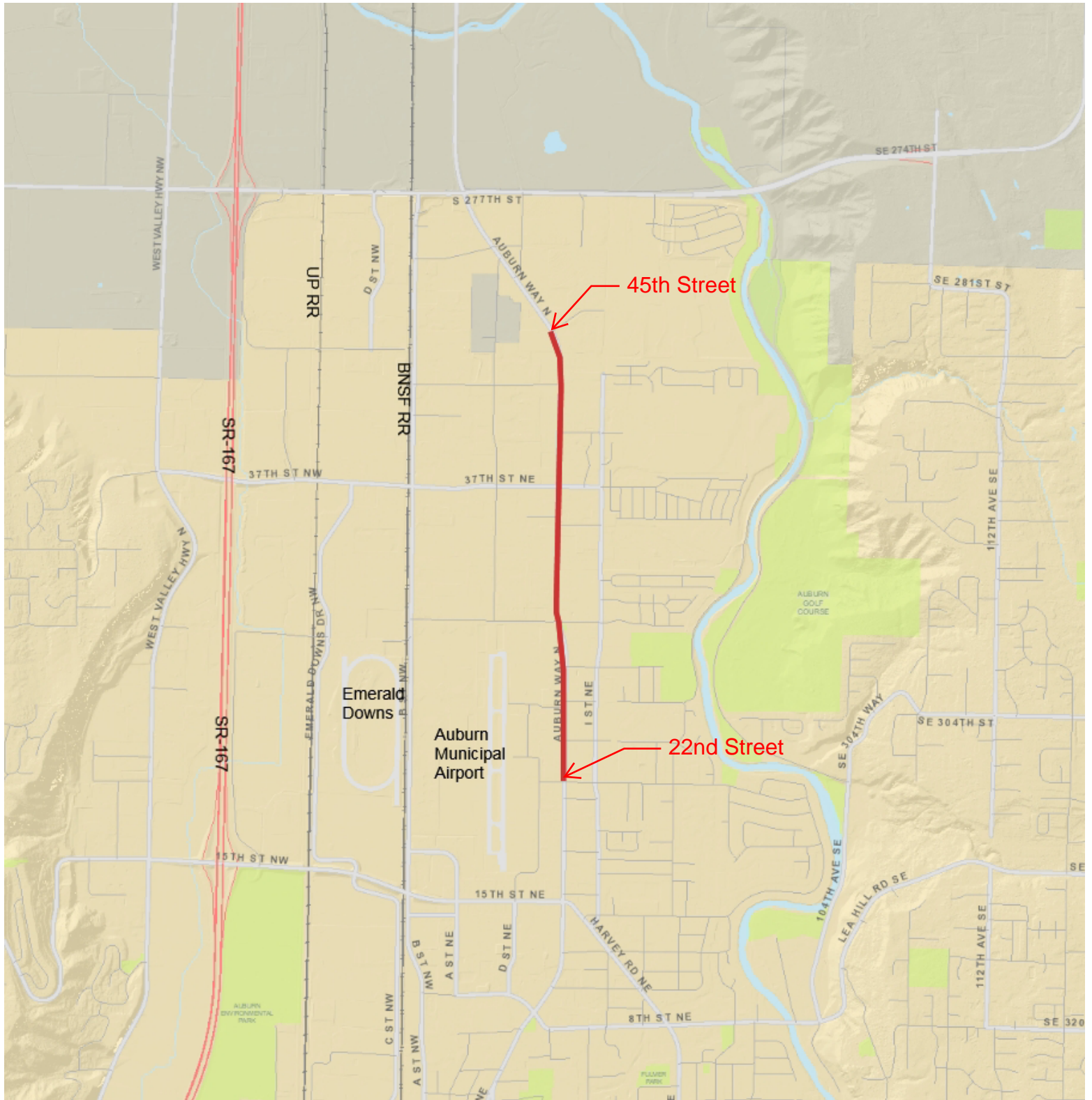
	Prior Years	2017	2018	Total
*462 Funds Budgeted ()	(14,873)	(73,127)	0	(88,000)
462 Funds Needed	14,873	66,890	0	81,763
*462 Fund Project Contingency ()	0	(6,237)	0	(6,237)
462 Funds Required	0	0	0	0

460 Water Budget Status

	Prior Years	2016 (Actuals)	2018	Total
*460 Funds Budgeted ()	0	(35,955)	0	(35,955)
460 Funds Needed	0	35,565	0	35,565
*460 Fund Project Contingency ()	0	(390)	0	(390)
460 Funds Required	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.

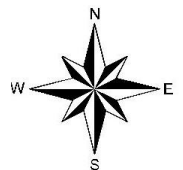
Auburn Way North Preservation



Auburn Way North
Preservation Project

Printed Date: 5/6/2014
Map Created by City of Auburn eGIS

Information shown is for general reference
purposes only and does not necessarily
represent exact geographic or cartographic
data as mapped. The City of Auburn makes no
warranty as to its accuracy.





AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1522

Date:

December 11, 2017

Department:

CD & PW

Attachments:

[Budget Status Sheet](#)

[Vicinity Map](#)

[Final Pay](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council approve Change Order No. #3 in the amount of \$55,000.00 and Final Pay Estimate No. 11 to Contract No. 16-19 and accept construction of Project No. CP1522, 30th Street NE Area Flooding, Phase 1B.

Background Summary:

The project scope included constructing a new 42-inch storm line from the intersection of 30th Street NE and 'I' Street NE to the existing Brannan Park Pump Station. The new storm pipe replaced the existing 30-inch storm pipe to relieve street flooding that results from the limited capacity of the existing 30-inch line to convey the storm water to its current Brannan Park Pump Station discharge point. This project is a continuation of the 30th Street NE Area Flooding Phase 1A project, where a new 42-inch storm line was installed along 30th Street NE from 'C' Street NE to 'I' Street NE in Summer of 2015. The project also included a joint utility trench within a private alleyway for PSE and Comcast work.

Change Order No. 3 allocates additional funds to the Contract to address contractor invoices related to erosion control measures, unsuitable soils excavation and changes to the foundation material in the utility trenches, and additional restoration of private properties within the existing storm easement area.

A project budget contingency of \$5,082.20 remains in the 462 Storm Fund.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

CA.F

BUDGET STATUS SHEET

Project No: CP1522	30th Street NE Area Flooding - Phase 1B
Project Manager: Kim Truong	

Initiation Date: 1/7/13
 Advertisement Date: 6/16/14
 Award Date: 8/15/16

2015 Mid Biennial Adjustment
Permission to Advertise
Contract Award
Carry Forward to 2017
>>> Change Order 3 and Final Acceptance

Date: 11/20/2017

The "Future Years" column indicates the projected amount to be requested in future budgets.

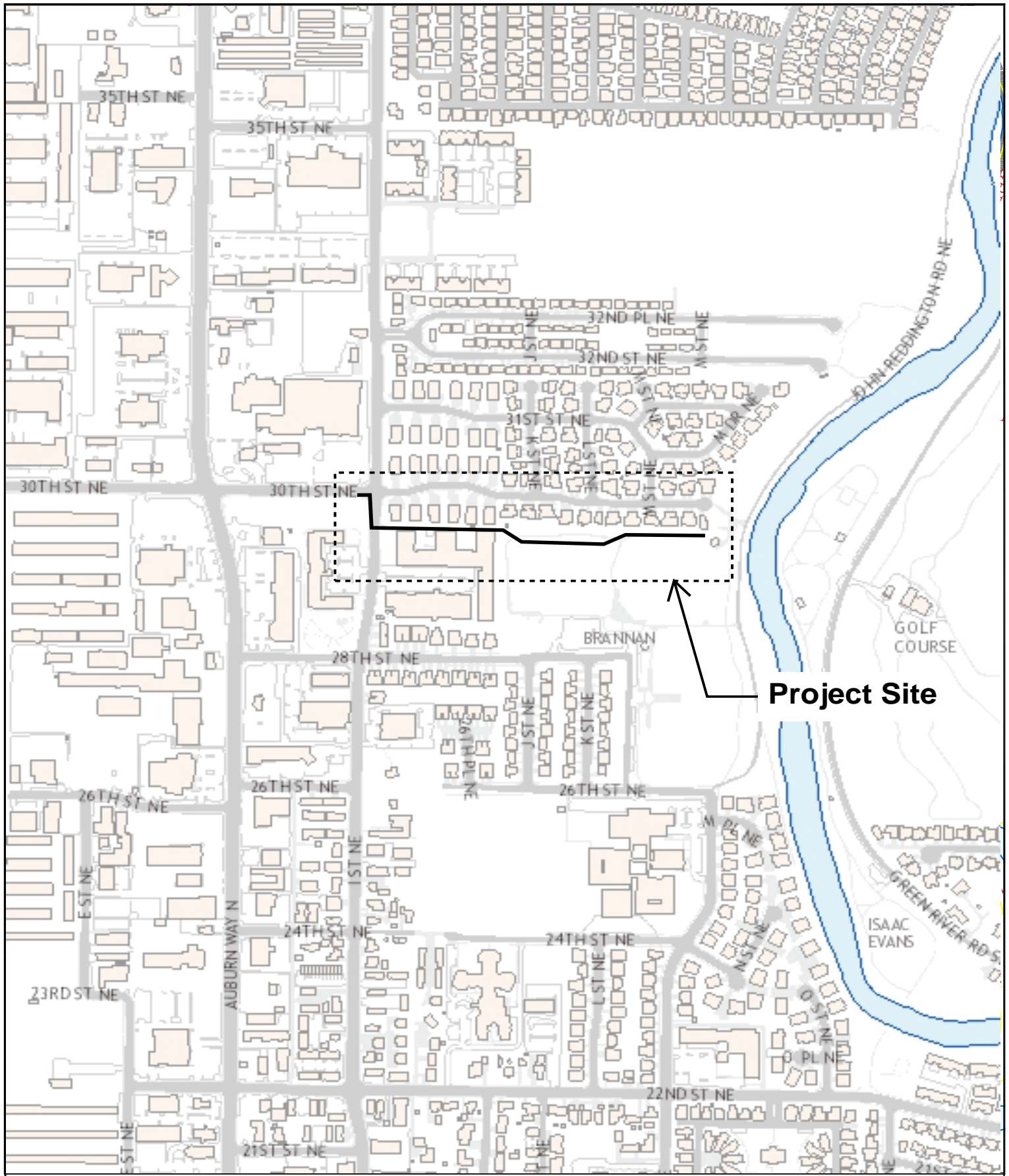
Funding	2015 (actual)	2016 (actual)	2017	Total
462 Fund - Storm*	4,932	1,302,059	1,282,794	2,589,785
Total	4,932	1,302,059	1,282,794	2,589,785

Activity	2015 (actual)	2016 (actual)	2017	Current Total
Design Engineering - City Costs	992	15,566		16,559
Design Engineering - Consultant	3,940	14,423		18,363
Permits and Misc.		1,775		1,775
PSE and Comcast Joint Utility Trench			17,885	17,885
Construction Contract		1,126,900	679,166	1,806,067
Change Order #1 - council approved			273,750	273,750
Change Order #2			58,300	58,300
Change Order #3			55,000	55,000
Line Item Changes			107,835	107,835
Construction Engineering - Consultant		75,983	6,881	82,864
Construction Engineering - City Costs		67,411	78,894	146,305
Total	4,932	1,302,059	1,277,712	2,584,703

462 Storm Budget Status

	2015 (actual)	2016 (actual)	2017	Total
*462 Funds Budgeted ()	(4,932)	(1,302,059)	(1,282,794)	(2,589,785)
462 Funds Needed	4,932	1,302,059	1,277,712	2,584,703
*462 Fund Project Contingency ()	0	0	(5,082)	(5,082)
462 Funds Required	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.



30th Street NE Area Flooding, Phase 1B

Vicinity Map
July 2016
Not to Scale



Construction Contract Final Payment No. 16-19/#11

Project Name: 30th Street NE Area Flooding, Phase 1B

Date: 12/05/17

Project Number: CP1522

Contract # 16-19

Status: Approved

Pay Period: 10.21.2017 - 11.20.2017

Retainage Option: Bond in Lieu

To Contractor:

KLB Construction

Cost Summary

Original Contract Value (A): \$1,806,066.78

Contract Change Orders (B): \$387,050.00

Current Contract Value (A+B): \$2,193,116.78

Amount Earned to Date (C): \$2,300,951.69

Amount Previously Invoiced Including Retainage (D): \$2,245,951.69

Amount Earned this Period Including Retainage (C-D): \$55,000.00

Previous Retainage Amount Held (E): \$ 0.00

Current Period Retainage Amount (F): \$ 0.00

Total Retainage Held (E+F): \$ 0.00

Progress Payment Amount Less Retainage (C-D-F) : \$55,000.00

Total Contract Amount Spent Percentage 104.92 %

By signing below, the Contractor agrees and affirms to the following: "I have reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate."

Contractor:

Inspector:

Project Manager:

City Engineer:

By: Billy Dempsey

By: _____

By: _____

By: _____

Signed: [Signature]

Signature: _____

Signature: _____

Signature: _____

Date: 12/5/17

Date: _____

Date: _____

Date: _____

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
001	A	Minor Changes	EqAdj	\$25,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.9894	\$49,733.45	198.93
002	A	SPCC Plan	LS	\$2,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$2,500.00	100
003	A	Utility Potholing	EA	\$1,500.00	2.00	0.0000	\$ 0.00	\$ 0.00	15.0000	\$22,500.00	750.0
004	A	Record Drawings (Min. Bid \$1000)	LS	\$4,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$4,500.00	100
005	A	Construction Site Sign(s)	EA	\$ 500.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$1,000.00	100
006	A	Mobilization	LS	\$124,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$124,500.00	100
007	A	Traffic Control Supervisor	LS	\$19,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$19,500.00	100
008	A	Traffic Control Labor (Min. Bid \$38.00 per hour)	HR	\$ 44.00	640.00	0.0000	\$ 0.00	\$ 0.00	1664.5000	\$73,238.00	260.08
009	A	Sequential Arrow Sign	DAY	\$ 120.00	20.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$ 240.00	10.0
010	A	Portable Changeable Message Sign	DAY	\$ 120.00	20.00	0.0000	\$ 0.00	\$ 0.00	8.0000	\$ 960.00	40.0
011	A	Clearing and Grubbing	LS	\$16,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$16,500.00	100
012	A	Removal of Structures and Obstructions	LS	\$2,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$2,500.00	100
013	A	Remove and Reset Fence	LF	\$ 12.00	560.00	0.0000	\$ 0.00	\$ 0.00	645.0000	\$7,740.00	115.18
014	A	Remove and Reset Bench	EA	\$ 500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 500.00	100
015	A	Removal of Concrete or Asphalt Pavement	SY	\$ 4.10	1,441.00	0.0000	\$ 0.00	\$ 0.00	1612.8800	\$6,612.81	111.93
016	A	Remove Cement Concrete Flat Work	SY	\$ 11.00	180.00	0.0000	\$ 0.00	\$ 0.00	320.0000	\$3,520.00	177.78
017	A	Removal of Curb and Gutter	LF	\$ 6.00	45.00	0.0000	\$ 0.00	\$ 0.00	360.0000	\$2,160.00	800
018	A	Unsuitable Foundation Excavation Incl. Haul	CY	\$ 25.00	800.00	0.0000	\$ 0.00	\$ 0.00	197.3200	\$4,933.00	24.67
019	A	Active Shoring System, Complete	SF	\$ 42.30	5,000.00	0.0000	\$ 0.00	\$ 0.00	5000.0000	\$211,500.00	100
020	A	Crushed Surfacing Base Course	TON	\$ 24.00	810.00	0.0000	\$ 0.00	\$ 0.00	939.4300	\$22,546.32	115.98
021	A	HMA Cl. 1/2-inch PG 64-22 (Class B)	TON	\$ 85.00	190.00	0.0000	\$ 0.00	\$ 0.00	351.9200	\$29,913.20	185.22
022	A	HMA Cl. 1-inch PG 64-22 (Class E)	TON	\$ 85.00	490.00	0.0000	\$ 0.00	\$ 0.00	380.1000	\$32,308.50	77.57
023	A	Asphalt Cold Patch	TON	\$ 140.00	60.00	0.0000	\$ 0.00	\$ 0.00	243.0800	\$34,031.20	405.13
024	A	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR-21, 6-Inch Diam.	LF	\$ 38.00	226.00	0.0000	\$ 0.00	\$ 0.00	226.0000	\$8,588.00	100
025	A	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR-21, 8-Inch Diam.	LF	\$ 46.00	55.00	0.0000	\$ 0.00	\$ 0.00	55.0000	\$2,530.00	100

Period Dates
Begin: 10.21.2017
End: 11.20.2017
2 of 4

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
026	A	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, SDR-21, 12-Inch Diam.	LF	\$ 115.00	7.00	0.0000	\$ 0.00	\$ 0.00	7.0000	\$ 805.00	100
027	A	Solid Wall Polyvinyl Chloride (PVC) Storm Pipe, PS46, 18-Inch Diam.	LF	\$ 88.55	69.00	0.0000	\$ 0.00	\$ 0.00	69.0000	\$6,109.95	100
028	A	Polypropylene Storm Pipe, 42-Inch Diam. (ASTM F2764)	LF	\$ 238.00	1,937.00	0.0000	\$ 0.00	\$ 0.00	1937.0000	\$461,006.00	100
029	A	Storm Sewer Television Inspection	LF	\$ 4.40	2,290.00	0.0000	\$ 0.00	\$ 0.00	1836.4000	\$8,080.16	80.19
030	A	Catch Basin Type 1	EA	\$1,400.00	1.00	0.0000	\$ 0.00	\$ 0.00	3.0000	\$4,200.00	300
031	A	Catch Basin Type 2, 48-Inch Diam.	EA	\$2,610.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$5,220.00	100
032	A	Manhole, Type 3 - 84-Inch Diam.	EA	\$11,975.00	6.00	0.0000	\$ 0.00	\$ 0.00	6.0000	\$71,850.00	100
033	A	Manhole, Type 3 - 96-Inch Diam.	EA	\$18,930.00	3.00	0.0000	\$ 0.00	\$ 0.00	2.5000	\$47,325.00	83.33
034	A	Connect to Existing Drainage Structure	EA	\$2,200.00	5.00	0.0000	\$ 0.00	\$ 0.00	5.0000	\$11,000.00	100
035	A	Imported Pipe Bedding	TON	\$ 16.00	600.00	0.0000	\$ 0.00	\$ 0.00	3377.4400	\$54,039.04	562.91
036	A	Pipe Foundation Material	TON	\$ 18.00	1,000.00	0.0000	\$ 0.00	\$ 0.00	808.2700	\$14,548.86	80.83
037	A	Imported Pipe Trench Backfill	TON	\$ 14.00	6,000.00	0.0000	\$ 0.00	\$ 0.00	5837.3800	\$81,723.32	97.29
038	A	Select Pipe Trench Backfill	CY	\$ 35.00	100.00	0.0000	\$ 0.00	\$ 0.00	100.0000	\$3,500.00	100
039	A	Controlled Density Fill (CDF) for Filling Pipe	CY	\$ 110.00	370.00	0.0000	\$ 0.00	\$ 0.00	20.0000	\$2,200.00	5.41
040	A	Trench Shoring System	SF	\$ 1.15	25,100.00	0.0000	\$ 0.00	\$ 0.00	24376.5000	\$28,032.99	97.12
041	A	6-Inch Diam. PVC Side Sewer with 6-Inch Diam. PVC Cleanout	LF	\$ 82.00	80.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
042	A	General Permit Documentation Compliance	LS	\$5,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.9960	\$4,980.00	99.60
043	A	Temporary Water Pollution/Erosion Sediment Control	EqAdj	\$20,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.6783	\$33,568.57	167.84
044	A	ECS Lead	DAY	\$ 250.00	60.00	0.0000	\$ 0.00	\$ 0.00	39.0000	\$9,750.00	65.00
045	A	High Visibility Fencing Installation and Removal	LF	\$ 3.50	1,000.00	0.0000	\$ 0.00	\$ 0.00	428.0000	\$1,498.00	42.80
046	A	Wattle	LF	\$ 5.10	1,880.00	0.0000	\$ 0.00	\$ 0.00	1932.0000	\$9,853.20	102.77
047	A	Inlet Protection	EA	\$ 100.00	16.00	0.0000	\$ 0.00	\$ 0.00	20.0000	\$2,000.00	125.00
048	A	Topsoil Type A	CY	\$ 31.00	440.00	0.0000	\$ 0.00	\$ 0.00	330.0000	\$10,230.00	75.00
049	A	Lawn Sod	SY	\$ 2.90	2,630.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0

Period Dates
Begin: 10.21.2017
End: 11.20.2017
3 of 4

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
050	A	PSIPE Douglas Fir (Pseudotsuga Menziesii), 7-foot Height	EA	\$ 500.00	3.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
051	A	Irrigation System Repair	EqAdj	\$5,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	3.2723	\$16,361.25	327.23
052	A	Cement Concrete Traffic Curb and Gutter	LF	\$ 50.00	45.00	0.0000	\$ 0.00	\$ 0.00	370.0000	\$18,500.00	822.22
053	A	Dewatering System	LF	\$ 60.00	2,400.00	0.0000	\$ 0.00	\$ 0.00	2400.0000	\$144,000.00	100
054	A	Industrial and Commercial Driveway Apron	SY	\$ 110.00	30.00	0.0000	\$ 0.00	\$ 0.00	23.5000	\$2,585.00	78.33
055	A	Raised Pavement Marker Type 2	EA	\$ 25.00	20.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
056	A	Temporary Security (Chain Link) Fence	LF	\$ 3.75	584.00	0.0000	\$ 0.00	\$ 0.00	1650.0000	\$6,187.50	282.53
057	A	Monument Type B (Modified)	EA	\$ 425.00	2.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 425.00	50.0
058	A	Cement Concrete Sidewalk	SY	\$ 42.00	144.00	0.0000	\$ 0.00	\$ 0.00	475.7200	\$19,980.24	330.36
059	A	Paint Line	LF	\$ 4.00	145.00	0.0000	\$ 0.00	\$ 0.00	309.0000	\$1,236.00	213.10
060	A	Plastic Wide Line	LF	\$ 4.00	475.00	0.0000	\$ 0.00	\$ 0.00	501.0000	\$2,004.00	105.47
061	A	Plastic Crosswalk Stripe and Stop Bar (24 inch wide)	LF	\$ 9.00	150.00	0.0000	\$ 0.00	\$ 0.00	137.0000	\$1,233.00	91.33
062	A	Plastic Traffic Arrow	EA	\$ 250.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$ 500.00	100
063	A	Plastic Bicycle Lane Symbol	EA	\$ 300.00	2.00	0.0000	\$ 0.00	\$ 0.00	2.0000	\$ 600.00	100
064	A	Plastic Traffic Letter	EA	\$ 125.00	4.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
065	A	Removing of Plastic Markings	LS	\$ 650.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$ 650.00	100
066	A	Temporary Pavement Markings	LF	\$ 0.25	500.00	0.0000	\$ 0.00	\$ 0.00	20.0000	\$ 5.00	4.00
067	A	Joint Utility Trench	LF	\$ 42.00	250.00	0.0000	\$ 0.00	\$ 0.00	250.0000	\$10,500.00	100
5001	A	Schedule A Sales Tax	LS	\$156,690.73	2.00	0.0000	\$5,000.00	\$ 0.00	0.0000	\$201,533.07	105.66
A		ROW LEFT INTENTIONALLY BLANK									
B		ROW LEFT INTENTIONALLY BLANK									
CO1-1	A	Incremental Dewatering System Costs	LS	\$250,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$250,000.00	100
CO2-1	A	Property Restoration	Est.	\$50,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.3715	\$18,577.06	37.15
CO2-2	A	Cement Concrete Curb Ramp	Est.	\$3,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
CO3-1	A	Final Settlement	LS	\$50,000.00	1.00	1.0000	\$50,000.00	\$ 0.00	1.0000	\$50,000.00	100

Period Dates
Begin: 10.21.2017
End: 11.20.2017
4 of 4



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1613

Date:

December 11, 2017

Department:

CD & PW

Attachments:

[Budget Status Sheet](#)

[Final Pay Estimate No. 2](#)

[Vicinity Map](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 2 to Contract No. 17-06 in the amount of \$26,086.50 and accept construction of Project No. CP1613, M&O Facility Building Roofing Replacement Project.

Background Summary:

In recent years, the aging roof at the City's Maintenance and Operation Facility building saw a fair amount of repair due to reoccurring leaks. The purpose of this project was to install a roof retro-fit system, replacing damaged insulation, installing a new roof membrane, coping metals and roof related sheet metal.

A project budget contingency of \$15,189.00 remains in the 328 Capital Facilities fund.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

CA.G

BUDGET STATUS SHEET

Project No: CP1613	Project Title: M&O Facility Building Roof Replacement Project
Project Manager: Luis Barba	

Advertisement Date: 6/8/2017
Award Date: 7/3/2017

<input type="radio"/> PMP <input type="radio"/> Permission to Award <input type="radio"/> Project Update <input type="radio"/> Change Order Approval <input checked="" type="radio"/> Contract Final Acceptance
--

Date: December 05, 2017

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2016 (Actual)	2017	Total
Facilities Fund 328-(Maintenance)	0	13,244	279,456	292,700
Total	0	13,244	279,456	292,700

Estimated Cost (Funds Needed)

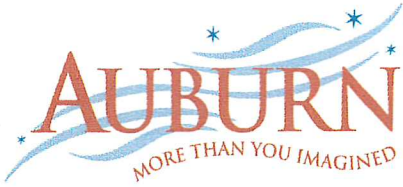
Activity	Prior Years	2016 (Actual)	2017	Total
Design Engineering - Consultant Costs		13,244	8,779	22,023
Design Engineering - Other			299	299
Construction Contract			247,500	247,500
Line Item Changes			5,214	5,214
Construction Permits			661	661
Construction Engineering-Consultant			1,815	1,815
Construction Engineering-City Cost*				0
Total	0	13,244	264,267	277,511

*Engineering costs are charged to the Engineering Budget and not shown here.

Facilities Fund Budget Status

	Prior Years	2016 (Actual)	2017	Total
*Facilities Funds Budgeted ()	0	(13,244)	(279,456)	(292,700)
Facilities Funds Needed	0	13,244	264,267	277,511
*Facilities Fund Project Contingency ()	0	0	(15,189)	(15,189)
Facilities Funds Required	0	0	0	0

* (#) in the Budget Status Sections indicates Money the City has available.



Construction Contract Final Payment No. 17-06/#2

Project Name: M&O Facility Building Roof Replcement
Date: 11/27/17

Project Number: CP1613
Contract # 17-06
Status: Approved
Pay Period: 09.21.2017 - 11.20.2017
Retainage Option: City Held

To Contractor:
Multifacet Group, LLC

Cost Summary

Original Contract Value (A):	\$247,500.00
Contract Change Orders (B):	\$ 0.00
Current Contract Value (A+B):	\$247,500.00

Amount Earned to Date (C):	\$252,714.00
Amount Previously Invoiced Including Retainage (D):	\$226,627.50
Amount Earned this Period Including Retainage (C-D):	\$26,086.50

Previous Retainage Amount Held (E):	\$10,301.25
Current Period Retainage Amount (F):	\$1,185.75
Total Retainage Held (E+F):	\$11,487.00

Progress Payment Amount Less Retainage (C-D-F) :	\$24,900.75
---	--------------------

Total Contract Amount Spent Percentage	102.11 %
--	----------

By signing below, the Contractor agrees and affirms to the following: "I have reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate."

Contractor:	Inspector:	Project Manager:	City Engineer:
Multifacet Group			
By: Carlo Gimenez	By: <i>Chris Wilkins</i>	By: <i>Luis Berba</i>	By: _____
Signed: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: <i>[Signature]</i>	Signature: _____
Date: 12/01/2017	Date: 12-6-17	Date: 12/6/17	Date: _____

17-06/#2

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
001	A	Minor Changes	Est.	\$ 1.00	3,000.00	2515.0000	\$2,515.00	\$ 0.00	7740.0000	\$7,740.00	258.00
002	A	SPCC Plan	LS	\$5,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$5,000.00	100
003	A	Mobilization	LS	\$5,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$5,000.00	100
004	A	Roof System, Complete	LS	\$212,000.00	1.00	0.1000	\$21,200.00	\$ 0.00	1.0000	\$212,000.00	100
5001	A	Schedule A Sales Tax	LS	\$22,500.00	1.00	0.0000	\$2,371.50	\$ 0.00	0.0000	\$22,974.00	102.11
A		ROW LEFT INTENTIONALLY BLANK									

Period Dates
Begin: 09.21.2017
End: 11.20.2017
2 of 2

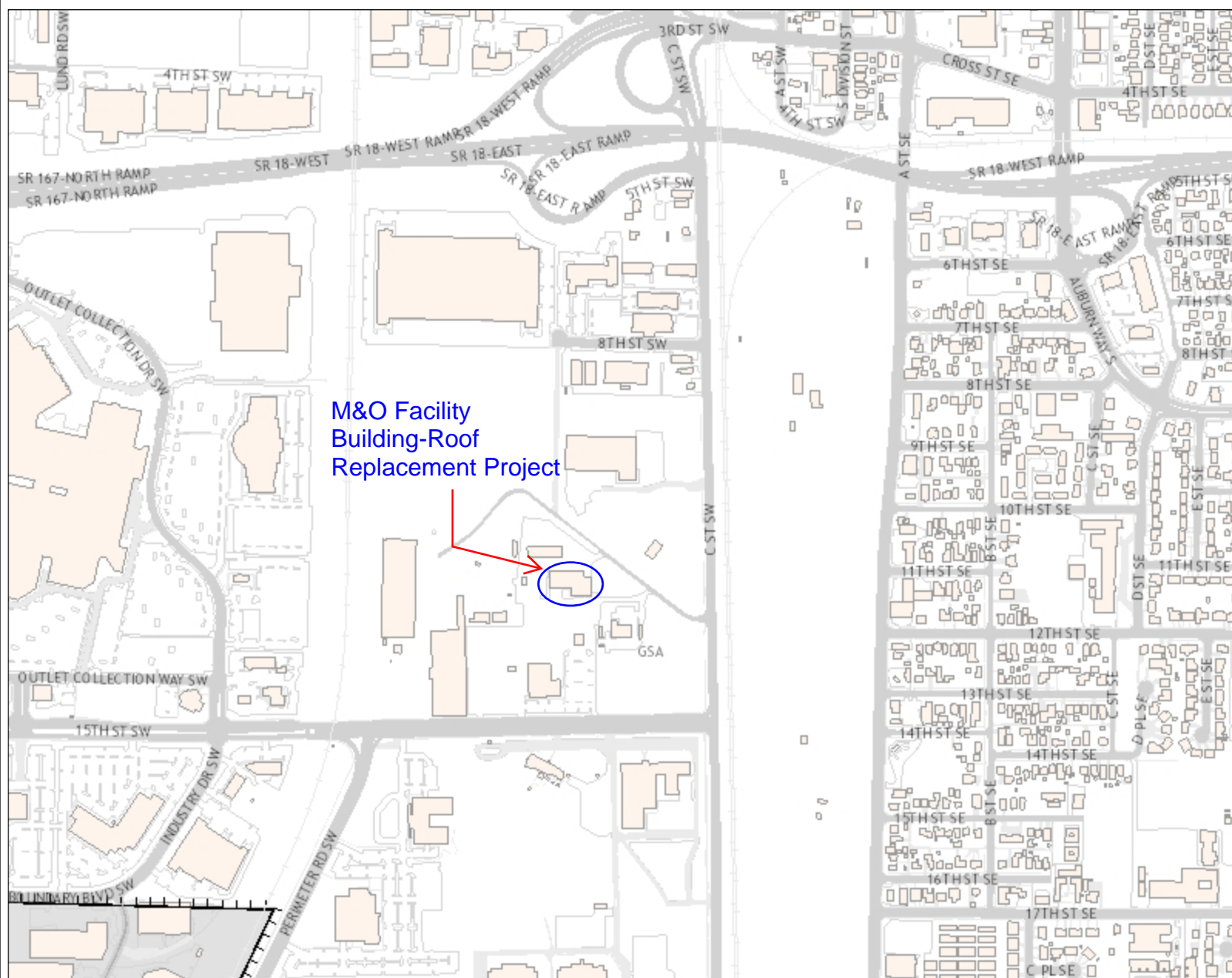
CP1613-M&O Facility Roof Replacement Project

Printed Date: 11/14/2017

Map Created by City of Auburn eGIS

Imagery Date: May 2015

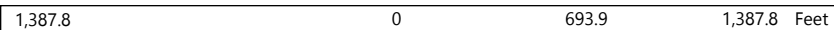
Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.



Legend

- Streets
- Streets County
- + Railroads
- Airport
- Emerald Downs
- Parks
- ▣ Auburn City Limits
- ▤ Potential Annexation Areas
- Buildings
- Street Surface
- Sidewalks
- Driveways
- Parking
- Streams
- Water Features
- Auburn City Limits Fill
- Political Boundaries
- Counties

Notes



NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

$$1\text{in} = 694\text{ ft}$$

1: 8,327



AGENDA BILL APPROVAL FORM

Agenda Subject:

Public Works Project No. CP1701

Date:

December 11, 2017

Department:

CD & PW

Attachments:

[Budget Status Sheet](#)

[Final Pay Estimate No. 2](#)

[Vicinity Map](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council approve Final Pay Estimate No. 2 to Contract No. 17-23 in the amount of \$49,930.62 and accept construction of Project No. CP1701, AWS Dynamic Message Sign Project.

Background Summary:

The purpose of this project was to expand ITS operations by installing a Dynamic Message Sign (DMS) on Auburn Way South between the R Street SE bridge and Muckleshoot Plaza Road. The proposed ITS infrastructure included installation of fiber optics, the DMS signage, running conductor from the new service meter at the northwest corner of Muckleshoot Plaza Rd through an existing conduit to DMS controller and connecting the system to the existing fiber optic network.

A project budget contingency of \$22,406.00 remains in the 102 Street Fund.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

CA.H

BUDGET STATUS SHEET

Project No: CP1701	Project Title: AWS Dynamic Message Sign Project
Project Manager: Luis Barba	

Advertisement Date: 6/15/2017
Award Date: 7/03/2017

- ☐ Project Update

☐ Permission to Advertise

☐ Contract Award

☐ Change Order Approval

☒ Contract Final Acceptance

Date: December 5, 2017

The "Future Years" column indicates the projected amount to be requested in future budgets.

Funds Budgeted (Funds Available)

Funding	Prior Years	2017	Future Years	Total
102 Fund - REET		200,000		200,000
Total		200,000		200,000

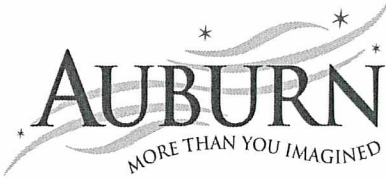
Estimated Cost (Funds Needed)

Activity	Prior Years	2017	Future Years	Total
Design Engineering - City Costs		8,726		8,726
Design Engineering - Consultant Costs		3,500		3,500
Design-Other		182		182
Construction Contract		65,390		65,390
Line Item Changes		3,107		3,107
Construction Procurement Material		78,689		78,689
Construction Engineering - City Costs		17,000		17,000
Construction Engineering - Testing Costs		1,000		1,000
Total		177,594		177,594

102 Arterial Street Budget Status

	Prior Years	2017	Future Years	Total
*102 Funds Budgeted ()		(200,000)		(200,000)
102 Funds Needed		177,594		177,594
*102 Fund Project Contingency ()		(22,406)		(22,406)
102 Funds Required		0		0

* (#) in the Budget Status Sections indicates Money the City has available.



Construction Contract Final Payment No. 17-23/#2

Project Name: ITS Dynamic Message Sign
Date: 11/22/17

Project Number: CP1701
Contract # 17-23
Status: Approved
Pay Period: 10.21.2017 - 11.20.2017
Retainage Option: City Held

To Contractor:
WEST COAST SIGNAL

Cost Summary

Original Contract Value (A):	\$65,390.00
Contract Change Orders (B):	\$ 0.00
Current Contract Value (A+B):	\$65,390.00

Amount Earned to Date (C):	\$68,497.39
Amount Previously Invoiced Including Retainage (D):	\$18,566.77
Amount Earned this Period Including Retainage (C-D):	\$49,930.62

Previous Retainage Amount Held (E):	\$ 928.34
Current Period Retainage Amount (F):	\$2,496.53
Total Retainage Held (E+F):	\$3,424.87

Progress Payment Amount Less Retainage (C-D-F) :	\$47,434.09
---	--------------------

Total Contract Amount Spent Percentage	104.75 %
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By signing below, the Contractor agrees and affirms to the following: "I have reviewed and approved this final pay estimate. I agree that it is a true and correct statement showing all monies due me from the City of Auburn under this contract; that I have carefully examined the final pay estimate and understand it and that I hereby release the City of Auburn from any and all claims of whatsoever nature which I may have, arising out of this contract, which are not set forth in this estimate."

Contractor:

Inspector:

Project Manager:

City Engineer:

By: Becky Mogensen

By: Seth A. Loop

By: Chris Barber

By: _____

Signed: Becky Mogensen

Signature: Seth A. Loop

Signature: Chris Barber

Signature: _____

Date: 12/5/2017

Date: 12/5/2017

Date: 12/5/17

Date: _____

17-23/#2

ITEM NO.	SCHEDULE	ITEM DESCRIPTION	UNITS	CONTRACT		THIS PERIOD		VALUE OF MATERIALS STORED	TOTAL		% EST. QTY.
				UNIT COST	QUANTITY	QUANTITY	COST		TOTAL QUANTITY	TOTAL COST	
001	A	Minor Changes	Est.	\$ 1.00	3,000.00	3644.4200	\$3,644.42	\$ 0.00	5493.9400	\$5,493.94	183.13
002	A	SPCC Plan	LS	\$1,500.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$1,500.00	100
003	A	Mobilization	LS	\$4,000.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$4,000.00	100
004	A	Temporary Erosion/Sedimentation Control	Est.	\$ 1.00	2,000.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
005	A	Clearing and Grubbing	LS	\$1,255.00	1.00	0.0000	\$ 0.00	\$ 0.00	1.0000	\$1,255.00	100
006	A	Removal of Cement Concrete Flatwork	SY	\$ 70.75	10.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
007	A	Crushed Surfacing Top Course	TON	\$ 120.00	15.00	4.9800	\$ 597.60	\$ 0.00	4.9800	\$ 597.60	33.20
008	A	Crushed Surfacing Base Course	TON	\$ 120.00	10.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
009	A	Cement Concrete Sidewalk	SY	\$ 125.00	10.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
010	A	Cement Concrete Pad and Cabinet Foundation, Complete	LS	\$5,320.00	1.00	1.0000	\$5,320.00	\$ 0.00	1.0000	\$5,320.00	100
011	A	Conductor Installation, Complete	LS	\$4,625.00	1.00	1.0000	\$4,625.00	\$ 0.00	1.0000	\$4,625.00	100
012	A	2-Inch PVC Conduit	LF	\$ 13.65	500.00	0.0000	\$ 0.00	\$ 0.00	505.0000	\$6,893.25	101.00
013	A	Pole Foundation, Complete	LS	\$10,025.00	1.00	1.9934	\$19,984.00	\$ 0.00	1.9934	\$19,984.00	199.34
014	A	Support Pole Installation, Complete	LS	\$2,685.00	1.00	1.0000	\$2,685.00	\$ 0.00	1.0000	\$2,685.00	100
015	A	DMS with Controller Cabinet Installation, Complete	LS	\$4,970.00	1.00	1.0000	\$4,970.00	\$ 0.00	1.0000	\$4,970.00	100
016	A	Miscellaneous Roadside Restoration	Est.	\$ 1.00	2,000.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
017	A	Traffic Control Supervisor	LS	\$9,300.00	1.00	0.6700	\$6,231.00	\$ 0.00	1.0000	\$9,300.00	100
018	A	Traffic Control Labor (Min. Bid \$39.00 Per Hour)	HR	\$ 58.55	50.00	32.0000	\$1,873.60	\$ 0.00	32.0000	\$1,873.60	64.00
5001	A	Schedule A Sales Tax	LS	\$ 0.00	1.00	0.0000	\$ 0.00	\$ 0.00	0.0000	\$ 0.00	0
A		ROW LEFT INTENTIONALLY BLANK									

Period Dates
Begin: 10.21.2017
End: 11.20.2017
2 of 2

17-23/#2

Final Payment Fund Split Summary – INTERNAL USE ONLY

Fund	Total Completed And Stored To Date (w/ Retainage)	Amount previously Invoiced (w/ Retainage)	Current Due (w/ Retainage)	Current Payment Due as Certified	Retainage Held This Period
AS	68497.3900	18,566.77	49,930.62	47,434.09	2,496.53
TOTAL	68,497.39	18,566.77	49,930.62	47,434.09	2,496.53

Retainage Option: City Held

Vicinity Map AWS Dynamic Message Sign

Printed Date: 6/26/2017

Map Created by City of Auburn eGIS

Imagery Date: May 2015

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Legend

Notes

Type any additional notes- delete text to leave blank



3,098.6 0 1,549.3 3,098.6 Feet

NAD_1983_StatePlane_Washington_North_FIPS_4601_Feet

1 in = 1,549 ft

1:18,591

Page 49 of 436



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6667 (Snyder)

Date:

December 11, 2017

Department:

Community Development &
Public Works

Attachments:

[Agenda Bill](#)
[Ordinance No. 6667](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)
[Exhibit D](#)

Budget Impact:

Current Budget: \$0
Proposed Revision: \$0
Revised Budget: \$0

Administrative Recommendation:

City Council adopt Ordinance No. 6667.

Background Summary:

See the attached agenda bill.

Reviewed by Council Committees:

Other: Legal, Planning

Councilmember:**Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number: ORD.A



AGENDA BILL APPROVAL FORM

Agenda Subject: Ordinance #6667 CPA17-0001, CPA17-0002, REZ17-0001, REZ17-0002, REZ17-0003, & REZ17-0004, 2017 Comprehensive Plan Map and Policy/Text Amendments and Assoc. Rezones		Date: November 28, 2017
Department: Community Development & Public Works Dept.	Attachments: Ordinance # 6667 See separate map amendment & policy/text amendment sections of working binder	Budget Impact: N/A
Administrative Recommendation: City Council to introduce and approve Ordinance # 6667 amending the Comprehensive Plan to include 2017 Annual Comprehensive Plan Map and Policy/Text Amendments and four associated rezones (zoning map amendments).		
Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually. The City adopted a substantially revised Comprehensive Plan in December 2015. Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (privately-initiated). This year the city is initiating: <ul style="list-style-type: none"> Nine policy/text amendments Seventeen map amendments Also, the city received one private-initiated plan map amendment by the June 9, 2017 submittal deadline. This staff report and Planning Commission recommendation addresses all of this year's amendments consisting of: <ul style="list-style-type: none"> CPA17-0001, Comprehensive Plan Text Amendments (P/T) # 1-9 – City-initiated applications CPA17-0001, Comprehensive Plan Map Amendment (CPM) # 1–17 - City-initiated applications CPA17-0002, Comprehensive Plan Map Amendment – private-initiated application Comprehensive plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.		
Reviewed by Council & Committees: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. </div> <div style="width: 45%;"> COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Services <input type="checkbox"/> Planning & Dev. <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____ </div> </div>		Reviewed by Departments & Divisions: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Legal <input checked="" type="checkbox"/> Public Works </div> <div style="width: 45%;"> <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources </div> </div>
Action: Committee Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Referred to _____ Until ____/____/____ Tabled _____ Until ____/____/____		
Councilmember:		Staff: Snyder
Meeting Date: December 4, 2017		Item Number:

I. Background

The Planning Commission conducted two hearings on Comprehensive Plan Annual Amendments, consisting of map and policy/text amendments.

At its **October 18, 2017 public hearing**, the Planning Commission considered the following set of Annual Comprehensive Plan Amendments:

A. Policy/Text (P/T) Amendments (File #CPA17-0001 – City-Initiated):

- P/T #1 – Incorporate Auburn School District Capital Facilities Plan
- P/T #2 – Incorporate Dieringer School District Capital Facilities Plan
- P/T #3 – Incorporate Federal Way School District Capital Facilities Plan
- P/T #4 – Incorporate Kent School District Capital Facilities Plan
- P/T #5 – Incorporate City of Auburn Capital Facilities Plan
- P/T #6 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map. The R10, R16, and R20 residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table).
- P/T #7 - Add text to add back the R5, Residential zoning district back in as an implementing zone for the "Single Family" Land Use Designation. The 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comp. Plan land use designation and must be corrected.
- P/T #8 - Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". Requested to revert to pre-2015 title of the category. Provide a distinct and logical title for the category to address and reflect the range of residential densities.
- P/T #9 - Add the "R-10, Residential" and R-16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. In the 2015, Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comp. Plan land use designation.

B. Map (CPM) Amendments (CPA17-0001 – City-Initiated)

- CPM #1 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove category from the Land Use Map. "The R-10, R-16 and R-20 residential zoning districts already allow for mixed uses residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). (See also related P/T #6)
- CPM #2 - Change the mapped land use designation of a 2.23-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE.
- CPM #3 - Change the mapped land use designation of a group of 4 privately-owned, previously developed parcels from "Downtown Urban Center" to "Light Industrial" to recognize and be more compatible with developed status of the properties at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution and outdoor storage.

At its **November 1, 2017 public hearing**, the Planning Commission considered the following set of Annual Comprehensive Plan Amendments:

A. Map (CPM) Amendments (CPA17-0001 – City-Initiated)

- CPM #4 - Change the mapped land use designation of south part of 2.15-acre, privately-owned developed parcel from "Residential Transition" to "Heavy Commercial". Parcel owned by Quality Fence Co. and located on south side of 21st ST SE, 390 feet east of A ST SE.
- CPM #5 - Change the mapped land use designation of 3 parcels (2 privately owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation. Parcels are located at the SW corner of Main and Division Street.
- CPM #6 - Change the mapped land use designation of 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree, except for Parcel Nos. 1821059327, 1821059117 & 8581400530.
- CPM #7 - Change the mapped land use designation of 3 Tribal jurisdiction parcels from the "Open Space" to the "Institutional" Land Use designation. The 3 parcels controlled by the Muckleshoot Tribe are developed as a cemetery and thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.
- CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial". Both parcels are located on east side of A ST SE, south of Lakeland Hills WY SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial". Also, change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.
- CPM #9 - Change the mapped land use designation of 2 privately owned vacant parcels from "Multiple Family Residential" to "Light Commercial". Both parcels are located at SE corner of SE 312th ST & 121st PL SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #10 - Change the mapped land use designation of a privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". Parcel is located 130 feet south of intersection of 124th AV SE & SE 307th PL. (30811 124TH AVE SE). Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #11 - Change the mapped land use designation of a privately-owned, 13.84 -acre parcel developed with a warehouse from "Heavy Industrial" to "Light Industrial". Parcel is located south of SR 18 at west end of 8th ST SW. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #12 - Change the mapped land use designation of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel is located NW of intersection of Mill Pond DR SE and Kennedy AV SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #13 - Change the mapped land use designation of a group of 10 parcels from "Single Family Residential" to "Multiple Family Residential". Parcels are located

on the north side of Auburn WY S, east of Academy DR SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.

CPM #14 - Change the mapped land use designation of 23 parcels from "Institutional" to "Downtown Urban Center". Parcels are at various locations in downtown. Some are City-owned; others are privately owned. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.

CPM #15 - Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential". Parcels are at various locations. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan.

CPM #16 - Change the mapped land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with rest of the plat. Parcel is owned by the City and located on south side of 35th St SE, 290 feet west of D ST SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.

CPM #17 - Change the mapped land use designation of a 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family". Parcel is located east of end of B ST SE between 15th and 16th ST SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.

B. Map (CPM) Amendments (CPA17-0002 – Private-Initiated)

Application by Nexus Youth & Families to change the mapped land use designation of 3 parcels from "Single Family" with a "Residential Transition Overlay" to "Light Commercial" and change the zoning designation from "R-7, Residential" to "C-1, Light Commercial". The parcels totaling 0.72 acres are owned or proposed for purchase by Nexus Youth & Families are located between Auburn Way S. and 'H' St. SE, approximately 120 ft. south of 9th St. SE. The addresses are 911 'H' St. SE, 915 'H' St. SE, and 921 'H' St. SE.

In short, with conclusion of the two hearings the Planning Commission has forwarded its recommendation for **"approval" to the City Council on all of the year 2017 Comprehensive Plan Amendments.**

At the November 27, 2017 City Council Study Session, the Council reviewed and discussed the set of annual comprehensive plan amendments and four associated rezones (zoning map amendments).

II. Comprehensive Plan Related Findings

1. The purpose of the City's Comprehensive Plan is to provide a policy basis for development regulations to ensure that the Comprehensive Plan and implementing regulations are consistent, as required by the Washington State Growth Management Act (GMA) and the following City Code provision:

“14.22.050 Conformance and consistency.

The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan.”

2. RCW 36.70A.130 (The Washington State Growth Management Act (GMA)) provides the process for amendments to locally adopted GMA-compliant comprehensive plans. Except in limited circumstances provided for in State law and repeated in City Code Section 14.22.060, comprehensive plan amendments shall be considered by the city no more frequently than once per year.
3. The City of Auburn established a Friday, June 9, 2017 deadline for the submittal of private-initiated comprehensive plan applications (map or policy/text). Notice to the public of the application filing deadline was provided on the City’s website, published in the Seattle Times Newspaper, and sent to a compiled notification list in April 2017. The City received only one private-initiated plan map amendment (Nexus Youth & Families CPA17-0002 & REZ17-0001). The City received no applications for policy/text amendments by the submittal deadline.
4. The City of Auburn received annual updates to the four school district Capital Facilities Plans whose districts occur within the City of Auburn. These Capital Facilities Plans, as well as the City’s Capital Facilities Plan are referenced in the Capital Facilities element, of the Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.
5. The environmental review under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared individually by each school district acting as their own lead agency, as allowed by state law.
6. The City conducted the environmental review under the State Environmental Policy Act (SEPA) for the city-initiated policy/text and map amendments. This resulted in a Determination of Non-Significance (DNS) (File #SEP17-0014) issued for the City-initiated Comprehensive Plan Amendments on September 19, 2017. The comment period ended October 3, 2017 and the appeal period ended October 17, 2017. The City did not receive any comments in response to the issuance of the Determination of Non-Significance (DNS). A copy of the DNS and environmental checklist application is provided in the working binder.

Also, the City conducted the environmental review under the State Environmental Policy Act (SEPA) for the private-initiated Comprehensive Plan Map Amendment (File #CPA 17-0002) and Rezone. This resulted in a Determination of Non-Significance (DNS) (File # SEP17-0012), for the Comprehensive Plan amendment and Rezone request issued on August 24, 2017. The comment period ended September 8, 2017 and the appeal period ended September 22, 2017. One public comment was submitted (See Exhibit 8 under “CPA 17-0002” at end of working binder); no appeal was filed.

7. Auburn City Code Chapter 14.22, (Amendments) outlines the process for submittal of private-initiated amendments and the general processing of comprehensive plan amendments as follows:

“Section 14.22.100, (Public Hearing Required by Planning Commission.)

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:*
 - 1. For site-specific plan map amendments:*
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;*
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;*
 - 2. For area-wide plan map amendments:*
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;*
 - b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;*
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.*
 - B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.*
 - C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.*
 - D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.*
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.*
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)”*
8. Thus, Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.
 9. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Office of Commerce and other state agencies as required for the 60-day state review. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report.
 10. Due to the nature of the city-initiated amendments and the scope and limited number of private-initiated amendments, the optional process available in the city code for staff to hold a public open house was not conducted.

11. With the City adoption of a substantially revised Comprehensive Plan in December 2015, the need for some policy/text amendments and map amendments is needed to correct some inadvertent changes. The changes are necessary to increase the consistency of the Comprehensive Plan and zoning as required by ACC 14.22.050, “Conformance and Consistency”. **Each of the Policy/Text (P/T) and map (CPM) changes are shown in greater detail behind the respective tabs of the ‘Working Binder’.**
12. Three public notices were provided for the two different hearings. A public hearing notice was published on October 5, 2017 in the Seattle Times newspaper which is at least 10-days prior to the Planning Commission public hearing conducted on October 18, 2017 and public hearing notices were published on October 17, 2017 (CPA17-0002-The private-initiated map amendment was noticed separately.) and on October 21, 2017 (CPA17-0001) in the Seattle Times newspaper which is at least 10-days prior to the Planning Commission public hearing conducted on November 1, 2017.

III. Zoning Code Related Findings

13. In June 2017 the City Council adopted Ordinance No. 6655 which allows the Planning Commission and City Council to consider associated map changes (for Comprehensive Plan and Zoning map amendments), concurrently. This eliminates the need for the rezone (zoning map amendment) to subsequently be heard and decided by the Hearing Examiner through a separately scheduled hearing when it is related to a Comprehensive Plan map amendment.
14. Chapter 18.68 ACC (Zoning) Amendments)) outlines the process for submittal of private-initiated zoning amendments and the process. Per ACC 18.68.030(B)(1)(b), when the Planning Commission is considering a rezone (zoning map amendment) which requires a Comprehensive Plan Land Use Map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council.

-----OCTOBER 18, 2017 PLANNING COMMISSION PUBLIC HEARING-----

Comprehensive Plan Policy/Text (P/T) Amendments (File No. CPA17-0001, City initiated)

P/T #1

Incorporate the Auburn School District Capital Facilities Plan 2017 - 2023 into the City of Auburn Comprehensive Plan.

Discussion

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2017-2023. The CFP was prepared by the district staff and adopted by the Auburn School District School Board of Directors on June 26, 2017 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS). Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family

dwellings is proposed to be \$3,321.86, a decrease of \$2,147.51 and the requested fee for multiple-family dwellings is \$2,081.29, an increase of \$441.59. The actual impact fees are established by ordinance through subsequent City Council action.

PLANNING COMMISSION RECOMMENDATION

Planning Commission [recommended approval](#) of the Auburn School District Capital Facilities Plan 2017 - 2023 to the City Council.

P/T#2

Incorporate the Dieringer School District Capital Facilities Plan 2018 - 2023 into the City of Auburn Comprehensive Plan.

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2018 - 2023. The CFP was adopted by the Dieringer School District Board of Directors on May 30, 2017. The CFP has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$3,760.00, an increase of \$360.00 and the requested fee for multiple family dwellings is \$1,081.00; a decrease of \$678.00. The actual impact fees are established by ordinance through subsequent City Council action.

PLANNING COMMISSION RECOMMENDATION

Planning Commission [recommended approval](#) of the Dieringer School District Capital Facilities Plan 2018-2023 to the City Council.

P/T #3

Incorporate the Federal Way School District 2018 Capital Facilities Plan into the City of Auburn Comprehensive Plan.

Discussion

The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2018. The CFP was adopted by the Federal Way School District School Board July 25, 2017 by Resolution No. 2017-12. The CFP has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$6,842.00, representing an increase of \$3,644.00 and the requested fee for multi-family dwellings is \$20,086.00, an increase of \$11,700.00. The actual impact fees are established by ordinance through subsequent City Council action.

According to communication from Tanya Nascimento, Student & Demographic Forecaster of the Federal Way Public Schools, there are several factors which have driven the multiple family impact fees to increase quite significantly in this plan. One factor is the steady increase in observed multiple-family student generation rates. In 2015, the first of three multi-family developments was opened and fully occupied in the City of Federal Way. The second was opened and occupied in late 2016 and the third was opened in fully occupied in summer of 2017. The first two developments have been included in the generation rate calculation for this plan. The specific generation rates can be found on Page 29. These multiple-family complexes are generating more than one student per unit which is significantly higher than past developments within the school district.

In addition to the high student generation rates, the district completed work with its Facilities Planning Committee which determined a need for additional capacity at a number of schools. As a result of this work, Phase II of the District's plan will be placed on the November ballot for a bond request. The facilities impacted during Phase II can be found on Page 7 of the Capital Facilities Plan. Anticipated funding for this project can be found on the Six-Year Finance Plan on Page 9. The Finance Plan outlines the anticipated timeline for beginning and completion of the various projects. It is important to note that not all projects within Phase II will create additional capacity. Only costs associated with increasing needed capacity are used in the formula for calculating Impact Fees. The specific cost calculations are outlined on Page 32 of the Capital Facilities Plan.

PLANNING COMMISSION RECOMMENDATION

Planning Commission [recommended approval](#) of the Federal Way School District's 2018 Capital Facilities Plan to the City Council

P/T #4

Incorporate the Kent School District Capital Facilities Plan 2017-2018 to 2022-2023 into the City of Auburn Comprehensive Plan.

Discussion

The Kent School District has provided its annually updated 2017-2018 to 2022-2023 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board on April 26, 2017 and has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan.

A review of the Kent School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$2,267.00, representing an increase of \$57.00 and the requested fee for multi-family dwellings is \$5,235.00, an increase of \$135.00. The actual impact fees are established by ordinance through subsequent City Council action.

PLANNING COMMISSION RECOMMENDATION

Planning Commission [recommended approval](#) of the Kent School District Capital Facilities Plan 2017-2018 to 2022-2023 to the City Council.

P/T #5

Incorporate the City of Auburn's 6-year Capital Facilities Plan 2018-2023, into the City's Comprehensive Plan.

Discussion

A Capital Facilities Plan is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). More specifically, RCW 36.70A.070(3) of the GMA requires the following:

“A capital facilities plan element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs of such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.”

A capital facility is defined as a structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes. Capital facilities include, but are not limited to, the following: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

The memo dated September 27, 2017 prepared by the City's Finance Department contained in the working binder highlights the major changes in the CFP from last year's CFP by projects completed (removed) and projects added. The City of Auburn 6-year Capital Facilities Plan 2018-2023 is proposed to be incorporated by reference in the Comprehensive Plan, Capital Facilities Element (Volume No. 3).

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the City of Auburn's 6-year Capital Facilities Plan 2018-2023 to the City Council.

P/T #6

Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map. The R-10, R-16, and R-20 Residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table).

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-6 provides for a mapped land use designation of "Mixed Use". This designation is found under the

heading of “Residential Land Use Designations” (Page LU-2), so it is appropriately predominantly a “residential” designation. This focus is reinforced by the stated ‘description’ and ‘designation criteria’ of the Comprehensive Plan, which say:

“Description

This category shall be applied to those areas that are either now developed or are reserved for multiple family dwellings. Densities may range from 20 to 24 units per acre. These communities are served by transit, have non-motorized connections to surrounding amenities and services, or have access to on-site nonresidential amenities and services.”

“Designation Criteria

1. *Previously developed high-density residential; or*
2. *Properties that are connected to single-family and nonresidential designations by the Residential Transition designation or are adjacent to the Multifamily designation, and meet the development parameters of the mixed-use designation.”*

However, the R-10, R-16, and R-20 Residential zoning districts already allow for mixed uses (comprised of residential & other uses) as permitted uses (See Table 18.07.020, Permitted Use Table).

Table 18.07.020

Permitted Use Table – Residential Zoning Designations (*Excerpt*)

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
Mixed-use development ³	X	X	X	X	P	P	P
Nursing homes	X	X	X	X	C	C	C

3. Individual **uses** that make up a **mixed-use development** must be permitted within the **zone**. If a **use** making up part of a **mixed-use development** requires an administrative or **conditional use** permit, the individual **use** must apply for and receive the administrative or **conditional use** approval, as applicable.

Also, at Section ACC 18.04.625, the Code provides the following definition of “mixed use development”:

“18.04.625 Mixed-use development.

“Mixed-use development” means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, along with residential uses. Mixed-use development may be vertically oriented in one or more buildings, or horizontally distributed on a development site. When horizontally distributed, the different uses may be constructed concurrently and in separate phases, and should incorporate common and/or complementary

features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site.”

The Comprehensive plan language goes on to provide that this designation would be implemented by the “Mixed Use Residential” zoning district. This zoning classification does not currently exist and there are no properties that have this zoning classification or a “Mixed Use” land use map designation; therefore elimination of the “Mixed Use” land use designation from the text of the Plan and from the Land Use Map does not negatively affect any properties. It also does not reduce development potential since mixed use is already allowed by the zoning code. Mixed use is currently allowed in the same areas that are described as appropriate for the designation.

Staff does not question the value of having portions of the city where mixed use development is allowed, but does not require a unique comprehensive plan designation to achieve. See Exhibit: “Excerpt of Volume 1 – Land Use Element”, Page 4 in the working binder

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the text amendment to remove the discussion of a “Mixed Use” land use designation from the text of the Plan to the City Council, as presented by staff.

P/T #7

Add text to add back the R-5, Residential zoning district back in as an implementing zone for the “Single Family Residential” Land Use Designation. A significant portion of the city is zoned R-5, Residential. In the 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comprehensive Plan land use designation and must be corrected.

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-4 provides for a mapped land use designation of “Single Family Residential”. This designation is found under the heading of “Residential Land Use Designations” (Page LU-2). The stated ‘description’ and ‘designation criteria’ of this land use designation provides:

“Description

This designation is the predominant land use category in the City. Maintaining and creating a diverse arrangement of interconnected subdivisions, neighborhoods, and communities that have a mix of densities and housing types; linkages with other residential areas and commercial hubs through non-motorized modes, such as pedestrian and bicycling, and vehicular modes will be encouraged.”

“Designation Criteria

- 1. Previously developed single-family residential areas;*
- 2. Undeveloped areas that do not meet the designation criteria for other Residential, Commercial, Industrial, or Public/Quasi- Public designations; or*
- 3. Residential Conservancy areas that contain limited critical areas, are served by public utilities (water, sewer, storm services), and meet the development parameters of the single-family designation.”*

“Implementing Zoning Designations

Residential 1 (1 dwelling unit per acre): All properties located within the Urban Separator Overlay is zoned R-1, as consistent with King County county-wide planning policies.

Residential 7 (7 dwelling units per acre): All properties not located within the Urban Separator Overlay is zoned R-7.”

The R-5 Residential (Five dwelling units per acre) zoning classification is not currently identified as an implementing zoning district for any comprehensive plan land use designation and needs to be. A significant portion of the city is zoned R-5, Residential. In the 2015 Comprehensive Plan this zone was inadvertently omitted as an implementing zoning district of any Comprehensive Plan land use designation and must be corrected by adding the R-5, Residential (Five dwelling units per acre) zoning classification as an implementing zoning district for the “Single Family Residential” land use designation. Some other minor wording corrections proposed by staff are also shown. See exhibit “Excerpt of Volume 1 – Land Use Element”, Page 1, in the working binder.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the text amendment to add a listing of R-5 Residential zoning district as an implementing zone of the “Single Family Residential” land use designation.

P/T #8

Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". It is requested to revert to pre-2015 title of the category. Provide more logical title for the category to address and reflect the range of residential densities. The implementing zones "R-10, Residential" and "R-16, Residential" are proposed to be added.

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-5 provides for a land use designation of “Residential Transition”. This was formerly the “Moderate Density Residential” designation prior to adoption of the updated Comprehensive Plan in 2015. It is requested to revert to the pre-2015 title of the category since the ‘description’ and ‘designation criteria’ remain similar. The stated ‘description’ and ‘designation criteria’ of this land use designation in the latest Plan provides:

“Description

Residential transition areas are planned to accommodate moderate densities of varying residential dwelling types. Varying intensities within a transition area may be permitted based on adjacent density, intensity, and/or character. Appropriate densities in these areas range from 7 to 20 dwelling units per acre. Dwelling types generally range from single-family dwelling to multiple-family dwellings, with larger structures allowed (within the density range) where offsetting community benefits can be identified.”

“Designation Criteria

- 1. Previously developed moderate density residential areas; or*
- 2. Areas that provide a transition between single-family and multifamily, single-family and nonresidential, multifamily and nonresidential zones or development are adjacent and meet the development parameters of the Residential Transition designation.”*

The reversion back to the former name provides a distinct and logical title for the category to address and reflect the range of residential densities. The name change also avoids confusion that would likely occur to potential users by the similarly sounding “Residential Transition Overlay” that was also part of the changes made in the 2015 Comprehensive Plan. Also, the description does not provide for any different uses to serve as a ‘transition’, only intermediate residential densities.

PLANNING COMMISSION RECOMMENDATION

Planning Commission [recommended approval](#) of the text amendment to change the title of the land use designation of "Residential Transition" to "Moderate Density Residential"

P/T #9

Add the "R-10, Residential" and "R-16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. Areas of the city are zoned "R-10, Residential" but no areas are currently zoned "R-16, Residential". However, in the 2015, Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comprehensive Plan land use designation. To be corrected by adding R-10 and R-16 as implementing zones to either the "Residential Transition" or "Moderate Density" Land Use Designation.

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-5 provides for a land use designation of “Residential Transition”. This was formerly the “Moderate Density Residential” designation prior to adoption of the updated Comprehensive Plan in 2015. The title of the category is proposed to change as requested in the preceding text amendment, P/T #8.

The implementing zones "R-10, Residential" and "R-16, Residential" are proposed to be added as implementing zoning districts. The City currently contains properties zoned R-10 Residential; however, there are no properties currently zoned R-16, Residential. The R-10 Residential and R-16 Residential are not currently identified as implementing zoning districts for any comprehensive plan land use designation and needs to be. The "R-10, Residential" and "R-16, Residential" are proposed as implementing zoning districts for the “Moderate Density Residential” land use designation. Some other minor corrections to the wording of this section as proposed by staff are shown. See exhibit “Excerpt of Volume 1 – Land Use Element”, Page 2.

PLANNING COMMISSION RECOMMENDATION

Planning Commission [recommended approval](#) of the text amendment to add a listing of R-10 Residential and R-16 Residential zoning districts as implementing zones of the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation.

Comprehensive Plan Map (CPM) Amendments (File No. CPA17-0001, City initiated)

CPM #1

Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove category from the Land Use Map (This is the same as P/T #6, above). The R-10, R-16 and R-20 residential zoning districts already allow for mixed uses residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus it was unnecessary to establish a unique land use designation to achieve a zoning district to allow.

Discussion

(This is the same topic as policy/text amendment P/T #6, but is repeated as a map amendment since it requires revision to both the text and map of the comprehensive plan document. See discussion and analysis under text amendment P/T #6. Also, note that a map is not provided as an Exhibit since the "Mixed Use" is not shown on any properties on the map; except in the legend because it does not apply to any properties.)

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the map amendment to remove the "Mixed Use" land use designation from the Comprehensive Plan map (Map No. 1.1).

CPM #2

Change the mapped land use designation of a 0.98-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE.

Discussion

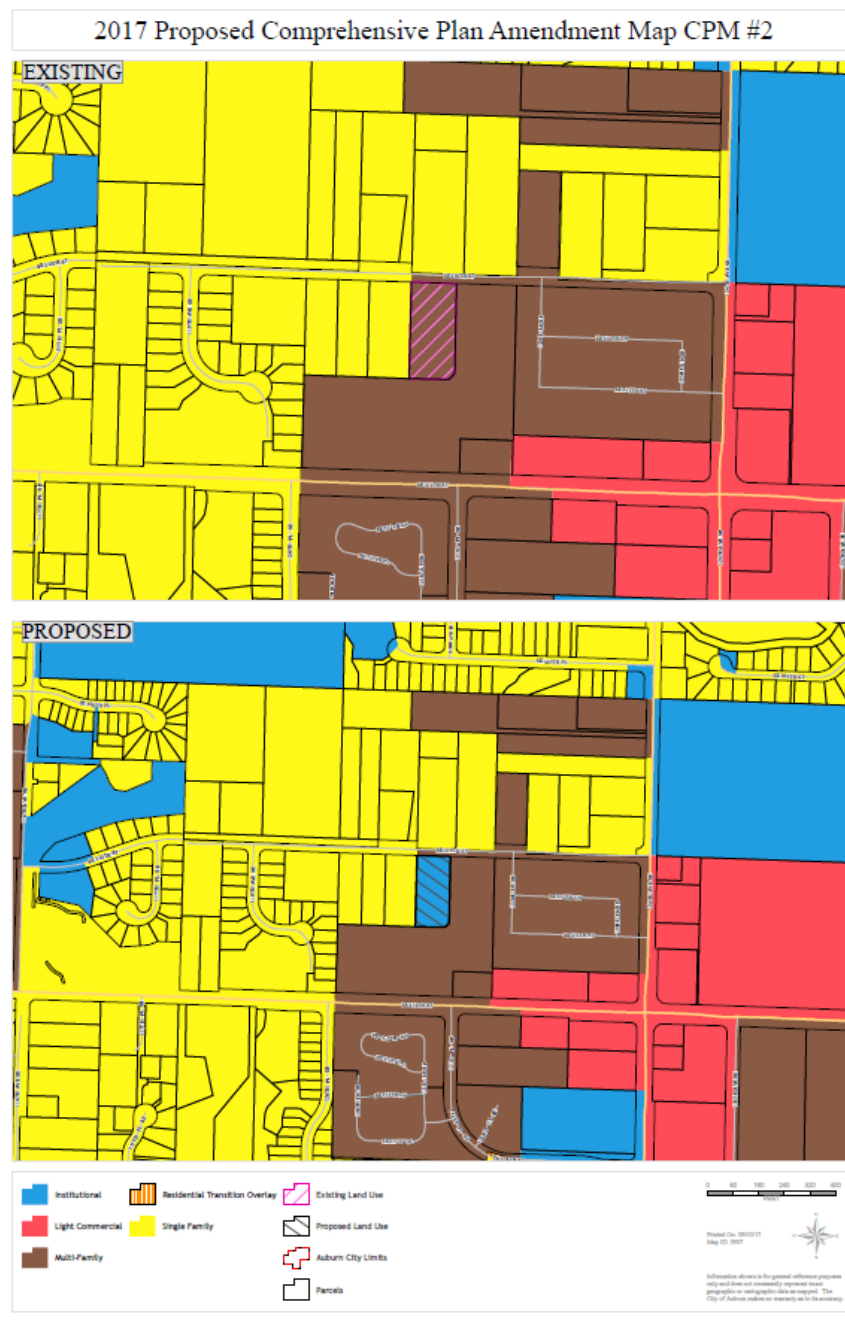
In 1996 the 0.98-acre property was part of a larger 2.23-acre property ownership by Schneider Homes Inc. that was proposed for development as the 'Pasafino Apartments' while in unincorporated King County prior to annexation to the City of Auburn. In 1996 a 'Petition for Annexation Agreement and Declaration of Covenant' was executed between the City and Schneider Homes Inc. in order for the City to provide water and sewer services to the proposed apartment development located outside the city, but within the city's established utility service area. An 'Amended Petition for Annexation Agreement and Declaration of Covenant' was executed on April 21, 1997. The Agreements provided that as a condition of the City providing utility services, Schneider Homes Inc. would develop a park, and after annexation, convey the developed park land to the City of Auburn without obligation or cost. At the time of transfer, the city parks department would assume maintenance responsibility. The property was annexed to the City of Auburn effective in 2008 by Ordinance No. 6121; however, the transfer of ownership of the park land did not take place for many more years since the park land was not a separate parcel that could be deeded separately to the City. A Boundary Line Adjustment (BLA) application (File #BLA14-0005) was filed by Schneider Homes Inc. in May of 2014 to establish the park land as a separate parcel. The processing of the BLA was delayed due to changes in property ownership interest on the part of Schneider Homes Inc. for refinancing purposes. The BLA

was subsequently approved by the City and recorded on November 2, 2016 (Recording #20161102900004) and the property subsequently conveyed to the City.

It was previously appropriate to have the Comprehensive Plan land use designation of "Multiple "Family Residential" applicable to the site when it was privately-owned and part of a larger parcel that is mainly developed with apartments. However, now that Parcel No. 0921059073 is a separate parcel, owned by the City and developed for park purposes, it is appropriate for it to have an "Institutional" land use designation by the Comprehensive Plan consistent with other park properties.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the map amendment to change the mapped land use designation of 0.98-acre city-owned park parcel (Parcel No. 0921059073) from "Multiple Family Residential" to "Institutional" (Map No 1.1).



CPM #3

Change the mapped land use designation of a group of four privately-owned, previously-developed parcels from "Downtown Urban Center" to "Light Industrial". Parcel No. 5401600200 (0.06 acres) and Parcel No. 5401600175 (0.7 acres) are owned by Ho & Nancy Kim. Parcel No. 5401600235 (0.34 acres) is owned by CHS Inc. Parcel No. 5401600260 (0.24 acres) is owned by Gary & Karen Stamps. This proposal is to change the Comprehensive Plan land use map designation to recognize and be more compatible with

developed status of the properties located at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution, and outdoor storage.

Discussion

This is a city-initiated comprehensive plan map amendment to change a group of four adjacent, privately-owned and mostly developed parcels from "Downtown Urban Center" to "Light Industrial". The purpose of this change is to recognize and be more compatible with the developed status of the properties. The characteristics of the affected parcels are as follows:

Parcel ID Number/ address	Property owner	Parcel Size	Comprehensive Plan Designation	Zoning Classification	Current Land Use
5401600175/ 232 C ST NW	Ho & Nancy Kim	0.7 acres	Downtown Urban Center	DUC, Downtown Urban Center	Former Dels Farm Supply consisting of 5,238 sq. ft. of warehouse & 1,500 sq. ft. of attached office/store. Currently unoccupied/
5401600200/ (No address)	Ho & Nancy Kim	0.06 acres	Downtown Urban Center	DUC, Downtown Urban Center	Former railroad spur line bisecting parcel -0200 currently vacant
5401600235/ 301 2nd ST NW	CHS Inc.	0.34 acres	Downtown Urban Center	DUC, Downtown Urban Center	Cenex bulk propane storage tanks
5401600260/ (No address)	Gary & Karen Stamps	0.24 acres	Downtown Urban Center	DUC, Downtown Urban Center	Parking lot /vacant

The sites have a "Downtown Urban Center" land use designation by the Comprehensive Plan and are zoned DUC, Downtown Urban Center. The contiguous sites are located at the northern edge of the "Downtown Urban Center" land use designation and bordered to the north and the east by properties with an industrial designation. The sites align in a row north to south and are bordered by public streets of C ST NW to the west; 3rd ST NW to the north and by the Burlington Northern railroad to the east. The automobile body shop of A-1 Collision borders the sites to the south.

The two largest parcels, Parcel No. 5401600175 (0.7 acres) and Parcel No. 5401600235 (0.34 acres) have been developed for more than 25 years with structures and facilities that are more appropriate characterized as "industrial uses" than suburban downtown development. The configuration and location of the properties sandwiched between transportation corridors makes them less suitable for redevelopment as downtown service or retail type uses geared to leisure shopping. Also, due to the number of zoning inquiries, the City staff has increasingly become aware of the difficulty of the property owner in finding tenants that can occupy the former farm supply building and meet the zoning use regulations of the DUC zoning district. Also, few uses are capable of using the building with limited physical alterations in order to avoid triggering consistency with Downtown Design Standards and significant upgrades.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the map amendment to change a group of four privately-owned, mostly developed parcels from "Downtown Urban Center" to "Light Industrial" (Parcel No. 5401600175, 5401600200, 5401600235, and 5401600260)



-----**NOVEMBER 1, 2017 PLANNING COMMISSION PUBLIC HEARING**-----

Comprehensive Plan Map (CPM) Amendments (File No. CPA17-0001, City initiated)

CPM #4

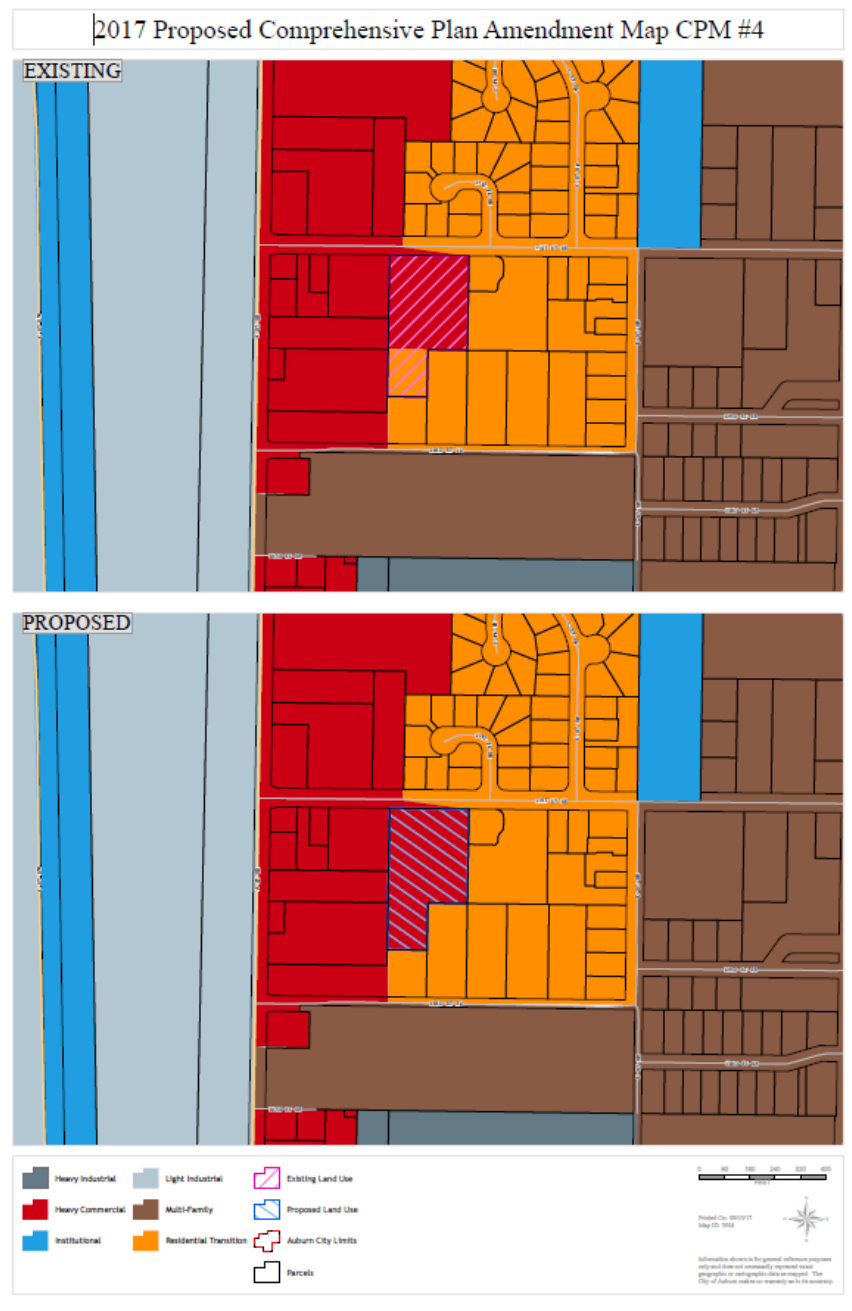
Change the mapped land use designation of south part of 2.15-acre, privately-owned, developed parcel from "Residential Transition" to "Heavy Commercial".

Discussion

The 2.15-acre property was previously a smaller parcel and the comprehensive plan designation boundary followed this original property boundary. In 2004, a boundary line adjustment application was filed (File No. LLA04-0010), approved by the City, and recorded (Recording No. 20040712003209). The boundary line adjustment expanded the parcel boundary to include additional area to the south. The Comprehensive Plan land use designation boundary was not simultaneously changed to correspond to the property boundary change. In the intervening time, the fence contractor business has using the expansion area as part of their yard. It is appropriate to make the change to avoid split designation of a parcel where warranted by existing development pattern and setting. The "Residential Transition" designation makes up a smaller portion of the lot, while the balance is used by a fencing contractor. As shown on the map below, the designation change is consistent with adjacent property located to the west.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #4 to change the mapped land use designation of the southern part of a 2.15-acre, privately-owned, parcel from "Residential Transition" to "Heavy Commercial" (Parcel No. 8695200020).



CPM #5

Change the mapped land use designation of 3 parcels (2 privately-owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation.

Discussion

This city-initiated request is to change the land use designation of 2 privately owned parcels, Nos. 7815700095 (0.17 acres – vacant) and 7815700135 (0.33 acres – parking lot) are owned by Levan Auburn Development LLC and the City-owned Parcel No. 7815700085 (0.19 acres - Plaza park). These contiguous properties are located at the SW corner of W

Main ST and Division ST. With adoption of the 2015 Comprehensive Plan and its associated map changes, the properties were assigned an "Open Space" land use designation. The change is requested to remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. It is requested to revert to former designation of "Downtown Urban Center". These 3 mostly undeveloped parcels are currently zoned "DUC, Downtown Urban Center". Due to their location in the heart of the city center and economic development potential, these parcels should have the designation "Downtown Urban Center".

Parcel ID Number/address	Property owner	Parcel Size (Approx.)	Current comprehensive Plan Designation	Current Zoning Classification	Current Land Use
7815700095	Levan Auburn Development LLC	0.17 acres	"Open Space"	"DUC, Downtown Urban Center"	Vacant lot
7815700135	Levan Auburn Development LLC	0.33 acres	"Open Space"	"DUC, Downtown Urban Center"	Parking lot
7815700085	City of Auburn	0.19 acres	"Open Space"	"DUC, Downtown Urban Center"	City's Plaza Park

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #5 to change the mapped land use designation of 3 parcels from the "Open Space" to the "Downtown Urban Center" land use designation. (Parcel Nos. 7815700095, 7815700135, & 7815700085)



CPM #6

Change the mapped land use designation (and zoning district) of 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

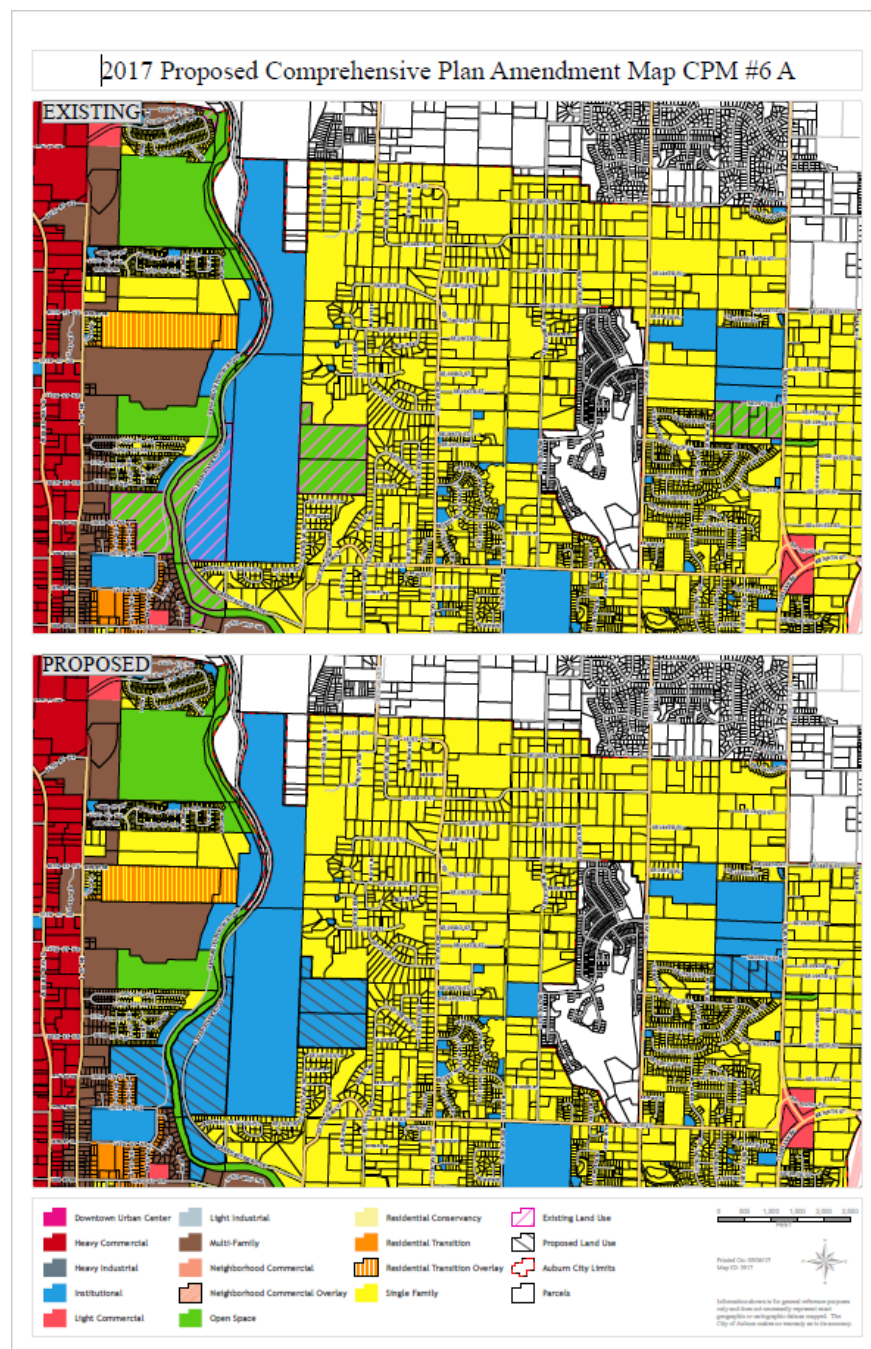
Discussion

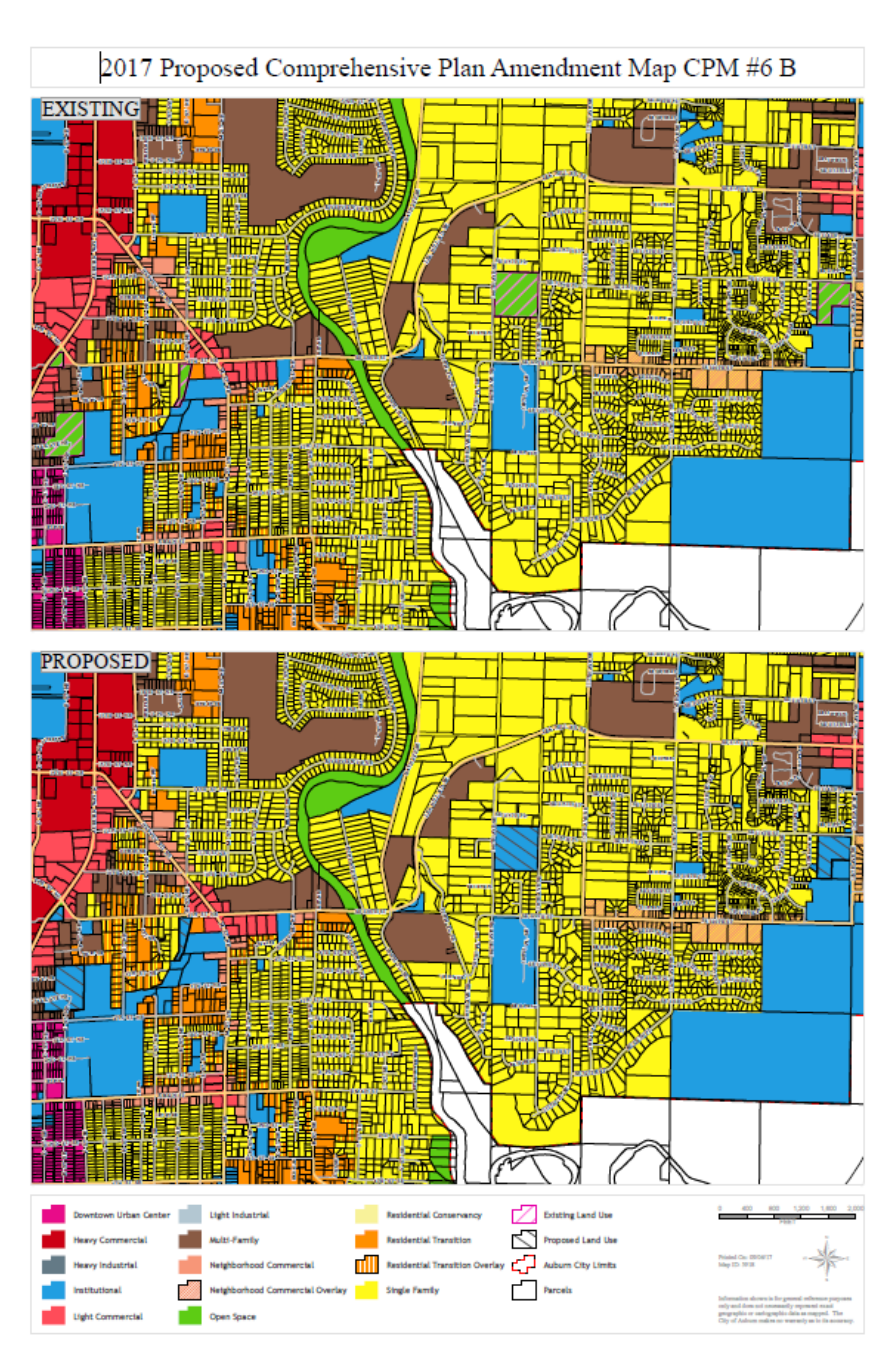
This city-initiated request is to change the land use designation of 46 parcels **46 city-owned, parks properties** from **"Open Space" to "Institutional" land use designation.**

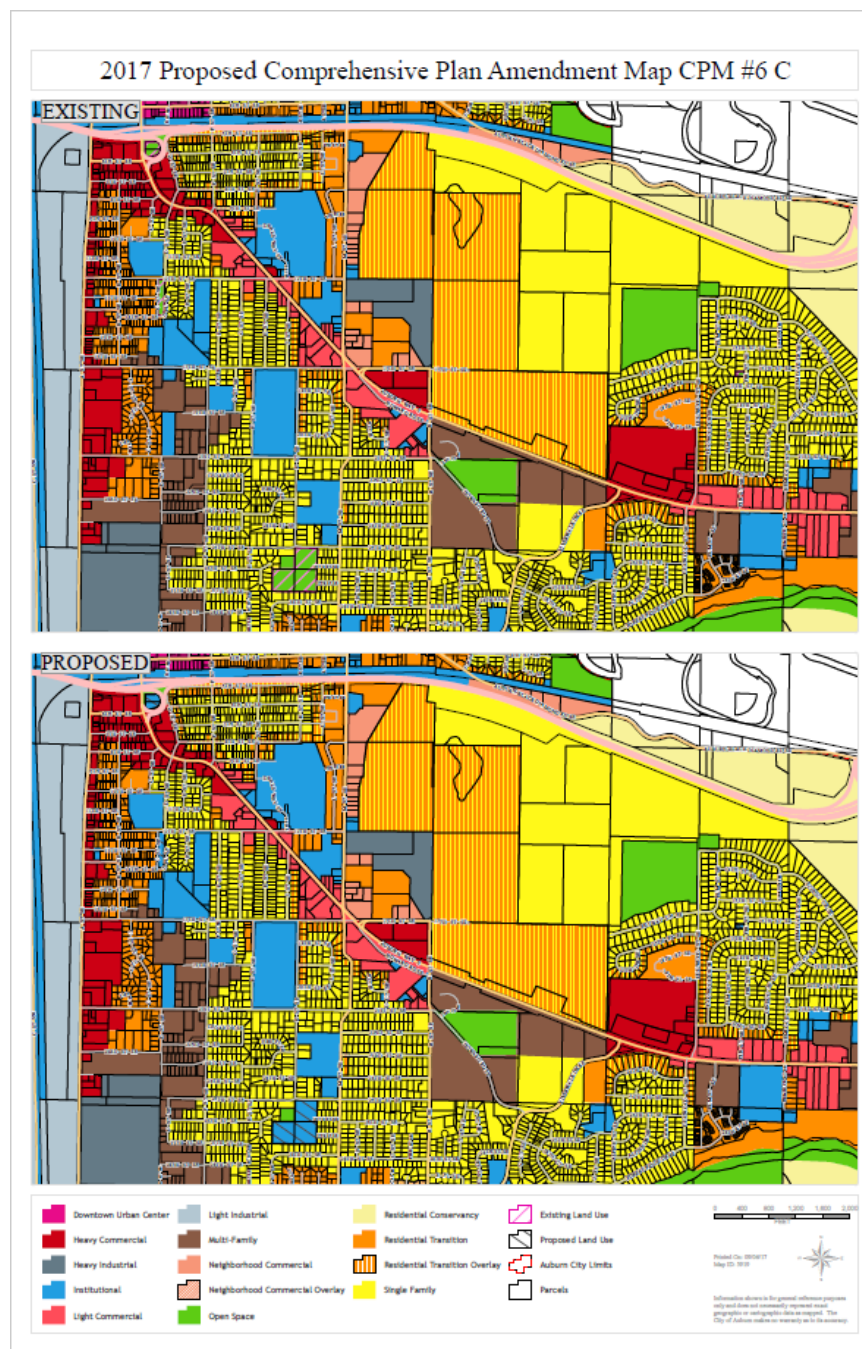
Parcel Nos. 0821059017, 7345300160, 6347000055, 6347000065, 0001000081, 1313500310, 3021059044, 3021059080, 3021059089, 1421049011, 1821059117, 0520061060, 0721059038, 7749501070, 0521059010, 0521059029, 0421059062, 0421059061, 0421059060, 0421059071, 0421059004, 3845000080, 7299602140, 4137070990, 7002181950, 0520051035, 0520051006, 0921059018, 6655000105, 6655000021, 1421049067, 9262800330, 9262800341, 1421049017, 9262800285, 0721059020, 8669150810, 6655000024, 6655000030, 3021059325, 3121059017, 3021059375, 8581400530, 1821059327, 0821059017, & 0621059007 are scattered at various sites. With adoption of the 2015 Comprehensive Plan and its associated map changes, the properties were assigned an "Open Space" land use designation. These properties are city-owned developed parks and contain play areas and active recreational space. And the "Open Space" land use designation is not appropriate to apply to these properties based on the discussion and clarification that occurred with the Planning Commission during discussion of the "OS, Open Space zoning district in July and August of this year. The land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active and mainly developed parks should not be designated "Open Space"). Also, for most parcels the zoning map classification also needs to change from "OS, Open Space" to "I, Institutional" to agree.

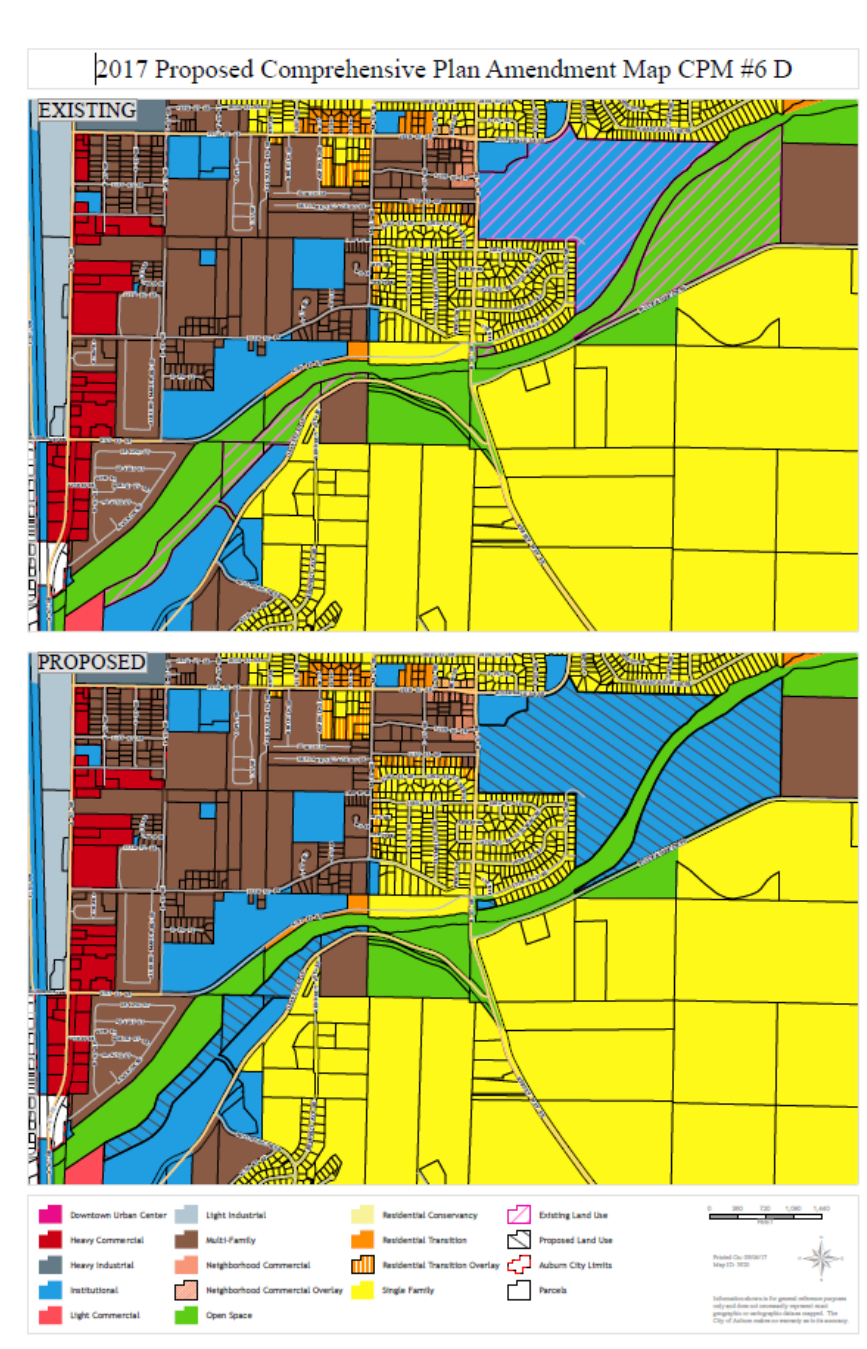
Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #6 to change the mapped land use designation of multiple City-owned, parks properties from "Open Space" to "Institutional" land use designation and to change the zoning designation (File No. REZ17-0002), to correspond to the "I, Institutional" implementing zoning classification, except for Parcel Nos. 1821059327, 1821059117, & 8581400530 which are already zoned: "I, Institutional".

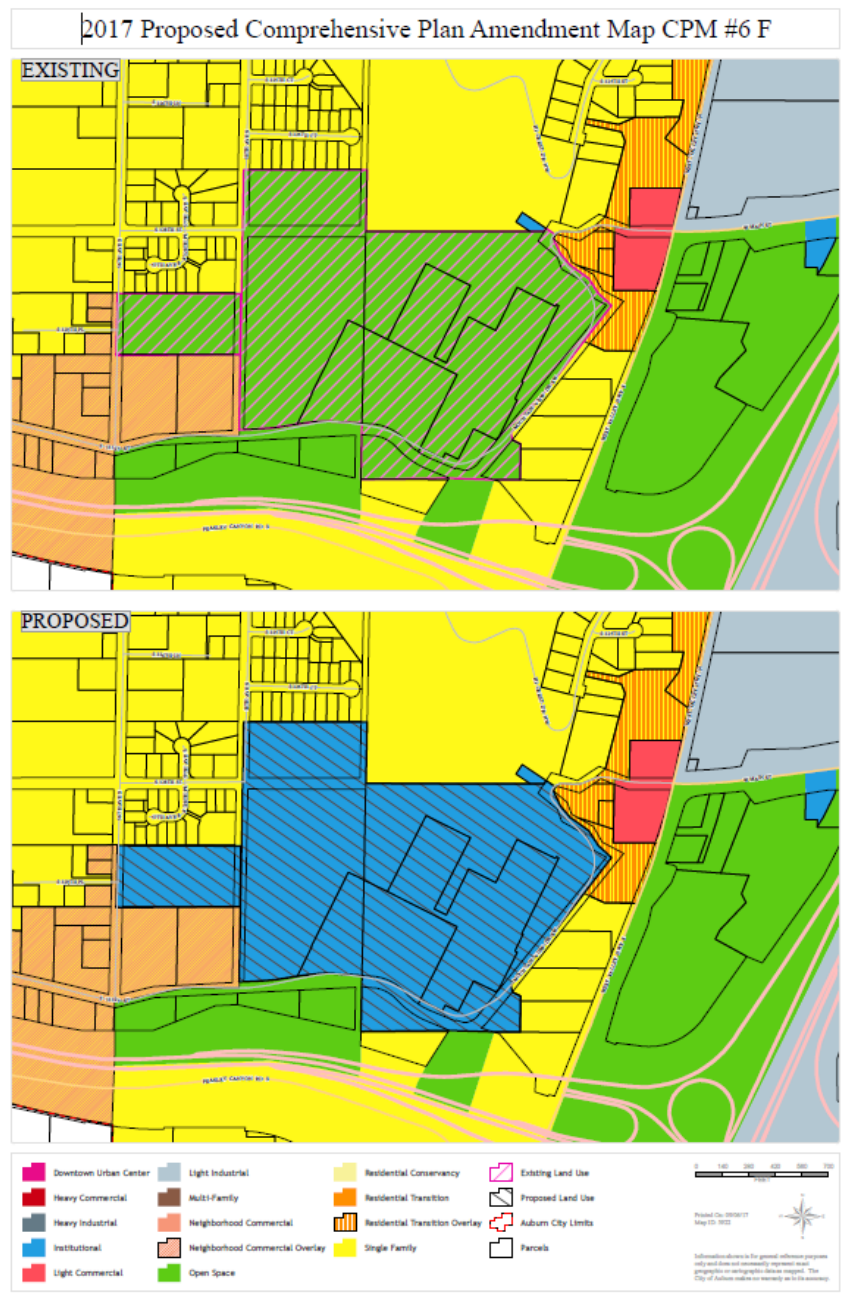














CPM #7 - Change the mapped land use designation of 3 Tribal parcels from the "Open Space" to the "Institutional" Land Use designation. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

Discussion

This city-initiated request is to change the land use designation of 3 Muckleshoot Tribal parcels from the "Open Space" to the "Institutional" Land Use designation. Parcel No. 2021059041 (1.45 acres US Government)), 2021059047 (24.46 acres, Tribe), & 2021059037 (0.07 acres, Tribe) are proposed for change. With adoption of the 2015

Comprehensive Plan and its associated map changes, the properties were assigned an "Open Space" land use designation. These properties are Muckleshoot Tribal owned properties that are developed as cemeteries. In addition, the "Open Space" land use designation is not appropriate to apply to these properties based on the discussion and clarification that occurred with the Planning Commission during discussion of the "OS, Open Space zoning district in July and August of this year. The land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g., cemeteries or parks developed for active recreation should not be designated "Open Space").

Parcel ID Number/address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
2021059041	US Government	1.45 acres	"Open Space"	"P1, Public Use"	Historic Tribal cemetery
2021059047	Muckleshoot Indian Tribe	24.46 acres	"Open Space"	"P1, Public Use"	Tribal Cemetery
2021059037	Muckleshoot Indian Tribe	0.07 acres	"Open Space"	"P1, Public Use"	Street frontage portion of historic Tribal cemetery

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #7 to change the mapped land use designation of 3 Muckleshoot Tribal properties from "Open Space" to "Institutional" land use designation and to change the zoning designation (File No. REZ17-0002), to correspond to the "I, Institutional" implementing zoning classification (Parcel Nos. 2021059041, 2021059047, & 2021059037).



CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial" and to change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.

Discussion

This city-initiated request is to change the land use designation of 2 privately-owned parcels from "Single Family Residential" to "Light Commercial". Parcels Nos. are 3121059069, 1.79 acres owned by Alan Clayton and Parcel No. 3121059027, 3.67 acres, owned by John Nixon. Both are located on east side of A ST SE, approx. 600 feet south of Lakeland Hills

WY SE. The change is requested to remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. It is requested to revert to pre-2015 designation of "Light Commercial". Also, change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.

Both properties were annexed to the City of Auburn from the City of Pacific in the year 2003 by City of Auburn Ordinance No. 3643. Prior to the annexation, the northern parcel (owned by Mr. Clayton) was zoned "C, Commercial" and the southern parcel (now owned by John Nixon) was zoned "RMH, Multiple Family Residential" in the City of Pacific. Mr. Clayton's zoning designation of "C, Commercial" was a result of an application for zone change requested by Mr. Clayton and approved by the City of Pacific in August of 1992 by Ordinance No. 1177 (The rezone was to the zoning classification of "BC, Business Commercial" which subsequently became "C, Commercial".) At annexation to the City of Auburn, the property assumed an "R-5, Residential" zoning designation by default, while the comprehensive plan designation was made "Light Commercial".

Of late, Mr. Clayton has been contacting the City almost annually requesting that the city initiate a change in the zoning designation back to a commercial category. He has always had the ability to submit a private application to initiate the zoning map change himself, and has been advised of this, but was reluctant.

The 'working binder' under the 'Map Amendments' tab and CPM #8, contains a letter from Mr. Clayton dated July 18, 2017 and supporting information in which he describes the history and his request to have the zoning changed.

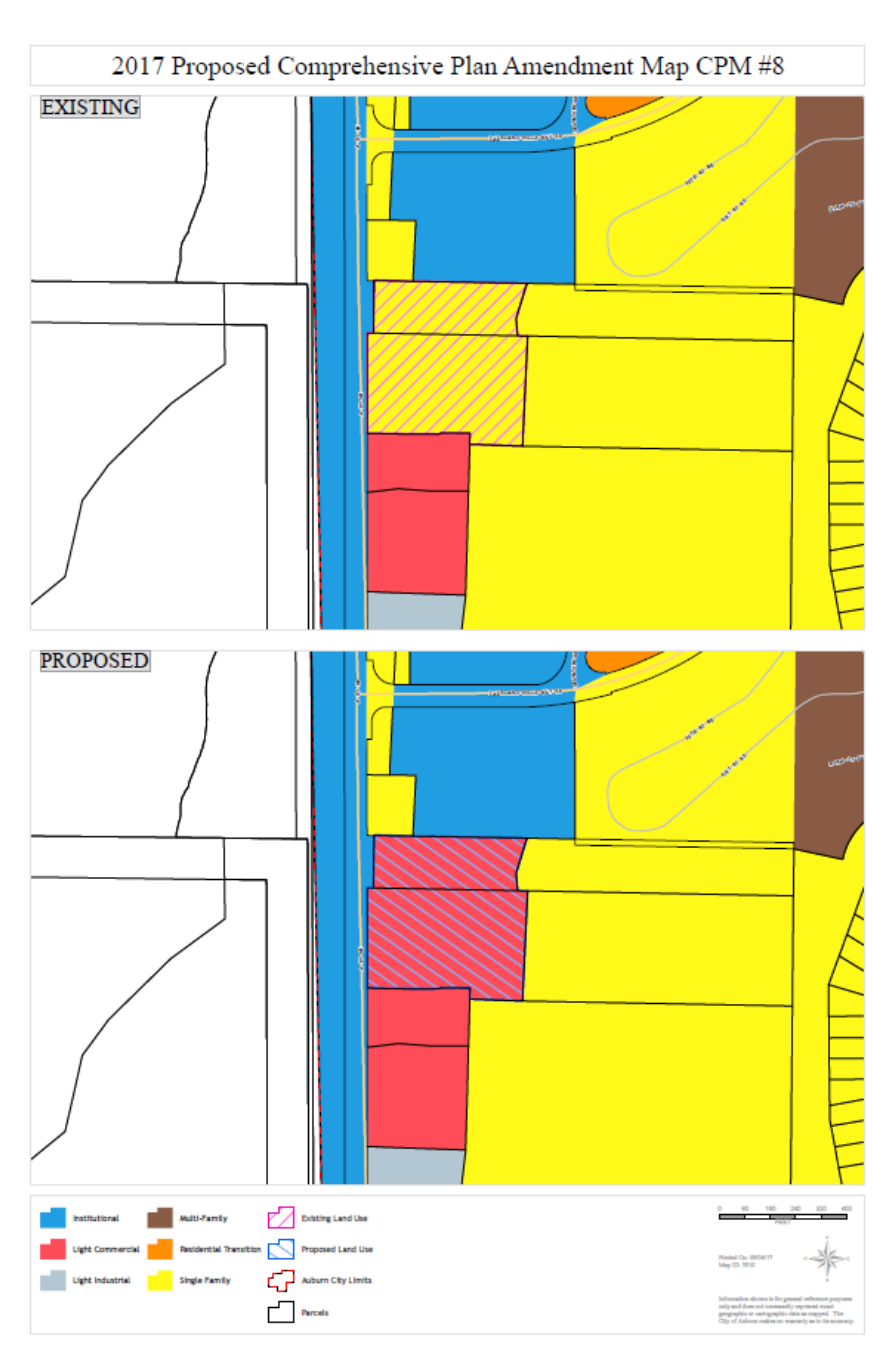
The southern parcel prior to 2015 had a comprehensive plan designation of "Light Commercial" and was previously was zoned "R-5, Residential". These 2 parcels are the only parcels on the east side of A ST SE, in the vicinity that have a Comprehensive Plan designation of "Single Family Residential". The adjacent properties to the south were changed to "light Industrial" due to private com plan application last year. The properties to the north have a comprehensive plan designation of "Institutional".

While the comprehensive plan designation was changed in 2015 to "Single Family Residential", to align with the property's R-5 Residential zoning, it is the zoning classification that should have been changed. The City now seeks to rectify the circumstances by changing the both the comprehensive plan designation and zoning for both parcels

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
3121059069 (northern)	Alan B Clayton	1.79 acres	"Single Family Residential"	R-5, Residential	vacant
3121059027/ 5340 A ST SE (southern)	John Nixon	3.67 acres	"Single Family Residential"	R-5, Residential	Single family residence

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #8 to change 2 privately-owned parcels from "Single Family Residential" to "Light Commercial" and to change the zoning designation (File No. REZ17-0004) to correspond to the "C1, Commercial" implementing zoning classification. Parcels Nos. are 3121059069 and Parcel No. 3121059027



CPM #9

Change the mapped land use designation of 2 privately owned vacant parcels at SE corner of SE 312th ST & 121st PL SE from "Multiple Family Residential: to "Light Commercial".

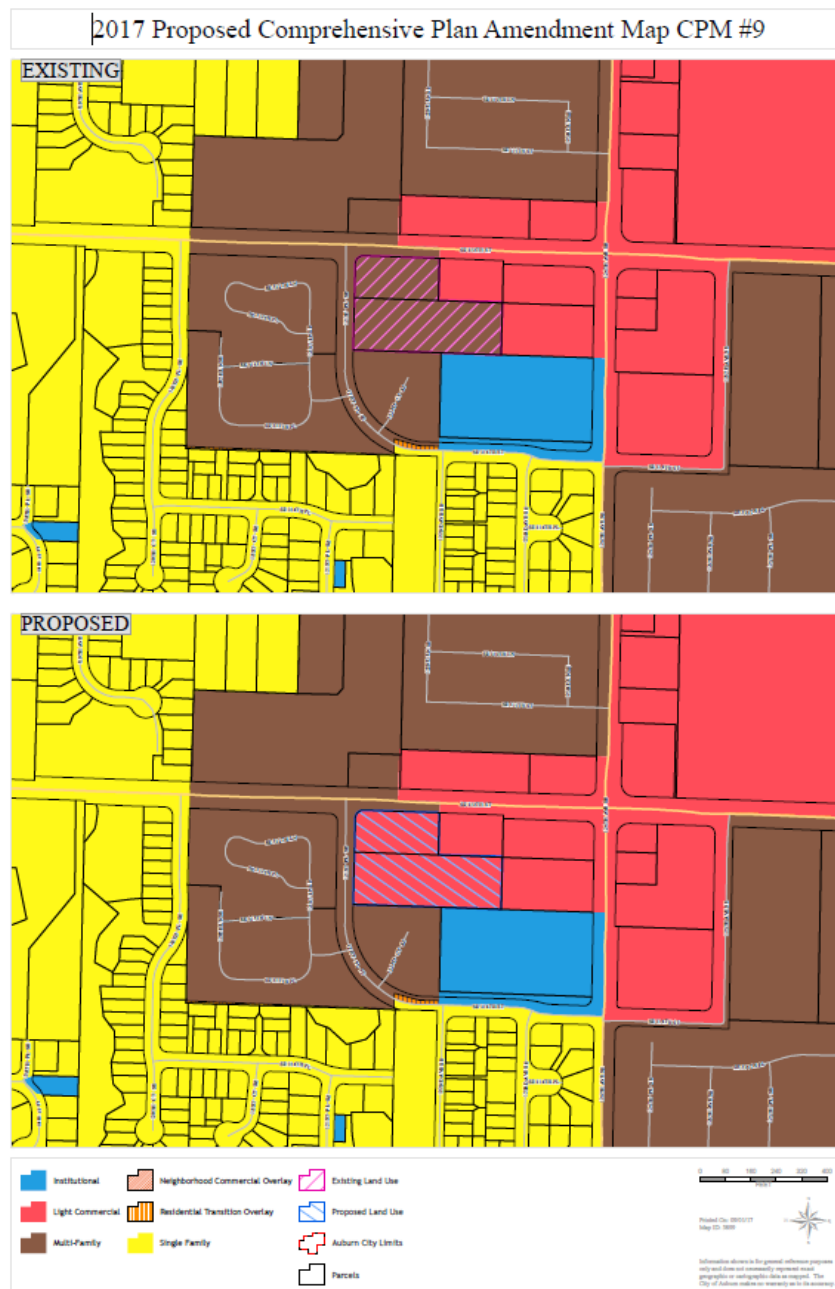
Discussion

This city-initiated request is to change the land use designation of 2 privately owned vacant parcels from "Multiple Family Residential" to "Light Commercial". The 1.75 -acre Parcel No. 0921059042 owned by Highlane Prop. LLP and 0.81-acre parcel No. 0921059113 owned by Jennifer & James Hunt both are located at SE corner of SE 312th ST & 121st PL SE. The change is requested to remedy an inadvertent change of mapped land use designation with adoption of 2015 plan and revert to the former designation.

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
0921059042	Highlane Prop. LLP	1.75 -acre	"Multiple Family Residential"	"C1, Light Commercial"	Vacant
0921059113	Jennifer & Eric Hunt	0.81-acre	"Multiple Family Residential"	"C1, Light Commercial"	Vacant

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #9 to change 2 privately-owned parcels from "Multiple Family Residential" to "Light Commercial". (Parcels Nos. are 0921059042 and 0921059113).



CPM #10

Change the mapped land use designation of a privately owned 0.91-acre parcel near the intersection of 124th AV SE & SE 307th PL from "Multiple Family Residential" to "Single Family Residential".

Discussion

This city-initiated request is to change the land use designation of privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". The Parcel No. 0921059101 is owned by Ram Singh Dhaliwal is located 130

feet south of intersection of 124th AV SE & SE 307th PL (Address is 30811 124th AVE SE). The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of map amendment CPM #10 to change the land use designation of a 0.91-acre parcel from "Multiple Family Residential" to "Single Family Residential" (Parcel No. 0921059101).



CPM #11

Change the mapped land use designation of a privately-owned, 13.84-acre parcel addressed as 521 - 8TH ST SW. from "Heavy Industrial" to "Light Industrial".

Discussion

This city-initiated request is to change the land use designation of privately-owned approximately 13.84 -acre parcel developed with a single 286,000 square foot multiple tenant warehouse from "Heavy Industrial" to "Light Industrial". Parcel No. 1321049019 is owned by Western B NW WA LLC and located south of State Route 18 (SR) at the west end of 8th ST SW (Address is 521 8TH ST SW.) The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #11 to change the land use designation of an approximately 13.84-acre parcel from "Heavy Industrial" to "Light Industrial" (Parcel No. 1321049019).



CPM #12

Change the mapped land use designation of 7.2-acre private parcel located NW of intersection of Mill Pond DR SE and Kennedy AV SE from "Single Family Residential" to "Multiple Family Residential".

Discussion

This city-initiated request is to change the land use designation of privately-owned approximately of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel No. 5530200000, owned by Lois Maathuis, is located

NW of intersection of Mill Pond DR SE and Kennedy AV SE. The site is developed as a series of 13 multiple-family, 2-story buildings containing a total of 102 dwelling units, known as the 'Mill Pond at Lakeland Condominiums'. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #12 to change the land use designation of privately-owned approximately of 7.2-acre private parcel developed with condominiums from "Single Family Residential" to "Multiple Family Residential". (Parcel No. 5530200000).



CPM #13

Change the mapped land use designation of a group of 10 adjacent parcels located north side of Auburn WY S, east of Academy DR SE from "Single Family Residential" to "Multiple Family Residential".

Discussion

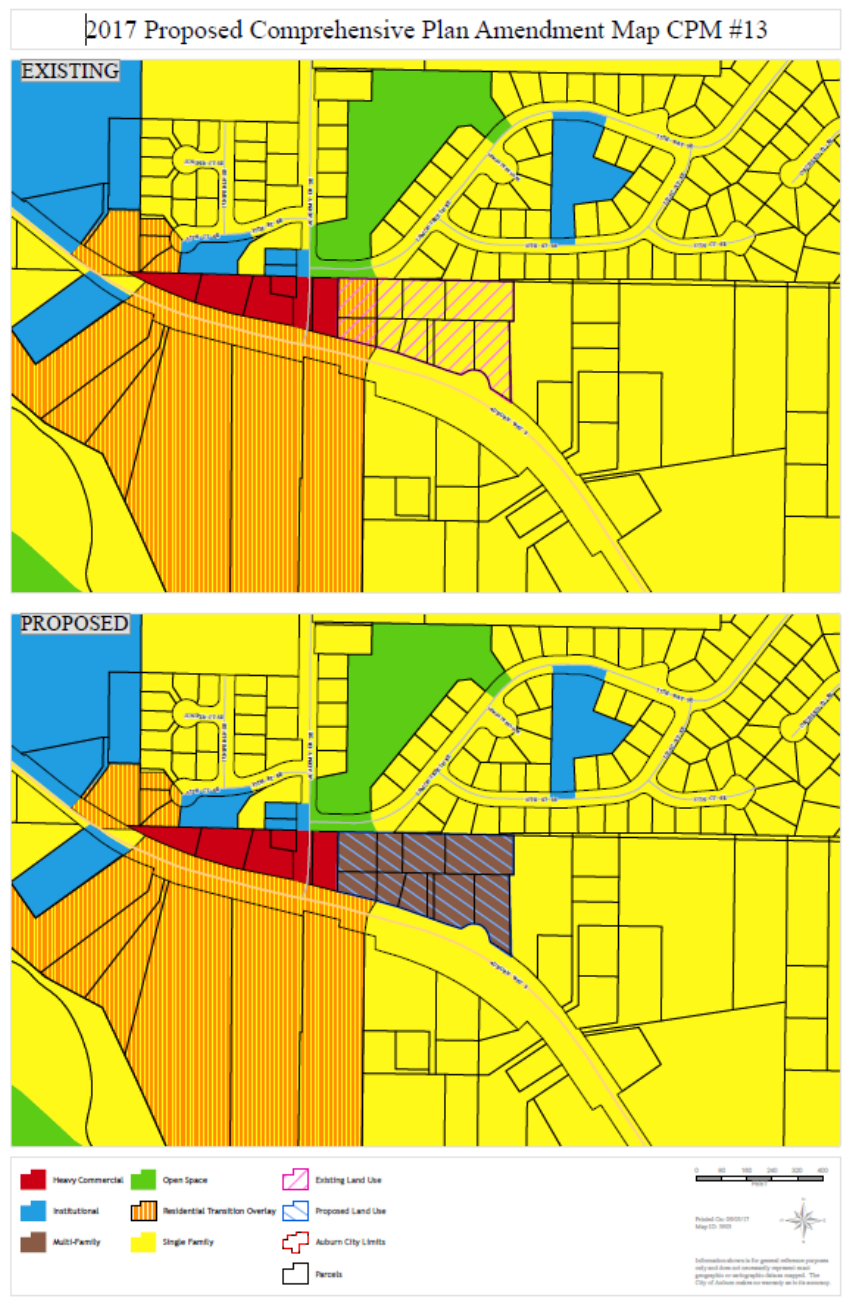
This city-initiated request is to change the land use designation of a group of 10 contiguous parcels from "Single Family Residential" and with "Residential Transition Overlay" to "Multiple Family Residential". Parcel Nos. 2721059053, 2721059063, 2721059066,

2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197 are owned by various property owners & located on the north side of Auburn WY S, east of Academy DR SE. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
2721059053	Muckleshoot Tribe	0.22 acres	"Single Family Residential" with "Residential Transition Overlay"	"R-20, Residential"	Duplex
2721059063	Muckleshoot Tribe	0.06 acres	"Single Family Residential"	"R-20, Residential"	Access Tract
2721059066	Orrozco, Salvador and Val	0.23 acres	"Single Family Residential"	"R-20, Residential"	Single Family Residence
2721059126	Muckleshoot Tribe	0.52 acres	"Single Family Residential"	"R-20, Residential"	Duplex
2721059156	Muckleshoot Tribe	0.39 acres	"Single Family Residential"	"R-20, Residential"	Duplex
2721059157	Muckleshoot Tribe	0.36 acres	"Single Family Residential" with "Residential Transition Overlay"	"R-20, Residential"	Duplex
2721059162	Huang, Angelina and Yao	0.63 acres	"Single Family Residential"	"R-20, Residential"	Single Family Residence
2721059168	Bunkhan, Chakkaphan and Suphawan	0.19 acres	"Single Family Residential"	"R-20, Residential"	Single Family Residence
2721059179	Muckleshoot Tribe	0.42 acres	"Single Family Residential"	"R-20, Residential"	Triplex
2721059197	Muckleshoot Tribe	0.23 acres	"Single Family Residential"	"R-20, Residential"	Duplex

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #13 to change the land use designation of a group of 10 contiguous parcels from "Single Family Residential" to "Multiple Family Residential" (Parcel Nos. 2721059053, 2721059063, 2721059066, 2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197).



CPM #14

Change the mapped land use designation of 23 parcels located at various locations in downtown from "Institutional" to "Downtown Urban Center".

Discussion

This city-initiated request is to change the land use designation of 23 parcels at various locations in downtown from "Institutional" to "Downtown Urban Center". Some are City-owned; others are privately owned. Parcel Nos. 0492000460, 0492000461, 0492000463,

7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Downtown Urban Center". The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #14 to change the land use designation of 23 parcels at various locations in downtown from "Institutional" to "Downtown Urban Center" (Parcel Nos. 0492000460, 0492000461, 0492000463, 7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040).

2017 Proposed Comprehensive Plan Amendment Map CPM #14



CPM #15

Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential" and to "Multiple Family Residential".

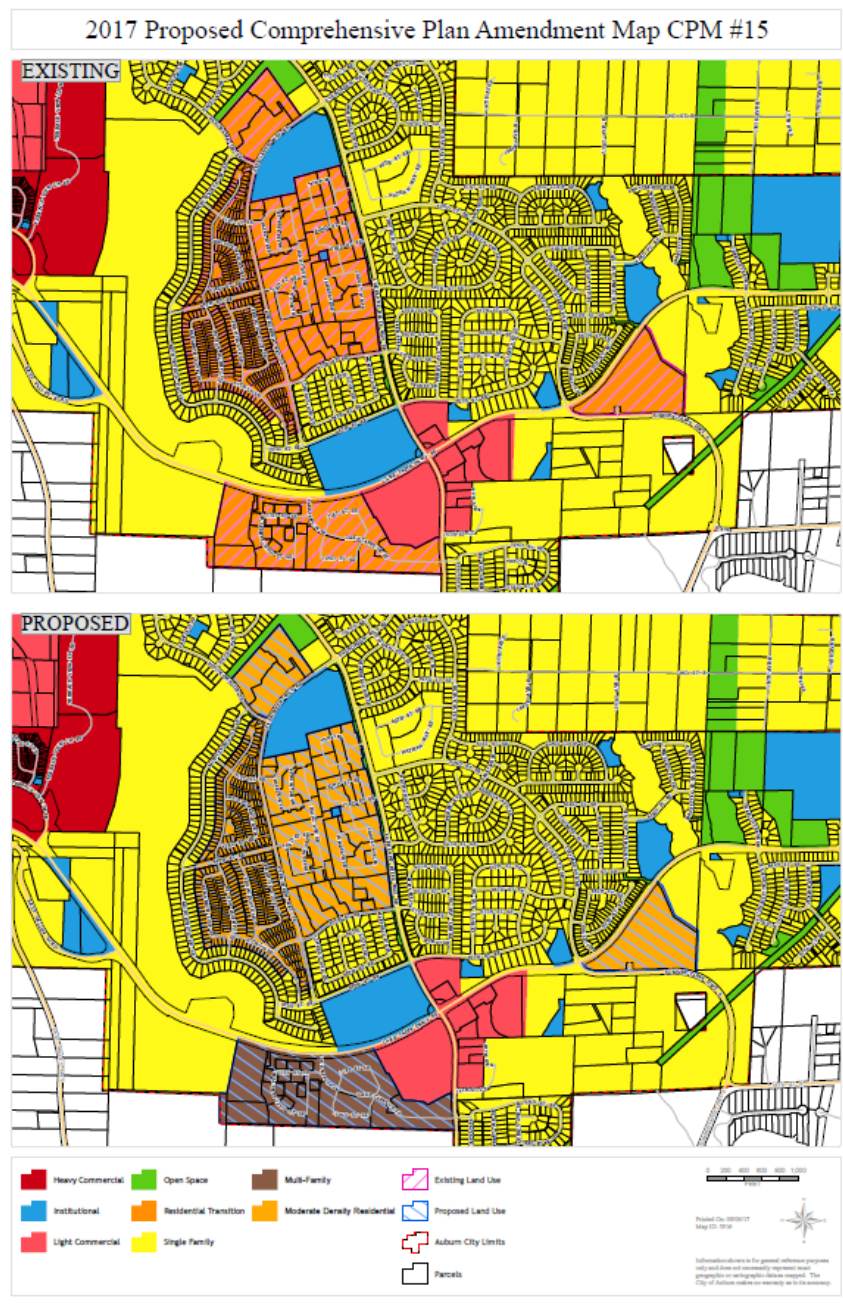
Discussion

This city-initiated request is to change the land use designation of numerous parcels within the Lakeland Hills community from "Residential Transition" to "Moderate Density

Residential" and to "Multiple Family Residential". The location of the parcels within the Lakeland special planning area is shown on the map. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #15 to change the land use designation of change the land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential" and to "Multiple Family Residential".



CPM #16

Change the mapped land use designation of 0.21-acre city-owned stormwater facility on the south side of 35th St SE, from "Institutional" to "Multiple Family Residential".

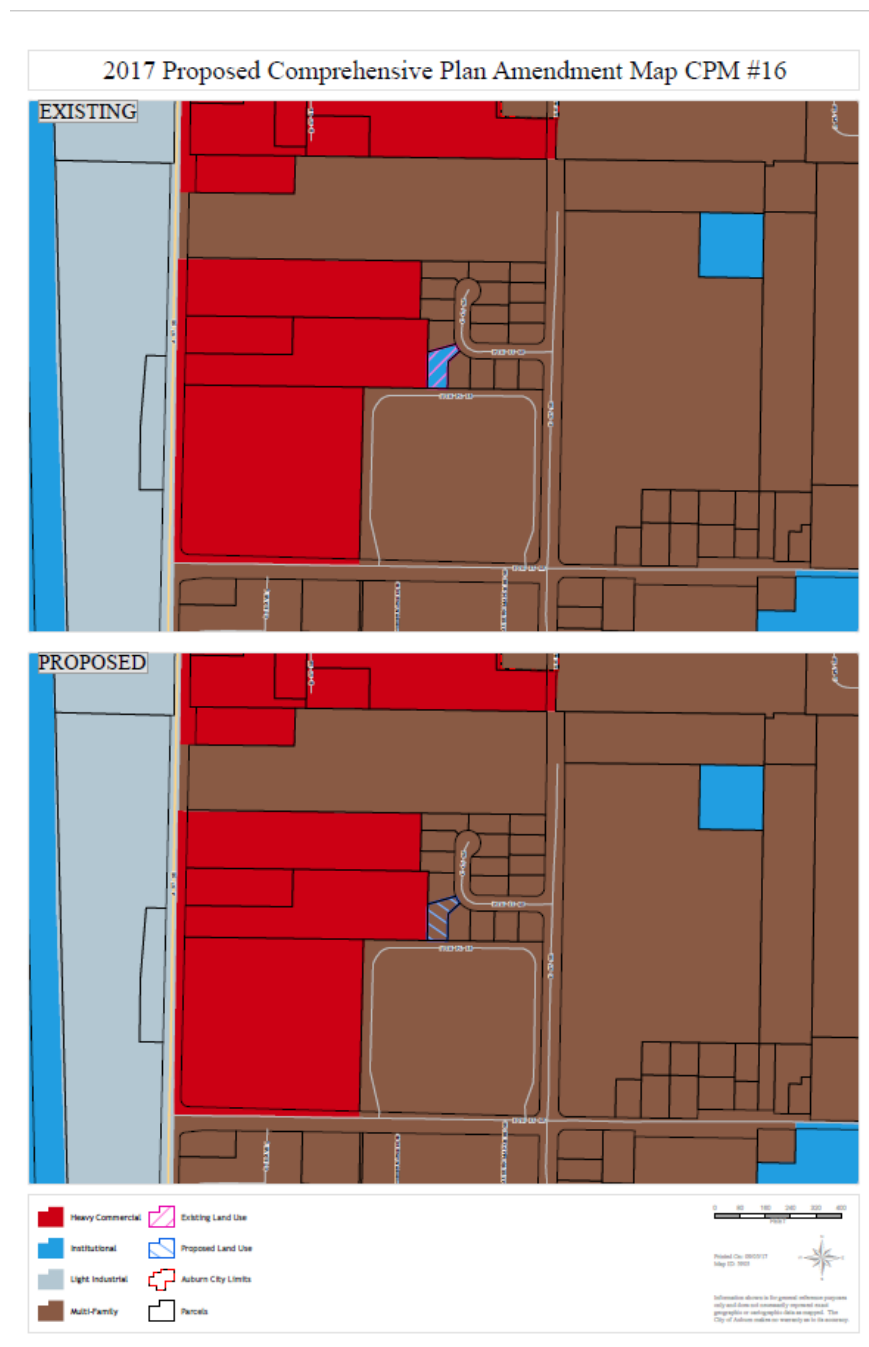
Discussion

This city-initiated request is to change the land use designation of a 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with designation applicable to the balance of the plat. Parcel No. 1877100170 is owned by

the City and located on south side of 35th St SE, 290 feet west of D ST SE. The lot for the stormwater facility was created from the "D ST SE Plat" and should retain the same comprehensive plan designation as the balance of the plat. It is not the intention of the Comprehensive Plan designation to apply a separate classification to each special purpose lot or tract needed to support the overall subdivision. Land use designations should apply to broad geographic areas based on compatibility and generally not on an individual parcel basis. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #16 to change the land use designation of change the land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" (Parcel No. 1877100170).



CPM #17

Change the mapped land use designation of an approximately 0.71- acre privately-owned parcel located east of end of B ST SE between 15th and 16th ST SE from "Residential Transition" to "Multiple Family Residential".

Discussion

This city-initiated request is to change the land use designation of an approximately 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family". Parcel No. 1921059271 owned by Mayfield TNC LLC is located east of end of B

ST SE between 15th and 16th ST SE. According to KC Assessor records, the property is developed with two, 2-story buildings as the "Mayfield Apartments" containing 31 dwelling units. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #17 to change the land use designation of an approximately 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family" (Parcel No. 1921059271).



Private-Initiated Map Amendment (File # CPA17-0002) and Rezone (File #REZ17-0001) Nexus Youth and Families (Please refer to the last section in the working binder for the exhibits referenced for the Nexus Youth & Families applications.)

1. The Applicant, Sylvia Fuerstenberg, representing Nexus Youth & Families (“Nexus”), submitted a Comprehensive Plan Map Amendment (City File No. CPA17-0002) and Rezone request (REZ17-0001) applications on June 8, 2017, before the year 2017 application deadline for Comprehensive Plan amendments (June 9, 2017).

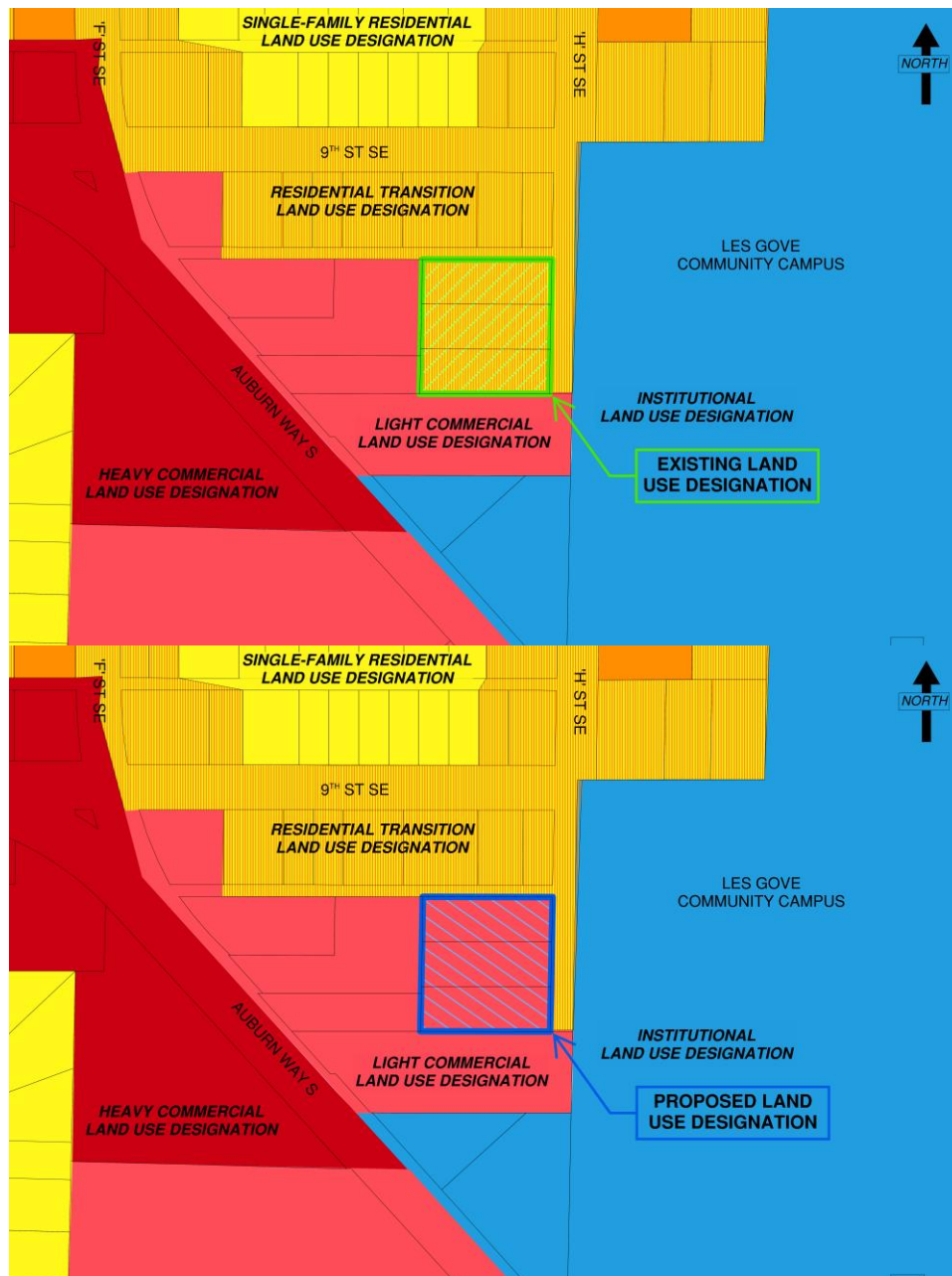
2. The Comprehensive Plan amendment seeks to change the designation of three parcels from “Single Family Residential” with a “Residential Transition Overlay” to “Light Commercial”. The parcels are King Co. Parcel Nos. 192105-9142, 192105-9145, and 192105-9077; and the addresses are 911 ‘H’ St. SE, 915 ‘H’ St. SE, and 921 ‘H’ St. SE. The three parcels total approximately 0.72 acres. See [Exhibit 10](#).
3. Similarly, the Rezone (zoning map amendment) seeks to change the classification of the same three parcels from “R-7, Residential Seven Dwelling Units per Acre” to “C-1, Light Commercial”. The parcels are King Co. Parcel Nos. 192105-9142, 192105-9145, and 192105-9077; and the addresses are 911 ‘H’ St. SE, 915 ‘H’ St. SE, and 921 ‘H’ St. SE. See [Exhibit 11](#).
4. As indicated by the Applicant’s narratives (See [Exhibit 12](#) and [Exhibit 13](#)), the requested changes are to accommodate future expansion of the Nexus Youth & Families Campus. Nexus Youth & Families (formerly Auburn Youth Resources (AYR)) is a non-profit organization that provides mental health counseling for youth, groups and families through chemical dependency prevention, treatment and aftercare and homeless services of emergency shelter, intercept homeless youth through a street outreach program and provide supportive housing across South King County. The facilities at this location include a clinic, 2 administrative buildings, 2 youth shelters, storage buildings, and the Arcadia House which will be under construction soon (Arcadia House is a replacement building for an existing supportive house, which will be demolished). See [Exhibit 14](#) for reference.
5. At its ultimate buildout, the Nexus Campus will intend to serve homeless youth and single mothers through provision of permanent supportive housing, clinic services, and case management and support services. Nexus has also requested in the Rezone request for a new use to be added to the C-1, Light Commercial zoning district that fully encompasses their proposed uses; this text amendment will be subsequently considered under a separate application and presented to Planning Commission after review of the 2017 Comprehensive Plan amendments have been completed.
6. The current Comprehensive Plan Land Use designation, zoning classification, and current land uses of the subject properties and surrounding properties are as follows:

	Comp Plan Designation	Zoning Classification	Existing Land Use
On-Site	“Single Family Residential” w/ “Residential Transition Overlay”	R-7, Residential	3 single-family homes; 2 are currently used as shelters by Nexus, the other is used as a residence by the Bartholomews
North	“Single Family Residential” w/ “Residential Transition Overlay”	R-7, Residential	Single-family homes
South	“Light Commercial”	C-1, Light Commercial	Nexus Clinic
East	“Institutional”	I, Institutional	Les Gove Community Campus
West	“Light Commercial”	C-1, Light Commercial	Nexus Admin.

7. The three parcels front onto ‘H’ St. SE, which is classified as a ‘Local Residential’ street; ‘H’ St. SE is then connected to Auburn Way S (‘Principal Arterial’ classified street) via 9th St. SE (‘Local Residential’) and the unnamed alley on the north side of the project site. Part of the western portion of the alley will be widened to 20 ft. to support emergency services in conjunction with the Arcadia House construction (the alley is currently approximately 12 ft. wide). The remainder of the alley will be widened with subsequent / future development of the Nexus Campus. Circulation plans for eventual

buildout would be to direct a majority of the traffic either directly onto Auburn Way S or via the alley to Auburn Way S. See the Conceptual Campus Site Plan, Exhibit 14.

8. Based on historic zoning maps, the subject properties have had similar single-family zoning designations since at least 1964 (note these parcels were annexed into the City in 1948). The Comprehensive Plan designation has also been single-family since at least 1960.



COMPREHENSIVE PLAN RELATED – CONCLUSIONS:

The City code provides that applicant requesting a comprehensive plan amendment must demonstrate that the request complies with the following decision criteria:

“ACC 14.22.110 Decision criteria for plan amendments.

A. The comprehensive plan was developed and adopted after significant study and public participation. The principles, goals, objectives and policies contained therein shall be granted substantial weight when considering a proposed amendment. Therefore, the burden of proof for justifying a proposed amendment rests with the applicant, who must demonstrate that the request complies with and/or relates to the following decision criteria:

1. The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent;
2. Whether the capacity to provide adequate services is diminished or increased;
3. Assumptions upon which the comprehensive plan is based are found to be invalid;
4. A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment;
5. If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.”

These criteria are repeated in bold below, followed by a Staff Analysis indicated in italics. The Applicant's responses to these criteria are included as Exhibit 12.

Criterion #1 – ACC 14.22.110(A)(1): The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.

Staff Analysis: The Comprehensive Plan (Land Use Element, Page LU-9) provides the following explanation for the “Light Commercial” Land Use Designation:

“Light Commercial

Description

This category represents the prime commercial designation for small to moderate scale commercial activities. These commercial areas should be developed in a manner, which is consistent with and attracts pedestrian oriented activities. Such areas should encourage walkability, leisure shopping, engaging public space, and should provide other amenities conducive to attracting shoppers.

Designation Criteria

- 1. Previously developed light commercial areas buffered from more intense commercial or industrial designations by landscaping or environmental features; or*
- 2. Located along arterial or collector streets;*
- 3. Properties that are buffered from the Single Family designation by landscaping, environmental features, or the Residential Transition designation; and*
- 4. Meets the development parameters of the Light Commercial designation.*

Implementing Zoning Designations
Light Commercial

Policies

- Policy LU-60. A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses would consist of local-serving and community-serving retail trade, offices, personal services, eating establishments, financial institutions, governmental offices, and similar uses.
- Policy LU-61. Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.
- Policy LU-62. Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of non-motorized infrastructure, and proximity and connection to public transit.
- Policy LU-63. Multiple family dwellings are only allowed as part of mixed-use developments where they do not interfere with the shopping character of the area, such as within the upper stories of buildings.
- Policy LU-64. Drive in windows should only be allowed accessory to a permitted use, and only when carefully sited under the administrative use process, in order to ensure that an area's pedestrian environment is not compromised.
- Policy LU-65. Large scale regional retail uses and uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category.
- Policy LU-66. Unsightly outdoor storage and similar activities should be prohibited.
- Policy LU-67. Encourage adaptive reuse, particularly of historic properties.
- Policy LU-68. Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request."

Per ACC 18.23.030(C), the intent of the C-1, Light Commercial zoning district is:

"...intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians."

As identified in the C-1 intent statement above, this zoning district allows provisions for retail uses as well as professional services. Nexus does not engage in any retail or commercial uses, however, does provide professional services such as counseling for homeless youth and single mothers. Nexus has also applied for a zoning text amendment to include their specific unique set of uses and facility as an allowed use in the C-1 zoning district (to be reviewed by the Planning Commission and City Council at a future date).

With the described emphasis on commercial uses, an argument could be made that the C-1 zone may not be the most suitable location for this type of facility. However, an argument could also be made that this is a suitable use for this location; 1) with the exception of the Bartholomew parcel, the other 2 parcels as well as two located to the west are already owned and operated by Nexus as similar uses (although to a much-lesser scale), 2) the campus fronts-on and has direct access to Auburn Way S, a principal arterial, 3) there is an existing Metro transit stop in front of the campus that can serve the population, 4) the campus has an intervening alley right-of-way to the north, providing a delineated separation to the existing single-family homes, and 5) there are existing public services and facilities located in close proximity to the campus, including the library, community center, and Nexus' other service (e.g. clinic) that the homeless occupants can utilize.

Other applicable policies from the City's Comprehensive Plan that support the Nexus application are as follows:

From the 'Core Plan':

Policy 11. Participate in and support efforts to provide solutions for persons experiencing homelessness.

Policy LU-30. Encourage development of permanent supportive housing to address the homeless population and those with special needs.

Policy H-10. Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and non-profit housing providers.

Policy H-31. Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single parent households, and the homeless.

Policy H-43. Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.

Policy H-47. Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

Criterion #2 – ACC 14.22.110(A)(2): Whether the capacity to provide adequate services is diminished or increased.

Staff Analysis: The proposed application for a change in the Comprehensive Plan designation has been reviewed by the City's Utilities division, Traffic division, and the Valley Regional Fire Authority. Based on these reviews, the change would not adversely affect the provision of services. As is typical with development in the City, adequate infrastructure improvements will be required to be provided concurrent with future development. Although the specific construction activity for the three subject parcels is still in the master planning stages and thus not exactly known, future development is not anticipated to be detrimental to public services. Traffic impacts will be reviewed once the campus planning by the applicant has been finalized to ensure accurate mitigation measures are provided (through Applicant preparation and City review of a Traffic Impact Analysis).

Criterion #3 – ACC 14.22.110(A)(3): Assumptions upon which the comprehensive plan is based are found to be invalid.

Staff Analysis: While the policies of the Comprehensive Plan are not invalid, the Applicant's request to change three parcels from residential to commercial designations are consistent with the

designations and uses in the immediate vicinity. The subject parcels are bordered by other parcels owned by Nexus that are part of the campus and campus is bordered on three sides by public rights-of-way and to the south is a City-owned parking lot (west of the Library). The requested change is a logical expansion of the Light Commercial land use designation for this particular use.

Criterion #4 – ACC 14.22.110(A)(4): A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment.

Staff Analysis: A change is proposed for three parcels to Light Commercial which is consistent with the adjacent parcels to the south and west, all of which are also owned by Nexus. A change in conditions or circumstances would be the increasing number of homeless persons. Nexus seeks to assist the community and help vulnerable homeless populations of the youth/young adults and single mothers. Also, as stated under Criterion #1, above, the Comprehensive Plan lists numerous goals/policies to respond to homelessness.

Criterion #5 – ACC 14.22.110(A)(5): If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.

Staff Analysis: The change, if approved, would continue to be consistent with the Growth Management Act (Chapter 36.70A RCW), the King County Countywide Planning Policies and Puget Sound Regional Council's Vision 2040. The proposal is consistent because it furthers provision of services and housing for the homeless population.

Criterion #6 – ACC 14.22.110(A)(6): If the request is to change the land use designation of a specific property on the comprehensive plan land use map, the applicant must demonstrate one of the following:

- a. The current land use designation was clearly made in error or due to an oversight;
- b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
- c. There has been a change in conditions since the current land use designation came into effect.

Staff Analysis: The requested change is consistent with Item b in that the adjacent properties to the west and south also have the comprehensive plan designation of "Light Commercial".

REZONE (Zoning Map Amendment) RELATED – CONCLUSIONS:

Chapter 18.68 ACC ((Zoning Code) Amendments) specifies the intent and process for zoning code amendments; in this case, a site-specific zoning map amendment has been requested. While the City Code does not contain any rezone criteria; case law offers some criteria ("A Little Bit Pregnant: The Multi-Personalities of Site Specific Rezones - Or - A Cheat Sheet for Everything You Need to Know about Site-Specific Rezones", by Phil Olbrechts on MSRC.org, April 1, 2013) as follows:

"...require that the proponents of a rezone must establish that conditions have substantially changed since the original adoption and that the rezone must bear a substantial relationship to the public health, safety, morals or welfare. If a rezone implements the comprehensive plan, a showing that a change of circumstances has occurred is not required."

With the change in City procedures by Ordinance No. 6655 to allow concurrent recommendations by the Planning Commission on both the Comprehensive plan and zoning map changes, the recommendations

on each should be consistent and therefore the rezone will implement the comprehensive plan designation, making it unnecessary to demonstrate that a change in circumstances has occurred.

Related to the other criteria, the requested rezone bears a substantial relationship to the public health, safety, morals, and welfare. Adequate public facilities such as water and sewer services are capable of being provided for the parcels at future development and would therefore not be detrimental to public health. The rezone itself is not anticipated to allow uses that would pose any detrimental effects on the morals or welfare of the public; the uses planned by Nexus as a redeveloped campus generally are beneficial to the community by serving a vulnerable population. As for impacts to public safety, the proposed Nexus facilities could be seen to have either favorable or unfavorable impacts. Providing services for homeless youth could attract this special population to the neighborhood that may not already be present, however, the services are also intended to assist by providing shelter and integration into productive society.

PLANNING COMMISSION RECOMMENDATION

Planning Commission recommended approval of the Nexus Youth & Families request for a Comprehensive Plan Land Use Map amendment for three parcels from “Single Family Residential” with a “Residential Transition Overlay” to “Light Commercial”; and a rezone (zoning map amendment) from “R-7, Residential” to “C-1, Light Commercial”.

EXHIBIT LIST:

(Please see the last divider in the ‘working binder’ for these exhibits.)

- Exhibit 1. CPA17-0002 and REZ17-0001 Staff Report
- Exhibit 2. Comprehensive Plan Amendment Application
- Exhibit 3. Rezone Application
- Exhibit 4. Vicinity Map
- Exhibit 5. Ownership Map
- Exhibit 6. Chapter 14.22 ACC
- Exhibit 7. Chapter 18.68 ACC
- Exhibit 8. SEPA Comment Letter
- Exhibit 9. Dept. of Commerce 60-Day Acknowledgement Letter, received August 22, 2017
- Exhibit 10. Comprehensive Plan Land Use Maps

ORDINANCE NO. 6 6 6 7

AN ORDINANCE OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON ADOPTING 2017 ANNUAL COMPREHENSIVE PLAN MAP AND TEXT AMENDMENTS PURSUANT TO THE PROVISIONS OF RCW CHAPTER 36.70A AND ADOPTING CORRESPONDING REZONES RELATED TO CERTAIN OF THE MAP AMENDMENTS AND CREATING A NEW SECTION 18.01.050 TO THE CITY CODE, RELATING TO PLANNING

WHEREAS, on August 18, 1986, the City Council of the City of Auburn adopted a Comprehensive Plan by Resolution No. 1703 which includes a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City; and

WHEREAS, on April 17, 1995, the Auburn City Council adopted Comprehensive Plan Amendments by Resolution No. 2635 to comply with the Washington State Growth Management Act; and

WHEREAS, on September 5, 1995, the Auburn City Council reaffirmed that action by its adoption of Ordinance No. 4788; and

WHEREAS, on December 14, 2015, the Auburn City Council adopted an updated Comprehensive Plan which includes a Map establishing the location of the Comprehensive Plan Land Use Designations throughout the City by Ordinance No. 6584; and

WHEREAS, in April 2017 the City of Auburn published in the *Seattle Times Newspaper* an advertisement that the City was accepting comprehensive plan amendment applications and established a deadline for submittal of June 9, 2017; and

WHEREAS, the City of Auburn received one private-initiated map amendment for the year 2017 annual amendments; (Nexus Youth & Families, File No. CPA17-0002); and

WHEREAS, the City of Auburn initiated seventeen map amendments (CPA17-0001) and nine policy/text amendments (File No. CPA17-0001); and

WHEREAS, a few of the map amendments change the existing Comprehensive Plan land use map designation and zoning classification of properties which are owned by or controlled on behalf of the Muckleshoot Indian Tribe and it has been the City's consistent practice to have designations in place even if they are unused; and

WHEREAS, in June 2017 the City Council adopted Ordinance No. 6655 allowing the Planning Commission and City Council to consider zoning map changes associated with comprehensive map changes (for Comprehensive Plan and Zoning map amendments), concurrently, thereby eliminating the need for a subsequent hearing conducted by the Hearing Examiner on the rezone (zoning map amendment) as under the previous regulations; and

WHEREAS, three of the City-initiated map amendments (CPA17-0001, REZ17-0002, REZ17-0003, & REZ17-0004) and the one private initiated map amendment (CPA17-0002 & REZ17-0001) have an associated rezone (zoning map amendment) to maintain consistency with the Comprehensive Plan; and

WHEREAS, the Comprehensive Plan text/policy amendments and map amendments were processed by the Community Development & Public Works Department as proposed Year 2017 annual amendments to the City of Auburn Comprehensive Plan; and

WHEREAS, maintaining a current Capital Facilities Plan is required of the City in order to meet regulations of the Growth Management Act under RCW 36.70A; and

WHEREAS, the environmental impacts of the proposed Year 2017 Comprehensive Plan amendments and rezones were considered in accordance with procedures of the State Environmental Policy Act (File No. SEP17-0014 (city-initiated

amendments) & SEP17-0012 (Nexus Youth & Families, private-initiated amendment)) and were determined to have no environmental significance; and

WHEREAS, the proposed amendments were transmitted to the Washington State Department of Commerce, Growth Management Services Division and other State agencies for the 60-day review period in accordance with RCW 36.70A.106; and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of the hearings, the Auburn Planning Commission on October 18, 2017 and on November 1, 2017, conducted public hearings on the proposed amendments; and

WHEREAS, at the public hearings the Auburn City Planning Commission heard and considered the public testimony and the evidence and exhibits presented to it; and

WHEREAS, the Auburn City Planning Commission thereafter made recommendations to the City Council on the proposed Year 2017 annual Comprehensive Plan map and text amendments and for certain amendments, on the associated rezone; and

WHEREAS, on November 27, 2017, the Auburn City Council reviewed the Planning Commission's recommendations to the City Council; and

WHEREAS, on December 18, 2017, the Auburn City Council considered the proposed Comprehensive Plan amendments and rezones as recommended by the City of Auburn Planning Commission.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Application CPA17-0002 & REZ17-0001, Nexus Youth & Families Comprehensive Plan Map Amendment, requesting a land use designation change from “Single Family Residential” with a “Residential Transition Overlay” to “Light Commercial”; and a rezone (zoning map amendment) from “R-7, Residential” to “C-1, Light Commercial” for three parcels totaling 0.72 acres, identified by parcel numbers: 192105-9142, 192105-9145, and 192105-9077 is approved as set forth in Exhibit “A” attached hereto and incorporated herein by reference. Council adopts both the Planning Commission’s November 1, 2017 recommendations, and the findings and conclusions outlined in the October 24, 2017 (private-initiated) staff report, both attached as Exhibit “B”.

Section 2. The 2017 Comprehensive Plan city-initiated Map Amendments (CPA17-0001) and associated rezones (REZ17-0002, REZ17-0003, & REZ17-0004) are adopted and approved as set forth in Exhibit “C” as attached hereto and incorporated herein by reference. The City Clerk shall file Exhibit “C” along with this Ordinance and keep them available for public inspection.

Section 3. The 2017 annual Comprehensive Plan city-initiated Text Amendments (CPA17-0001), as set forth in Exhibit "D" attached hereto and incorporated herein by reference, are adopted and approved. The City Clerk shall file Exhibit "D" along with this Ordinance and keep them available for public inspection. The full text of the Capital Facilities Plan of the City and the four school district's Capital Facilities Plans are adopted with the City's Comprehensive Plan, copies of which shall be on file with the Office of the City Clerk. The City Clerk shall file them along with this Ordinance and keep them available for public inspection. Council adopts the Planning

Commission's action taken on November 1, 2017 recommending approval, and Council further adopts the Findings and Conclusions outlined in the October 3, 2017 (Group #1) and October 19, 2017 (Group #2), staff reports, attached per Exhibit "C".

Section 4. The 2017 Comprehensive Plan amendments modify the Comprehensive Plan adopted on August 18, 1986, by Resolution No. 1703; and adopted by Ordinance No. 4788 on September 5, 1995; and adopted December 14, 2015 by Ordinance No. 6584.

Section 5. The adopted Comprehensive Plan as amended is designated as a basis for the exercise of substantive authority under the Washington State Environmental Policy Act by the City's responsible environmental official in accordance with RCW. 43.21C.060.

Section 6. New Section to City Code. That a new Section 18.01.050 of the Auburn City Code be and the same hereby is created to read as follows:

18.01.050 How do city zoning and land use regulations relate to Indian Lands?

The City of Auburn recognizes and acknowledges that the Muckleshoot Indian Tribe has jurisdiction and land use control over Indian Lands. The designation of city zoning and land use regulations that might appear to affect any Indian Lands does not, and is not intended to, usurp or exercise land use control over such lands. Any such city regulations are intended to identify what zoning or land-use provisions would apply to such lands were they not under Indian jurisdiction, or were the land to change in ownership or jurisdictional character. Until those circumstances change for such lands, the city regulations shall be for informational purposes only.

Section 7. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation to include incorporating into one document the adopted Comprehensive Plan map and text

amendments, attached hereto as Exhibit "A", Exhibit "B", Exhibit "C", Exhibit "D", and Exhibit "E" preparing and publishing the amended Comprehensive Plan.

Section 8. The City of Auburn recognizes and acknowledges that the Muckleshoot Indian Tribe has jurisdiction and land use control over Indian Lands. The designation of city zoning and land use regulations that might appear to affect any Indian Lands does not, and is not intended to, usurp or exercise land use control over such lands. Any such city regulations are intended to identify what zoning or land-use provisions would apply to such lands were they not under Indian jurisdiction, or were the land to change in ownership or jurisdictional character.

Section 9. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 10. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

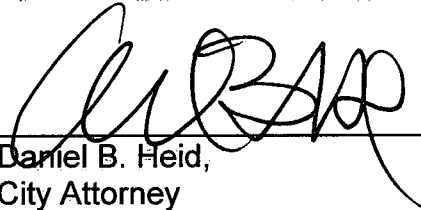
CITY OF AUBURN

Nancy Backus,
MAYOR

ATTEST:

Danielle E. Daskam,
City Clerk

APPROVED AS TO FORM:



Daniel B. Heid,
City Attorney

Published: _____

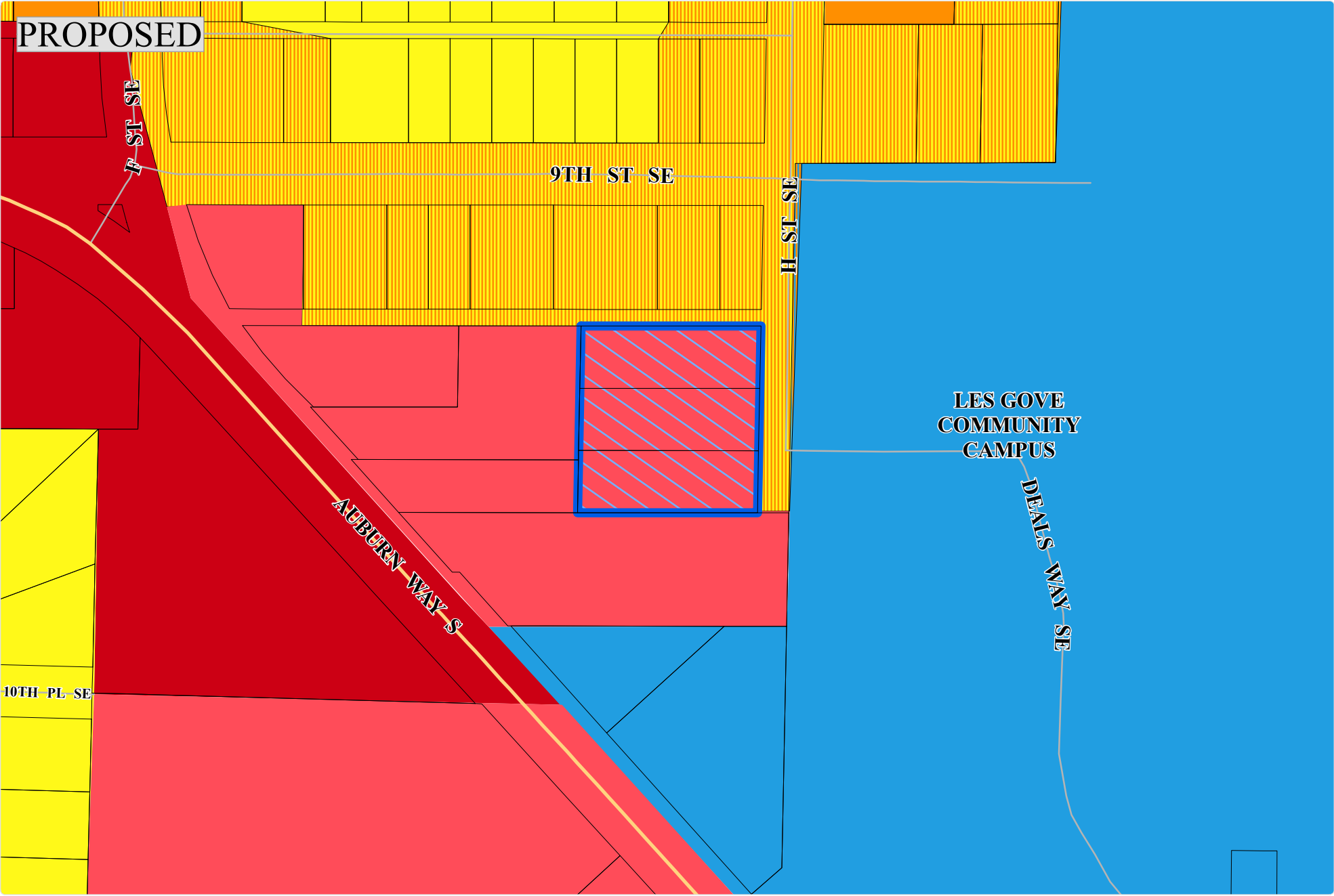
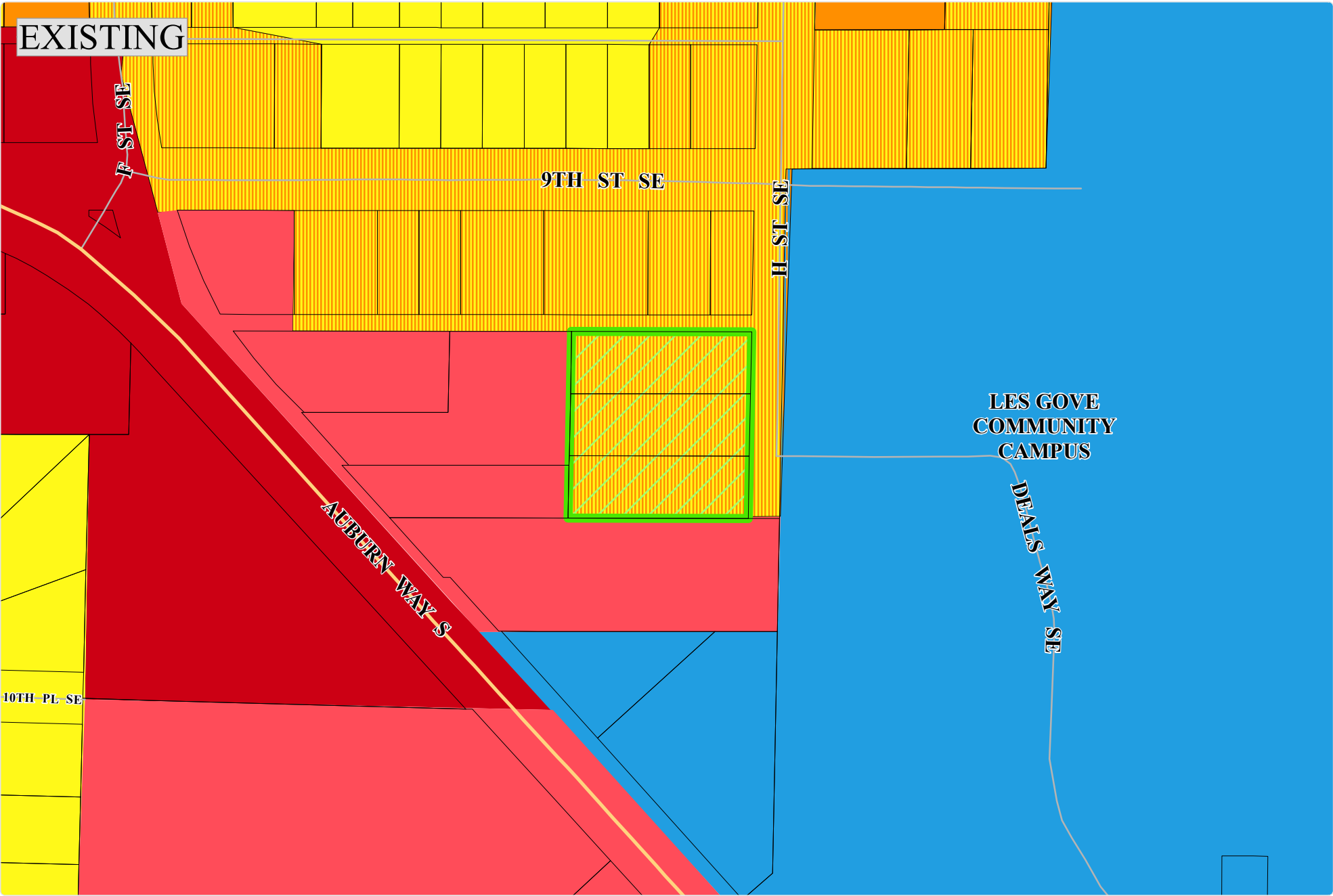
Exhibit "A"

Colored Map as an excerpt of the City's Comprehensive Plan Map showing a change from "Single Family Residential" with a "Residential Transition Overlay" to "Light Commercial"; for three parcels totaling 0.72 acres, identified by parcel numbers: 192105-9142, 192105-9145, and 192105-9077 for Nexus Youth & Families. (CPA17-0002)

Colored Map as an excerpt of the City's Zoning Map showing a change from "R-7, Residential" to "C-1, Light Commercial" for three parcels totaling 0.72 acres, identified by parcel numbers: 192105-9142, 192105-9145, and 192105-9077 for Nexus Youth & Families. (REZ17-0001)

(Please see "Comp. Plan Map Amendments CPA17-0002" tab - Attachment 1).

2017 Proposed Comprehensive Plan Amendment Map



Heavy Commercial

Institutional

Light Commercial

Residential Transition

Residential Transition Overlay

Single Family

Existing Land Use

Proposed Land Use

Auburn City Limits

Parcels

0 40 80 120 160 200
FEET

N
W E
S

Printed On: 08/20/13
Map ID: 4881

Information shown is for general reference purposes only and does not necessarily represent exact geographic or cartographic data as mapped. The City of Auburn makes no warranty as to its accuracy.

Page 118 of 436

2017 Proposed Zoning Plan Amendment Map

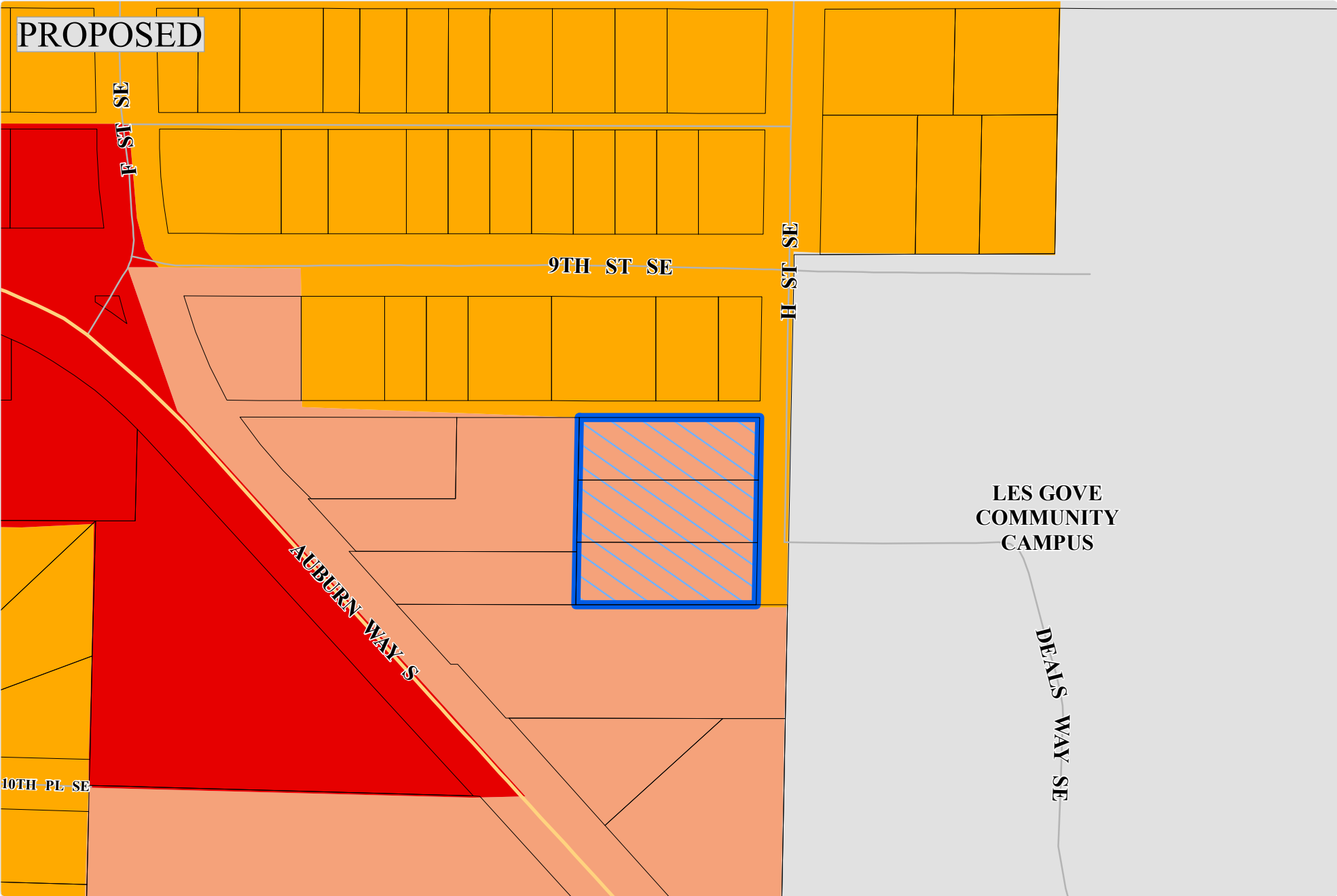
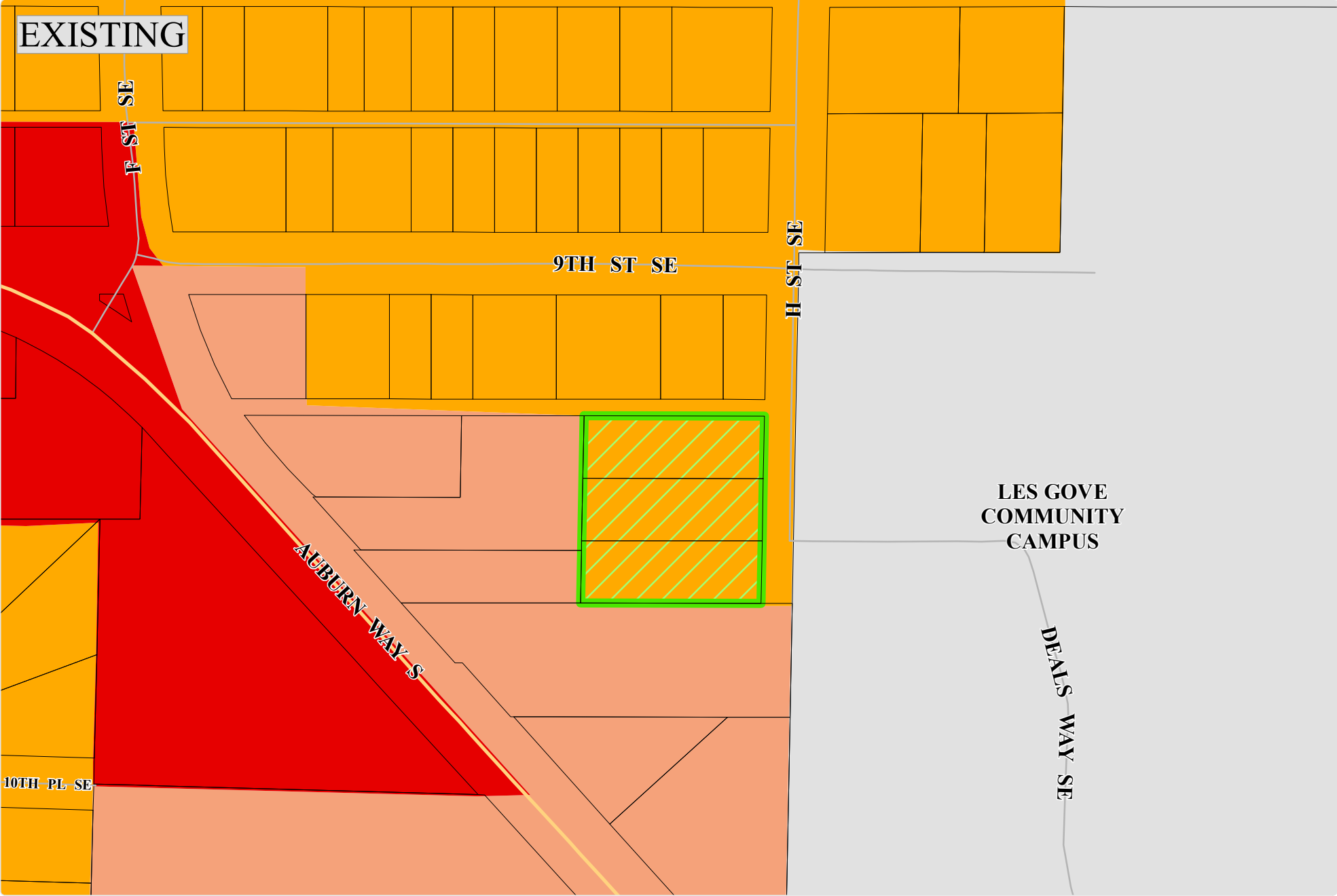
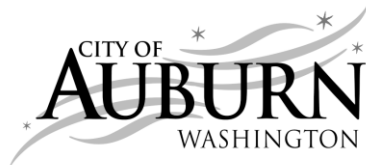


Exhibit "B"

Agenda bill/staff report dated October 24, 2017 - Attachment 2.

CPA17-0002 & REZ17-0001, land use designation change from "Single Family Residential" with a "Residential Transition Overlay" to "Light Commercial"; and a rezone (zoning map amendment) from "R-7, Residential" to "C-1, Light Commercial" for three parcels totaling 0.72 acres, for Nexus Youth & Families.



AGENDA BILL APPROVAL FORM

Agenda Subject: CPA17-0002 & REZ17-0001, Nexus Youth & Families Comprehensive Plan Land Use Amendment and Rezone		Date: October 24, 2017
Department: Community Development & Public Works, Planning Services	Attachments: (See exhibit listing at the end of this report)	Budget Impact: N/A
Administrative Recommendation: Planning Commission to conduct a public hearing and recommend to City Council approval of the Nexus Youth & Families Comprehensive Plan Amendment and Rezone (zoning map amendment) request.		
Background Information: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <p>APPLICANT: Sylvia Fuerstenberg Nexus Youth & Families 1000 Auburn Way South Auburn, WA 98002</p> </div> <div style="width: 45%;"> <p>PROPERTY OWNERS: Nexus Youth & Families (Parcels 192105-9142, 9145) Jay & Daniel Bartholomew (Parcel 192105-9077)</p> </div> </div> <p>REQUEST: File Nos. CPA17-0002 & REZ17-0001: Request to amend the Comprehensive Plan Land Use Map Designation of three parcels from "Single Family Residential" with a "Residential Transition Overlay" to "Light Commercial"; and the zoning (zoning map amendment) from "R-7, Residential" to "C-1, Light Commercial". Two of the three parcels are owned by Nexus Youth & Families ("Nexus"), the other is owned by Jay & Daniel Bartholomew.</p> <p>LOCATION: The proposal consists of three adjacent parcels located between Auburn Way S. and 'H' St. SE, approximately 120 ft. south of 9th St. SE. King Co. Parcel Nos. 192105-9142, 192105-9145, and 192105-9077. The addresses for the three parcels are 911 'H' St. SE, 915 'H' St. SE, and 921 'H' St. SE. See "Vicinity Map", <u>Exhibit 3</u>, and "Ownership Map", <u>Exhibit 4</u>.</p>		
Reviewed by Council & Committees: <div style="display: flex;"> <div style="flex: 1;"> <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. </div> <div style="flex: 1;"> COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Serv. <input type="checkbox"/> Planning & CD <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____ </div> </div>		Reviewed by Departments & Divisions: <div style="display: flex;"> <div style="flex: 1;"> <input checked="" type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input checked="" type="checkbox"/> Fire <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Public Works <input type="checkbox"/> Information Services </div> <div style="flex: 1;"> <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources </div> </div>
Action: Committee Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Referred to _____ Tabled _____		
Councilmember:		Staff:
Meeting Date:		Item Number:

FINDINGS OF FACT:

1. The Applicant, Sylvia Fuerstenberg, representing Nexus Youth & Families (“Nexus”), submitted a Comprehensive Plan Map Amendment (City File No. CPA17-0002) and Rezone request (REZ17-0001) applications on June 8, 2017, before the year 2017 application deadline for Comprehensive Plan amendments (June 9, 2017).
2. The City of Auburn first adopted amendments to its Comprehensive Plan in compliance with the Washington State Growth Management Act (GMA) requirements, as amended, in 1995. The Auburn Comprehensive Plan has been amended annually each year since, generally for housekeeping items and for coordination with the Capital Facilities Plan.
3. The City of Auburn adopted a substantially revised Comprehensive Plan (including map amendments) in response to periodic updates required by the GMA under Ordinance No. 6584 on December 15, 2015.
4. RCW 36.70A.130 (GMA) provides for annual amendments to locally adopted comprehensive plans. Except in limited circumstances, these amendments shall be considered by the City’s Legislative body no more frequently than once per year. The annual limitation and exceptions are also restated under ACC 14.22.060.

Comprehensive Plan Related Findings

5. In June 2017 the City Council adopted Ordinance No. 6655 which allows the Planning Commission and City Council to consider associated map changes (for Comp. Plan and Zoning map amendments), concurrently. This eliminates the need for the Hearing Examiner to subsequently consider a zoning map amendment public hearing when it is related to a Comprehensive Plan map amendment.
6. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated comprehensive plan amendments and the general processing as follows:

“Section 14.22.100

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
- B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
- C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a

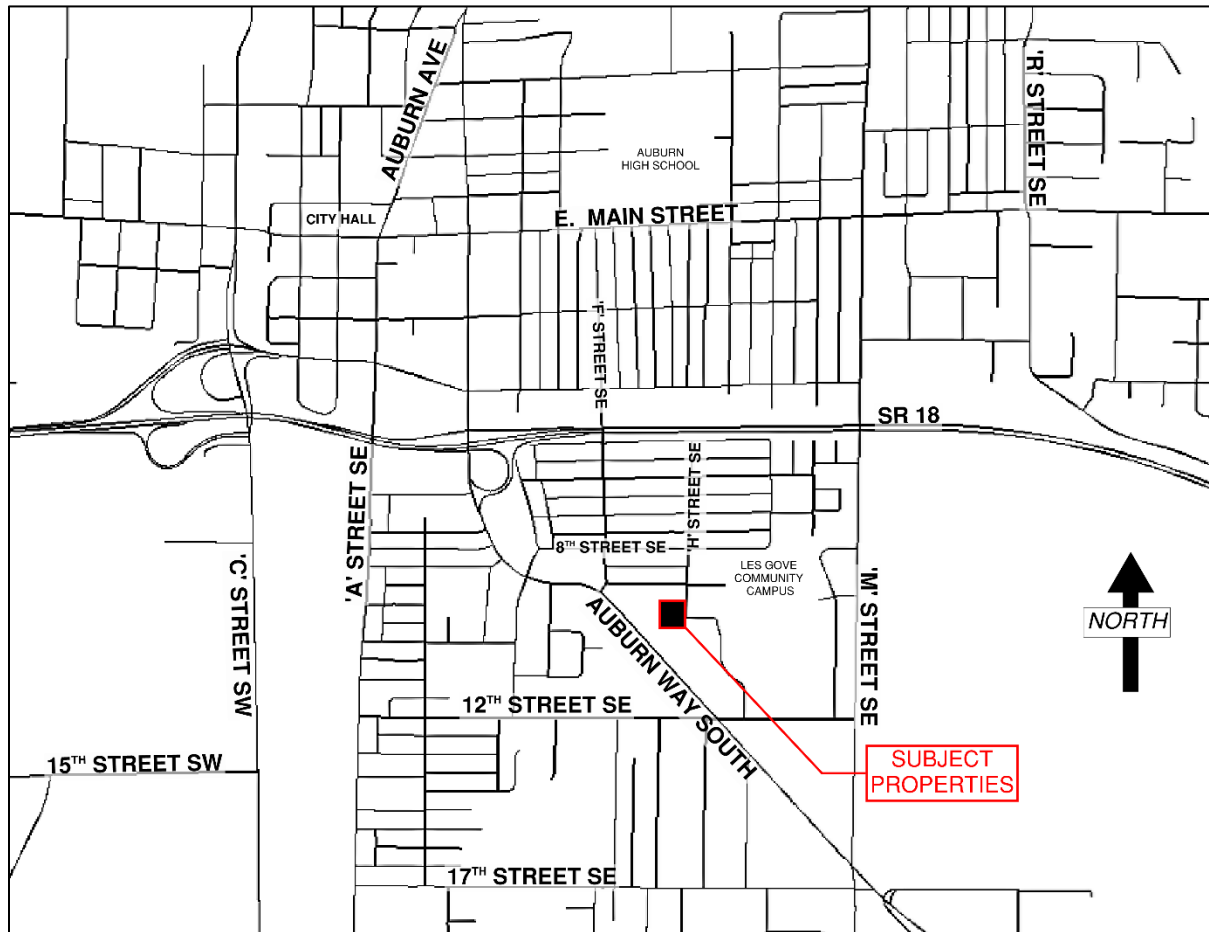
- recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
- D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)”
7. Per Chapter 14.22 Auburn City Code (“ACC”), privately-initiated amendments to the Comprehensive Plan shall have at least one public hearing before the Planning Commission who then forward on a recommendation to the City Council. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year. Chapter 14.22 ACC ‘Comprehensive Plan’ is attached as Exhibit 6 for reference.
8. Due to the nature of policy/text changes, and the minimal amount of private-initiated map amendments, the optional process for conducting a public open house on the docket of comprehensive plan amendments as provided for in the city code, was not conducted.

Zoning Code Related Findings

9. Chapter 18.68 ACC (Zoning) Amendments)) outlines the process for submittal of privately-initiated zoning amendments and the general processing. Per ACC 18.68.030(B)(1)(b), when the Planning Commission is considering a rezone (zoning map amendment) which requires a Comprehensive Plan Land Use Map amendment, the public hearings shall be conducted concurrently and a recommendation on both shall be forwarded to the City Council. Chapter 18.68 ACC ‘Amendments’ is attached as Exhibit 7 for reference
10. Pursuant to Chapter 197-11 WAC and Chapter 16.06 ACC, this project is subject to State Environmental Policy Act (“SEPA”) environmental review. A Determination of Non-Significance (“DNS”), for the Comprehensive Plan amendment and Rezone request was issued under City File No. SEP17-0012 on August 24, 2017; with the comment period ending September 8, 2017 and an appeal period ending September 22, 2017. One public comment was submitted (See Exhibit 8); no appeal was filed.
11. Pursuant to RCW 36.70A.106, the proposed Comprehensive Plan amendment outlined in this agenda bill were sent to the Washington State Dept. of Commerce and other State agencies as required for the 60-day State review. See Exhibit 9. No comments have been received from the Dept. of Commerce or other State agencies as of the date of this report.
12. The public hearing notice was published on October 17, 2017 in the Seattle Times, at least 10 days prior to this November 1, 2017 Planning Commission public hearing. Public notice was also mailed to property owners within 300 feet and those requesting said notice, posting on the City’s website, and posting on the subject properties.
13. The following Staff Report and recommendation describes and addresses the Comprehensive Plan Land Use Map amendment and Rezone request by Nexus.

COMPREHENSIVE PLAN AMENDMENT AND REZONE REQUEST – STAFF ANALYSIS:

1. The Comprehensive Plan amendment seeks to change the designation of three parcels from “Single Family Residential” with a “Residential Transition Overlay” to “Light Commercial”. The parcels are King Co. Parcel Nos. 192105-9142, 192105-9145, and 192105-9077; and the addresses are 911 ‘H’ St. SE, 915 ‘H’ St. SE, and 921 ‘H’ St. SE. The three parcels total approximately 0.72 acres. See Exhibit 10 and the following vicinity map:



2. Similarly, the Rezone request seeks to change the classification of the same three parcels from “R-7, Residential Seven Dwelling Units per Acre” to “C-1, Light Commercial”. The parcels are King Co. Parcel Nos. 192105-9142, 192105-9145, and 192105-9077; and the addresses are 911 ‘H’ St. SE, 915 ‘H’ St. SE, and 921 ‘H’ St. SE. See Exhibit 11.
3. As indicated by the Applicant’s narratives (See Exhibit 12 and Exhibit 13), the requested changes are to accommodate future expansion of the Nexus Youth & Families Campus. Nexus Youth & Families (formerly Auburn Youth Resources (AYR)) is a non-profit organization that provides mental health counseling for youth, groups and families through chemical dependency prevention, treatment and aftercare and homeless services of emergency shelter, intercept homeless youth through a street outreach program and provide supportive housing across South King County. The facilities at this location include a clinic, 2 administrative buildings, 2 youth shelters, storage buildings, and the Arcadia House which will be under construction soon (Arcadia House is a replacement building for an existing supportive house, which will be demolished). See Exhibit 14 for reference.

4. At its ultimate buildout the Nexus Campus will intend to serve homeless youth and single mothers through provision of permanent supportive housing, clinic services, and case management and support services. Nexus has also requested in the Rezone request for a new use to be added to the C-1, Light Commercial zoning district that fully encompasses their proposed uses; this text amendment will be subsequently considered under a separate application and presented to Planning Commission after review of the 2017 Comprehensive Plan amendments have been completed.
5. The current Comprehensive Plan Land Use designation, zoning classification, and current land uses of the subject properties and surrounding properties are as follows:

	Comp Plan Designation	Zoning Classification	Existing Land Use
On-Site	"Single Family Residential" w/ "Residential Transition Overlay"	R-7, Residential	3 single-family homes; 2 are currently used as shelters by Nexus, the other is used as a residence by the Bartholomews
North	"Single Family Residential" w/ "Residential Transition Overlay"	R-7, Residential	Single-family homes
South	"Light Commercial"	C-1, Light Commercial	Nexus Clinic
East	"Institutional"	I, Institutional	Les Gove Community Campus
West	"Light Commercial"	C-1, Light Commercial	Nexus Admin.

6. The three parcels front onto 'H' St. SE, which is classified as a 'Local Residential' street; 'H' St. SE is then connected to Auburn Way S ('Principal Arterial' classified street) via 9th St. SE ('Local Residential') and the unnamed alley on the north side of the project site. Part of the western portion of the alley will be widened to 20 ft. to support emergency services in conjunction with the Arcadia House construction (the alley is currently approximately 12 ft. wide). The remainder of the alley will be widened with subsequent / future development of the Nexus Campus. Circulation plans for eventual buildout would be to direct a majority of the traffic either directly onto Auburn Way S or via the alley to Auburn Way S. See the Conceptual Campus Site Plan, Exhibit 14.
7. Based on historic zoning maps, the subject properties have had similar single-family zoning designations since at least 1964 (note these parcels were annexed into the City in 1948). The Comprehensive Plan designation has also been single-family since at least 1960.

COMPREHENSIVE PLAN RELATED – CONCLUSIONS:

The purpose of the City's Comprehensive Plan is to provide a policy basis for potential future zoning changes to ensure that the Comprehensive Plan and Zoning Ordinance are consistent, as required by the following City Code provision:

"14.22.050 Conformance and consistency.

The zoning, land division and other development codes contained or referenced within Auburn City Code shall be consistent with and implement the intent of the comprehensive plan. Capital budget decisions shall be made in conformity with the comprehensive plan."

The City Code provides certain criteria for decisions on amending the Comprehensive Plan under ACC 18.14.22.110. These criteria are listed below, followed by a Staff Analysis in *italics*. The Applicant's responses to these criteria are included in Exhibit 12.

1. Criterion #1 – ACC 14.22.110(A)(1): The proposed change will further and be consistent with the goals and objectives of the plan and the plan will remain internally consistent.

Staff Analysis: The Comprehensive Plan (Land Use Element, Page LU-9) provides the following explanation for the “Light Commercial” Land Use Designation:

“Light Commercial

Description

This category represents the prime commercial designation for small to moderate scale commercial activities. These commercial areas should be developed in a manner which is consistent with and attracts pedestrian oriented activities. Such areas should encourage walkability, leisure shopping, engaging public space, and should provide other amenities conducive to attracting shoppers.

Designation Criteria

1. Previously developed light commercial areas buffered from more intense commercial or industrial designations by landscaping or environmental features; or
2. Located along arterial or collector streets;
3. Properties that are buffered from the Single Family designation by landscaping, environmental features, or the Residential Transition designation; and
4. Meets the development parameters of the Light Commercial designation.

Implementing Zoning Designations

Light Commercial

Policies

- Policy LU-60.** *A wide range of consumer-oriented goods and services are compatible within this designation since creating an attractive shopping environment is a primary emphasis. Permitted uses would consist of local-serving and community-serving retail trade, offices, personal services, eating establishments, financial institutions, governmental offices, and similar uses.*
- Policy LU-61.** *Parking lots must be located and designed in a manner that softens their appearance from adjacent public roads. This is accomplished through landscaping, pedestrian spaces, and the location of buildings on the property. Where practicable, low impact development techniques and landscaping should be used to promote on site stormwater infiltration and shading of hard surfaces. Minimum and maximum parking ratios must be established for each type of permitted use.*
- Policy LU-62.** *Development incentives should be established that encourage the creation of electric car charging stations, use of sustainable building and/or operational practices, development of non-motorized infrastructure, and proximity and connection to public transit.*
- Policy LU-63.** *Multiple family dwellings are only allowed as part of mixed-use developments where they do not interfere with the shopping character of the area, such as within the upper stories of buildings.*
- Policy LU-64.** *Drive in windows should only be allowed accessory to a permitted use, and only when carefully sited under the administrative use process, in order to ensure that an area's pedestrian environment is not compromised.*
- Policy LU-65.** *Large scale regional retail uses and uses which rely on direct access by vehicles or involve heavy truck traffic (other than for merchandise delivery) are not appropriate in this category.*
- Policy LU-66.** *Unightly outdoor storage and similar activities should be prohibited.*
- Policy LU-67.** *Encourage adaptive reuse, particularly of historic properties.*

Policy LU-68. Upzone requests to the next zone should be approved based on the innovations in transportation and stormwater management and public amenities proposed for the development associated with the request."

Per ACC 18.23.030(C), the intent of the C-1, Light Commercial zoning district is:

"...intended for lower intensity commercial adjacent to residential neighborhoods. This zone generally serves as a transition zone between higher and lower intensity land uses, providing retail and professional services. This zone represents the primary commercial designation for small- to moderate-scale commercial activities compatible by having similar performance standards and should be developed in a manner which is consistent with and attracts pedestrian-oriented activities. This zone encourages leisure shopping and provides amenities conducive to attracting shoppers and pedestrians."

As identified in the C-1 intent statement above, this zoning district allows provisions for retail uses as well as professional services. Nexus does not engage in any retail or commercial uses, however, does provide professional services for homeless youth and single mothers. Nexus has also applied for a zoning text amendment to include their specific type of facility as an allowable use in the C-1 zoning district (to be reviewed by the Planning Commission at a future date).

Although an argument could be made that the C-1 zone may not be the most suitable location for this type of facility, looking at certain facts an argument could also be made that this is a suitable use for this location; 1) with the exception of the Bartholomew parcel, the other four parcels within the Nexus campus are already owned and operated by Nexus as similar uses (although to a much-lesser scale), 2) the campus fronts-on and has direct access to Auburn Way S, a principal arterial, 3) there is an existing Metro transit stop in front of the Arcadia House, 4) the campus has an intervening alley right-of-way to the north, providing a delineated buffer to the existing single-family homes, and 5) there are existing public services and facilities located in close proximity to the campus, including the library, community center, and Nexus' other service (e.g. clinic) that the homeless occupants could utilize.

Other applicable policies from the City's Comprehensive Plan that support the Nexus application are as follows:

From the 'Core Plan':

Policy 11. Participate in and support efforts to provide solutions for persons experiencing homelessness.

Policy LU-30. Encourage development of permanent supportive housing to address the homeless population and those with special needs.

Policy H-10. Provide a land use plan and zoning that offers opportunities to achieve a variety of housing styles and densities for private and non-profit housing providers.

Policy H-31. Encourage and support human and health service organizations that offer programs and facilities for people with special needs. Support programs in particular that help people to remain within the community, including those that are veterans, disabled, seniors, single parent households, and the homeless.

Policy H-43. Work with other jurisdictions and health and social service organizations to implement a coordinated, regional approach to homelessness.

Policy H-47. Support nonprofit organizations during all stages of siting and project planning and when applying for county, state, and federal funding.

2. Criterion #2 – ACC 14.22.110(A)(2): Whether the capacity to provide adequate services is diminished or increased.

Staff Analysis: The proposed application for a change in the Comprehensive Plan designation has been reviewed by the City's Utilities, Traffic division, and the Valley Regional Fire Authority. Based on these reviews, the change would not adversely affect the provision of services. As is typical with development in the City, adequate infrastructure improvements will be required to be provided concurrent with future development. Although no specific construction activity is proposed or permitted with this amendment, eventual buildout of these three parcels in relation to the overall Nexus Campus is not anticipated to be detrimental to public services. Traffic impacts will be reviewed once the campus planning by the applicant has been finalized to ensure accurate mitigation measures are provided (through Applicant preparation and City review of a Traffic Impact Analysis).

3. Criterion #3 – ACC 14.22.110(A)(3): Assumptions upon which the comprehensive plan is based are found to be invalid.

Staff Analysis: While the policies of the Comprehensive Plan are not invalid, the Applicant's request to change three parcels from residential to commercial designations are not out of character with the designations or uses in the immediate vicinity. The Nexus Campus is bordered on three sides by public rights-of-way and to the south is a City-owned parking lot. The requested change is a logical expansion of the Light Commercial land use for this particular use.

4. Criterion #4 – ACC 14.22.110(A)(4): A determination of change or lack of change in conditions or circumstances has occurred since the adoption of the latest amendment to the specific section of the comprehensive plan that dictates the need for a proposed amendment.

Staff Analysis: The proposed change is for three parcels to Light Commercial which is consistent with the adjacent parcels to the south and west, all of which are also owned by Nexus. A change in conditions or circumstances would be the ever-increasing number of homeless people. Nexus seeks to help with the especially vulnerable homeless populations, the youth/young adults and single mothers. Also, as stated under Criterion #1, above, the Comprehensive Plan lists numerous goals/policies to address homelessness.

5. Criterion #5 – ACC 14.22.110(A)(5): If applicable, a determination that a question of consistency exists between the comprehensive plan and Chapter 36.70A RCW, the countywide planning policies for either King and/or Pierce County, as appropriate, and Vision 2040: Growth and Transportation Strategy for the Puget Sound Region.

Staff Analysis: The change, if approved, would continue to be consistent with the Growth Management Act (Chapter 36.70A RCW), the King County Countywide Planning Policies and Vision 2040. The proposal is consistent because it furthers provision of services and housing for the homeless population.

6. Criterion #6 – ACC 14.22.110(A)(6): If the request is to change the land use designation of a specific property on the comprehensive plan land use map, the applicant must demonstrate one of the following:
- a. The current land use designation was clearly made in error or due to an oversight;
 - b. The proposed land use designation is adjacent to property having a similar or compatible designation, or other conditions are present to ensure compatibility with surrounding properties;
 - c. There has been a change in conditions since the current land use designation came into effect.

Staff Analysis: The requested change is consistent with item b in that the adjacent properties to the west and south are designated Light Commercial.

REZONE RELATED – CONCLUSIONS:

The Applicant has requested a rezone from “R-7, Residential” to “C-1, Light Commercial”. Per ACC 18.68.030(B)(1)(b) if the rezone request also requires changes to the Comprehensive Plan, the Planning Commission shall hold a public hearing and make a recommendation to the City Council. Chapter 18.68 ACC contains the intent and process for zoning code amendments, in this case a site-specific zoning map amendment has been requested. Auburn City Code does not contain any specific rezone criteria for City Staff to review; however, Case Law offers some rezone criteria (“*A Little Bit Pregnant: The Multi-Personalities of Site Specific Rezones - Or - A Cheat Sheet for Everything You Need to Know about Site-Specific Rezones*”, by Phil Olbrechts on mrsc.org, April 1, 2013) as follows:

“...require that the proponents of a rezone must establish that conditions have substantially changed since the original adoption and that the rezone must bear a substantial relationship to the public health, safety, morals or welfare. If a rezone implements the comprehensive plan, a showing that a change of circumstances has occurred is not required.”

With the change in City procedures by ordinance No. 6655 to allow concurrent recommendations by the Planning Commission on both the Comprehensive plan and zoning map changes, the recommendations on each should be consistent and therefore does not need to show a change in circumstances has occurred.

The requested rezone bears a substantial relationship to the public health, safety, morals and welfare. Adequate public facilities such as water, sewer, and electricity, are capable of being provided for the parcels upon future development and would therefore not be detrimental to public health. The rezone itself is not anticipated to allow any uses or acts that would pose any detrimental effects on the morals or welfare of the public; the uses planned by Nexus for future development of the campus would be a benefit to the community by serving a vulnerable population. As for impacts to public safety, the proposed Nexus facilities could be seen to have favorable or unfavorable impacts. Providing services for homeless youth could attract users to the neighborhood that may not typically be there, however, the services are also intended to assist homeless youth to provide shelter and integrate into productive society.

STAFF RECOMMENDATION:

Planning Commission to recommend to City Council **approval** of the Nexus Youth & Families request for a Comprehensive Plan Land Use Map amendment for three parcels from “Single Family Residential” with a “Residential Transition Overlay” to “Light Commercial”; and a rezone from “R-7, Residential” to “C-1, Light Commercial”.

EXHIBIT LIST:

(Please see the last divider in the ‘working binder’ for these exhibits.)

- Exhibit 1. CPA17-0002 and REZ17-0001 Staff Report
- Exhibit 2. Comprehensive Plan Amendment Application
- Exhibit 3. Rezone Application
- Exhibit 4. Vicinity Map
- Exhibit 5. Ownership Map
- Exhibit 6. Chapter 14.22 ACC
- Exhibit 7. Chapter 18.68 ACC
- Exhibit 8. SEPA Comment Letter
- Exhibit 9. Dept. of Commerce 60-Day Acknowledgement Letter, received August 22, 2017
- Exhibit 10. Comprehensive Plan Land Use Maps

- Exhibit 11. Rezone Maps
- Exhibit 12. Comprehensive Plan Written Statement from Applicant
- Exhibit 13. Rezone Written Statement from Applicant
- Exhibit 14. Conceptual Nexus Campus Plan
- Exhibit 15. Notice of Application and Determination of Non-Significance
- Exhibit 16. Notice of Public Hearing

Exhibit "C"

Agenda bill/staff report dated October 3, 2017 (Group #1)
Attachment 3 .

Agenda bill/staff report dated October 19, 2017 (Group #2)
Attachment 4.

Annual Comprehensive Plan Map (CPM) Amendments (CPA17-0001 – City Initiated)

- CPM #1 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove category from the Land Use Map. "The R-10, R-16 and R-20 residential zoning districts already allow for mixed uses residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). (See also related P/T #6)
- CPM #2 - Change the mapped land use designation of a 2.23-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE.
- CPM #3 - Change the mapped land use designation of a group of 4 privately-owned, previously developed parcels from "Downtown Urban Center" to "Light Industrial" to recognize and be more compatible with developed status of the properties at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution and outdoor storage.
- CPM #4 - Change the mapped land use designation of south part of 2.15-acre, privately-owned developed parcel from "Residential Transition" to "Heavy Commercial". Parcel owned by Quality Fence Co. and located on south side of 21st ST SE, 390 feet east of A ST SE.
- CPM #5 - Change the mapped land use designation of 3 parcels (2 privately owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation. Parcels are located at the SW corner of Main and Division Street.
- CPM #6 - Change the mapped land use designation of 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree, except for Parcel Nos. 1821059327, 1821059117 & 8581400530.
- CPM #7 - Change the mapped land use designation of 3 Tribal jurisdiction parcels from the "Open Space" to the "Institutional" Land Use designation. The 3 parcels controlled by the Muckleshoot Tribe are developed as a cemetery and thus, the land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.
- CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial" Both parcels are located on east side of A ST SE, south of Lakeland Hills WY SE. Remedy an inadvertent change of mapped

land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation of "Light Commercial". Also, change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.

- CPM #9 - Change the mapped land use designation of 2 privately owned vacant parcels from "Multiple Family Residential" to "Light Commercial". Both parcels are located at SE corner of SE 312th ST & 121st PL SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #10 - Change the mapped land use designation of a privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". Parcel is located 130 feet south of intersection of 124th AV SE & SE 307th PL. (30811 124TH AVE SE). Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #11 - Change the mapped land use designation of a privately-owned, 13.84 -acre parcel developed with a warehouse from "Heavy Industrial" to "Light Industrial". Parcel is located south of SR 18 at west end of 8th ST SW. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #12 - Change the mapped land use designation of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel is located NW of intersection of Mill Pond DR SE and Kennedy AV SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #13 - Change the mapped land use designation of a group of 10 parcels from "Single Family Residential" to "Multiple Family Residential". Parcels are located on the north side of Auburn WY S, east of Academy DR SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #14 - Change the mapped land use designation of 23 parcels from "Institutional" to "Downtown Urban Center". Parcels are at various locations in downtown. Some are City-owned; others are privately owned. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #15 - Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential". Parcels are at various locations. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan.
- CPM #16 - Change the mapped land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with rest of the plat. Parcel is owned by the City and located on south side of 35th St SE, 290 feet west of D ST SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.
- CPM #17 - Change the mapped land use designation of a 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family". Parcel is located east of end of B ST SE between 15th and 16th ST SE. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan adoption. Requested to revert to pre-2015 designation.



AGENDA BILL APPROVAL FORM

Agenda Subject CPA17-0001, 2017 Annual Comprehensive Plan Amendments – <u>Group # 1</u> , City Initiated Plan Policy/Text Amendments		Date: October 3, 2017
Department: Community Development & Public Works	Attachments: See separate text & map amendment sections of working binder	Budget Impact: N/A
Administrative Recommendation: Planning Commission to recommend to City Council approval of Group #1 of the 2017 City-Initiated Comprehensive Plan Amendments.		
Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually. At the end of 2015 the City adopted a substantially updated Comprehensive Plan in compliance with state-required periodic updates. Annual Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (private-initiated). This year the city is initiating: <ul style="list-style-type: none"> Nine policy/text amendments Seventeen map amendments Also, the city received one private-initiated plan map amendment by the submittal deadline which will be presented in a separate staff report in advance of a subsequent hearing. Due to the number of amendments and Planning Commission's request to phase consideration, this staff report and recommendation addresses a portion of the amendments (Group #1) and specifically: <ul style="list-style-type: none"> Policy/Text (P/T) Amendments P/T # 1 through # 9 and Map Amendments # 1 through # 3. The remaining amendments will be addressed in subsequently provided staff reports and scheduled for a subsequent hearing(s) before the Planning Commission. In terms of process, the Comprehensive plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs but is not required prior to the end of the year.		
Reviewed by Council & Committees: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. </div> <div style="width: 45%;"> COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Services <input type="checkbox"/> Planning & Dev. <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____ </div> </div>		Reviewed by Departments & Divisions: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input type="checkbox"/> Fire <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Public Works </div> <div style="width: 45%;"> <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources </div> </div>
Action: Committee Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Call for Public Hearing ___/___/___ Referred to _____ Until ___/___/___ Tabled _____ Until ___/___/___		
Councilmember:		Staff: Dixon
Meeting Date: October 18, 2017		Item Number:

A. Findings

1. RCW 36.70A.130 (Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA comprehensive plans. Except in limited circumstances provided for in State law and City Code, comprehensive plan amendments shall be considered by the city legislative body no more frequently than once per year.
2. The City of Auburn established a June 9, 2017 deadline for the submittal of private-initiated comprehensive plan applications (map or policy/text). Notice to the public of the application filing deadline was provided on the City's website, the Seattle Times Newspaper, and sent to a compiled notification list in April 2017. The City received one private-initiated map amendment by the submittal deadline.
3. The City of Auburn received annual updates to the four school district Capital Facilities Plans whose districts occur within the City of Auburn. These Capital Facilities Plans, as well as the City's Capital Facilities Plan are proposed to be incorporated by reference in the current Capital Facilities Element (Volume 3), of the 2015 Auburn Comprehensive Plan and are processed as Policy/Text (P/T) amendments.
4. The environmental review decision under the State Environmental Policy Act (SEPA) for the school district capital facilities plans were prepared separately by each school district acting as their own lead agency, as allowed by state law.
5. The environmental review under the State Environmental Policy Act (SEPA) for the remaining amendments, the City Capital Facilities Plan, and the remaining policy/text and map amendments resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on September 19, 2017 (City File # SEP17-0014). The comment period ended October 3, 2017 and the appeal period ended October 17, 2017. The City did not receive any comments in response to the issuance of the Determination of Non-Significance (DNS). A copy of the DNS and environmental checklist application is provided in the working binder.
6. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

“Section 14.22.100

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;

- b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
 - B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
 - C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission shall adopt written findings and make a recommendation consistent with those findings to the city council.
 - D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
 - E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
 - F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)”
- 7. As provided in the City code, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action which generally occurs, but is not required to, prior to the end of the year.
- 8. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Department of Commerce and other state agencies for the required state review. The Washington State Department of Commerce acknowledged receipt on September 25, 2017 by letter and Material ID #24153. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report. A copy of the transmittal and acknowledgement is provided in the working binder.
- 9. Due to the nature of policy/text changes, and the minimal amount of private-initiated map amendments, the optional process for conducting a public open house as provided for in the city code, was not conducted.
- 10. The notice of public hearing was published on October 5, 2017 in the Seattle Times Newspaper which is at least 10 days prior to the Planning Commission public hearing scheduled for October 18, 2015. A copy of the request to publish is provided in the working binder. Also, a notice was mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendments.
- 11. The following report identifies Comprehensive Plan Policy/Text (P/T) and Map (CPM) amendments scheduled for the Planning Commission’s October 18, 2017 public hearing with a staff recommendation.

Comprehensive Plan Policy/Text Amendments (File No. CPA17-0001, City initiated)

P/T #1

Incorporate the Auburn School District Capital Facilities Plan 2017 through 2023 into the City of Auburn Comprehensive Plan.

Discussion

The Auburn School District has provided the City with its annually updated Capital Facilities Plan (CFP) covering from 2017-2023. The CFP was prepared by the district staff and adopted by the Auburn School District School Board of Directors on June 26, 2017 and has been subject to separate SEPA review and a Determination of Non-Significance (DNS). Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the Auburn School District Capital Facilities Plan into the City's Comprehensive Plan.

The CFP includes the following:

- six-year enrollment projections
- Auburn school district level of service standards
- An inventory of existing facilities
- The district's overall capacity of the 6-year period
- District capital construction Plan
- Impact fee calculations

A review of the Auburn School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$3,321.86, a decrease of \$2,147.51 and the requested fee for multiple-family dwellings is \$2,081.29, an increase of \$441.59. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Auburn School District Capital Facilities Plan 2017 through 2023 to the City Council.

P/T#2

Incorporate the Dieringer School District Capital Facilities Plan 2018-2023 into the City of Auburn Comprehensive Plan.

Discussion

The Dieringer School District has provided the City with its annually updated Capital Facilities Plan 2018 - 2023. The CFP was adopted by the Dieringer School District Board of Directors on May 30, 2017. The CFP has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan.

The CFP includes the following:

- Overview
- An inventory of existing facilities
- six-year enrollment projections
- standard of service
- Capacity projects
- Finance plan
- Impact fee calculations

A review of the Dieringer School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$3,760.00, an increase of \$360.00 and the requested fee for multiple family dwellings is \$1,081.00; a decrease of \$678.00. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Dieringer School District Capital Facilities Plan 2018-2023 to the City Council.

P/T #3

Incorporate the Federal Way School District 2018 Capital Facilities Plan into the City of Auburn Comprehensive Plan.

Discussion

The Federal Way School District has provided the City with its annually updated Capital Facilities Plan 2018. The CFP was adopted by the Federal Way School District School Board July 25, 2017 by Resolution No. 2017-12. The CFP has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan.

The CFP includes the following:

- Introduction
- Inventory of educational facilities & non-instructional facilities
- Needs forecast, existing & new facilities
- Six-year finance plan
- Maps of district boundaries
- Building capacities & portable locations
- Student forecast
- Capacity summaries
- Impact fee calculations
- Summary of changes from the 2017 plan

A review of the Federal Way School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be \$6,842.00, representing an increase of \$3,644.00 and the requested fee for multi-family dwellings is \$20,086.00,

an increase of \$11,700.00. The actual impact fees are established by ordinance through subsequent City Council action.

According to communication from Tanya Nascimento, Student & Demographic Forecaster of the Federal Way Public Schools, there are several factors which have driven the impact fees to increase quite significantly in this plan. One factor is the steady increase in observed multiple-family student generation rates. In 2015, the first of three multi-family developments was opened and fully occupied in the City of Federal Way. The second was opened and occupied in late 2016 and the third was opened in fully occupied this summer. The first two developments have been included in the generation rate calculation for this plan. The specific generation rates can be found on Page 29. These multiple-family complexes are generating more than one student per unit which is significantly higher than past developments within the school district.

In addition to the high student generation rates, the district completed work with its Facilities Planning Committee which determined a need for additional capacity at a number of schools. As a result of this work, Phase II of the District's plan will be placed on the November ballot for a bond request. The facilities impacted during Phase II can be found on Page 7 of the Capital Facilities Plan. Anticipated funding for this project can be found on the Six-Year Finance Plan on Page 9. The Finance Plan outlines the anticipated timeline for beginning and completion of the various projects. It is important to note that not all projects within Phase II will create additional capacity. Only costs associated with increasing needed capacity are used in the formula for calculating Impact Fees. The specific cost calculations are outlined on Page 32 of the Capital Facilities Plan.

Recommendation

Planning Commission to recommend approval of the Federal Way School District's 2018 Capital Facilities Plan to the City Council

P/T #4

Incorporate the Kent School District Capital Facilities Plan 2017-2018 to 2022-2023 into the City of Auburn Comprehensive Plan.

Discussion

The Kent School District has provided its annually updated 2017-2018 to 2022-2023 Capital Facilities Plan. The CFP was adopted by the Kent School District School Board on April 26, 2017 and has been subject to separate SEPA review and a DNS. Information contained in the School District CFP serves as the basis for the City's collection of school impact fees on behalf of the school district. The Planning Commission action is to incorporate the School District Capital Facilities Plan into the City's Comprehensive Plan.

The CFP includes the following:

- Executive Summary
- Six-year enrollment projection & history
- District standard of service
- Inventory, capacity & maps of existing schools
- Six-year planning & construction plan

- Portable classrooms
- Projected classroom capacity
- Finance Plan, cost basis and impact fee schedules
- Summary of changes to previous plan

A review of the Kent School District's updated Capital Facilities Plan indicates the District is requesting a change in the fee obligations. The net fee obligation for single-family dwellings is proposed to be ~~\$5,100.00~~~~\$4,990.00~~, representing a ~~decrease~~~~increase~~ of ~~\$110.00~~~~\$496.00~~ and the requested fee for multi-family dwellings is ~~\$2,210.00~~~~\$2,163.00~~, a ~~increase~~~~decrease~~ of ~~\$47.00~~~~\$1,215.00~~. The actual impact fees are established by ordinance through subsequent City Council action.

Recommendation

Planning Commission to recommend approval of the Kent School District Capital Facilities Plan 2017-2018 to 2022-2023 to the City Council.

P/T #5

Incorporate the City of Auburn's 6-year Capital Facilities Plan 2018-2023, into the City's Comprehensive Plan.

Discussion

A Capital Facilities Plan is one of the comprehensive plan elements required by the Washington State Growth Management Act (GMA) (RCW 36.70A). The GMA requires that a capital facilities plan include an inventory of existing capital facilities (showing locations and capacities), a forecast of future needs for such capital facilities, proposed locations and capacities of new or expanded capital facilities, and a minimum of a six-year plan to finance capital facilities with identified sources of funding. The proposed City of Auburn 6-year Capital Facilities Plan 2018-2023 satisfies the GMA requirements for a capital facilities element as part of the Comprehensive Plan.

Each comprehensive plan prepared under the GMA must include a capital facilities plan element. More specifically, RCW 36.70A.070(3) of the GMA requires the following:

“A capital facilities plan element consisting of:

- (a) An inventory of existing capital facilities owned by public entities, showing the locations and capacities of the capital facilities;
- (b) a forecast of the future needs of such capital facilities;
- (c) the proposed locations and capacities of expanded or new capital facilities;
- (d) at least a six-year plan that will finance such capital facilities within projected funding capacities and clearly identifies sources of public money for such purposes; and
- (e) a requirement to reassess the land use element if probable funding falls short of meeting existing needs and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. Park and recreation facilities shall be included in the capital facilities plan element.”

A capital facility is defined as a structure, street or utility system improvement, or other long-lasting major asset, including land. Capital facilities are provided for public purposes. Capital facilities include, but are not limited to, the following: streets, roads, highways, sidewalks, street and road lighting systems, traffic signals, domestic water systems, storm and sanitary sewer systems, parks and recreation facilities, and police and fire protection facilities. These capital facilities include necessary ancillary and support facilities.

The memo dated September 27, 2017 prepared by the City's Finance Department contained in the working binder highlights the major changes in the CFP from last year's CFP by projects completed (removed) and projects added. The City of Auburn 6-year Capital Facilities Plan 2018-2023 is proposed to be incorporated by reference in the Comprehensive Plan, Capital Facilities Element (Volume No. 3).

Recommendation

Planning Commission to recommend approval of the City of Auburn's 6-year Capital Facilities Plan 2018-2023 to the City Council.

P/T #6

Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map. The R-10, R-16, and R-20 Residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table).

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-6 provides for a mapped land use designation of "Mixed Use". This designation is found under the heading of "Residential Land Use Designations" (Page LU-2), so it is appropriately predominantly a "residential" designation. This focus is reinforced by the stated 'description' and 'designation criteria' of the Comprehensive Plan, which say:

"Description

This category shall be applied to those areas that are either now developed or are reserved for multiple family dwellings. Densities may range from 20 to 24 units per acre. These communities are served by transit, have non-motorized connections to surrounding amenities and services, or have access to on-site nonresidential amenities and services."

"Designation Criteria

1. Previously developed high-density residential; or
2. Properties that are connected to single-family and nonresidential designations by the Residential Transition designation or are adjacent to the Multifamily designation, and meet the development parameters of the mixed-use designation."

However, the R-10, R-16, and R-20 Residential zoning districts already allow for mixed uses (comprised of residential & other uses) as permitted uses (See Table 18.07.020, Permitted Use Table).

Table 18.07.020

Permitted Use Table – Residential Zoning Designations (Excerpt)

P = Permitted A = Administrative C = Conditional Use X = Not Permitted							
Land Uses	Zoning Designations						
	RC	R-1	R-5	R-7	R-10	R-16	R-20
Marijuana researcher	X	X	X	X	X	X	X
Marijuana retailer	X	X	X	X	X	X	X
Marijuana transporter business	X	X	X	X	X	X	X
Mixed-use development ³	X	X	X	X	P	P	P
Nursing homes	X	X	X	X	C	C	C

3. Individual uses that make up a mixed-use development must be permitted within the zone. If a use making up part of a mixed-use development requires an administrative or conditional use permit, the individual use must apply for and receive the administrative or conditional use approval, as applicable.

Also, at Section ACC 18.04.625, the Code provides the following definition of “mixed use development”:

“18.04.625 Mixed-use development.

“Mixed-use development” means a single unified development that incorporates the planned integration of two or more different land uses consisting of some combination of office, light industrial, hotel, retail, entertainment, public uses, along with residential uses. Mixed-use development may be vertically oriented in one or more buildings, or horizontally distributed on a development site. When horizontally distributed, the different uses may be constructed concurrently and in separate phases, and should incorporate common and/or complementary features and/or elements such as pedestrian walkways, access driveways, parking areas, architectural themes, or other techniques that provide integration between uses on the site.”

The Comprehensive plan language goes on to provide that this designation would be implemented by the “Mixed Use Residential” zoning district. This zoning classification does not currently exist and there are no properties that have this zoning classification or a “Mixed Use” land use map designation; therefore elimination of the “Mixed Use” land use designation from the text of the Plan and from the Land Use Map does not negatively affect any properties. It also does not reduce development potential since mixed use is already allowed by the zoning code. Mixed use is currently allowed in the same areas that are described as appropriate for the designation.

Staff does not question the value of having portions of the city where mixed use development is allowed, but does not require a unique comprehensive plan designation to achieve. See exhibit: "Excerpt of Volume 1 – Land Use Element", Page 4.

Recommendation

Planning Commission to recommend approval of a text amendment to remove the discussion of a "Mixed Use" land use designation from the text of the Plan to the City Council, as presented by staff.

P/T #7

Add text to add back the R-5, Residential zoning district back in as an implementing zone for the "Single Family Residential" Land Use Designation. A significant portion of the city is zoned R-5, Residential. In the 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comprehensive Plan land use designation and must be corrected.

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-4 provides for a mapped land use designation of "Single Family Residential". This designation is found under the heading of "Residential Land Use Designations" (Page LU-2). The stated 'description' and 'designation criteria' of this land use designation provides:

"Description"

This designation is the predominant land use category in the City. Maintaining and creating a diverse arrangement of interconnected subdivisions, neighborhoods, and communities that have a mix of densities and housing types; linkages with other residential areas and commercial hubs through non-motorized modes, such as pedestrian and bicycling, and vehicular modes will be encouraged."

"Designation Criteria"

1. Previously developed single-family residential areas;
2. Undeveloped areas that do not meet the designation criteria for other Residential, Commercial, Industrial, or Public/Quasi- Public designations; or
3. Residential Conservancy areas that contain limited critical areas, are served by public utilities (water, sewer, storm services), and meet the development parameters of the single-family designation."

"Implementing Zoning Designations"

Residential 1 (1 dwelling unit per acre): All properties located within the Urban Separator Overlay is zoned R-1, as consistent with King County county-wide planning policies.

Residential 7 (7 dwelling units per acre): All properties not located within the Urban Separator Overlay is zoned R-7."

The R-5 Residential (Five dwelling units per acre) zoning classification is not currently identified as an implementing zoning district for any comprehensive plan land use designation and needs to be. A significant portion of the city is zoned R-5, Residential. In the 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comprehensive Plan land use designation and must be corrected by

adding wording to list the R-5. Residential (Five dwelling units per acre) zoning classification as an implementing zoning district for the “Single Family Residential” land use designation. Some other minor wording corrections proposed by staff are also shown. See exhibit “Excerpt of Volume 1 – Land Use Element”, Page 1.

Recommendation

Planning Commission to recommend approval of a text amendment to add a listing of R-5 Residential zoning district as an implementing zone of the “Single Family Residential” land use designation.

P/T #8

Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". It is requested to revert to pre-2015 title of the category. Provide more logical title for the category to address and reflect the range of residential densities. The implementing zones "R-10, Residential" and "R-16, Residential" are proposed to be added.

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-5 provides for a land use designation of “Residential Transition”. This was formerly the “Moderate Density Residential” designation prior to adoption of the updated Comprehensive Plan in 2015. It is requested to revert to the pre-2015 title of the category since the ‘description’ and ‘designation criteria’ remain similar. The stated ‘description’ and ‘designation criteria’ of this land use designation in the 2015 Plan provides:

“Description

Residential transition areas are planned to accommodate moderate densities of varying residential dwelling types. Varying intensities within a transition area may be permitted based on adjacent density, intensity, and/or character. Appropriate densities in these areas range from 7 to 20 dwelling units per acre. Dwelling types generally range from single-family dwelling to multiple-family dwellings, with larger structures allowed (within the density range) where offsetting community benefits can be identified.”

“Designation Criteria

1. Previously developed moderate density residential areas; or
2. Areas that provide a transition between single-family and multifamily, single-family and nonresidential, multifamily and nonresidential zones or development are adjacent and meet the development parameters of the Residential Transition designation.”

The reversion back to the former name provides a more logical title for the category to address and reflect the range of residential densities. The name change also avoids confusion that would likely occur to potential users by the similarly sounding “Residential Transition Overlay” that was also part of the changes made in the 2015 Comprehensive Plan. Also, the description does not provide for any different uses to serve as a ‘transition’, only intermediate residential densities.

Recommendation

Planning Commission to recommend approval of a text amendment to change the title of the land use designation of "Residential Transition" to "Moderate Density Residential"

P/T #9

Add the "R-10, Residential" and R-16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. Areas of the city are zoned "R-10, Residential" but no areas are currently zoned "R-16, Residential". However, in the 2015, Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comprehensive Plan land use designation. To be corrected by adding R-10 and R-16 as implementing zones to either the "Residential Transition" or "Moderate Density" Land Use Designation.

Discussion

The Land Use Element (Volume No. 1) of the Comprehensive Plan at Page LU-5 provides for a land use designation of "Residential Transition". This was formerly the "Moderate Density Residential" designation prior to adoption of the updated Comprehensive Plan in 2015. The title of the category is proposed to change as requested in the preceding text amendment, P/T #8.

The implementing zones "R-10, Residential" and "R-16, Residential" are proposed to be added as implementing zoning districts. The City currently contains properties zoned R-10 Residential; however, there are no properties currently zoned R-16, Residential. The R-10 Residential and R-16 Residential are not currently identified as implementing zoning districts for any comprehensive plan land use designation and needs to be. The "R-10, Residential" and "R-16, Residential" are proposed as implementing zoning districts for the "Moderate Density Residential" land use designation. Some other minor corrections to the wording of this section as proposed by staff are shown. See exhibit "Excerpt of Volume 1 – Land Use Element", Page 2.

Recommendation

Planning Commission to recommend approval of a text amendment to add a listing of R-10 Residential and R-16 Residential zoning districts as implementing zones of the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation.

Comprehensive Plan Map Amendments (File No. CPA17-0001, City initiated)

CPM #1

Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and remove category from the Land Use Map (See P/T #6, above). The R-10, R-16 and R-20 residential zoning districts already allow for mixed uses residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table). Thus it was unnecessary to establish a unique land use designation to achieve a zoning district to allow.

Discussion

(This is the same topic as text amendment P/T #6, but is repeated as a map amendment since it requires revision to both the text and map of the comprehensive

plan document. See discussion and analysis under text amendment P/T #6. Also, note that a map is not provided as an exhibit since the "Mixed Use" is not shown on the map except in the legend because it does not apply to any properties.)

Recommendation

Planning Commission to recommend approval of a map amendment to remove the "Mixed Use" land use designation from the Comprehensive Plan map (Map No. 1.1).

CPM #2

Change the mapped land use designation of a 0.98-acre city-owned park parcel from "Multiple Family Residential" to "Institutional". Parcel No. 0921059073 is located south of SE 310th ST, 820 feet west of 124th Ave SE.

Discussion

The 0.98-acre property was part of a larger 2.23-acre property ownership by Schneider Homes Inc. that was proposed for development as the Pasafino Apartments while in unincorporated King County prior to annexation to the City of Auburn. In 1996 a 'Petition for Annexation Agreement and Declaration of Covenant' was executed between the City and Schneider Homes Inc. in order for the City to provide water and sewer services outside the city limits, but within the city's established utility service area, to the proposed apartment development. An 'Amended Petition for Annexation Agreement and Declaration of Covenant' was executed between the City and Schneider Homes Inc. on April 21, 1997. The Agreements provided that as a condition of the City providing utility services, Schneider Homes Inc. would develop a park to city standards and after annexation, convey the developed park land to the City of Auburn without obligation or cost. At the time of transfer, the city parks department would assume maintenance responsibility. The property was annexed to the City of Auburn effective in 2008 by Ordinance No. 6121, however, the transfer of ownership of the park land did not take place for many more years since the park land was not a separate parcel that could be deeded separately to the City. A Boundary Line Adjustment (BLA) application (File No. BLA14-0005) was filed by Schneider Homes Inc. in May of 2014 to establish the park land as a separate parcel. The processing of the BLA was delayed due to changes in property ownership interest on the part of Schneider Homes Inc. for refinancing purposes. The BLA was subsequently approved by the City and recorded on November 2, 2016 (Recording No. 20161102900004) and the property subsequently conveyed to the City.

It was previously appropriate to have the Comprehensive Plan land use designation of "Multiple "Family Residential" applicable to the site when it was privately-owned and part of a larger property that is mainly developed with apartments. However, now that Parcel No. 0921059073 is a separate parcel that is owned by the City and developed for park purposes, it is appropriate for it to have an "Institutional" land use designation by the Comprehensive Plan consistent with other park properties.

Recommendation

Planning Commission to recommend approval of a map amendment to change the mapped land use designation of 0.98-acre city-owned park parcel (Parcel No. 0921059073) from "Multiple Family Residential" to "Institutional" (Map No 1.1).

CPM #3

Change the mapped land use designation of a group of four privately-owned, previously-developed parcels from "Downtown Urban Center" to "Light Industrial". Parcel No. 5401600200 (0.06 acres) and Parcel No. 5401600175 (0.7 acres) are owned by Ho & Nancy Kim. Parcel No. 5401600235 (0.34 acres) is owned by CHS Inc. Parcel No. 5401600260 (0.24 acres) is owned by Gary & Karen Stamps. This proposal is to change the Comprehensive Plan land use map designation to recognize and be more compatible with developed status of the properties located at the perimeter of the land use designation. The sites contain existing uses of warehouses, bulk propane tank distribution, and outdoor storage.

Discussion

This is a city-initiated comprehensive plan map amendment to change a group of four adjacent, privately-owned and mostly developed parcels from "Downtown Urban Center" to "Light Industrial". The purpose of this change is to recognize and be more compatible with the developed status of the properties. The characteristics of the affected parcels are as follows:

Parcel ID Number/ address	Property owner	Parcel Size	Comprehensive Plan Designation	Zoning Classification	Current Land Use
5401600175/ 232 C ST NW	Ho & Nancy Kim	0.7 acres	Downtown Urban Center	DUC, Downtown Urban Center	Former Dels Farm Supply consisting of 5,238 sq ft of warehouse & 1,500 sq ft of attached office/store. Currently unoccupied/
5401600200/ (No address)	Ho & Nancy Kim	0.06 acres	Downtown Urban Center	DUC, Downtown Urban Center	Former railroad spur line bisecting parcel -0200 currently vacant
5401600235/ 301 2nd ST NW	CHS Inc.	0.34 acres	Downtown Urban Center	DUC, Downtown Urban Center	Cenex bulk propane storage tanks
5401600260/ (No address)	Gary & Karen Stamps	0.24 acres	Downtown Urban Center	DUC, Downtown Urban Center	Parking lot /vacant

The sites have a "Downtown Urban Center" land use designation by the Comprehensive Plan and are zoned DUC, Downtown Urban Center. The contiguous sites are located at the northern edge of the "Downtown Urban Center" land use designation and bordered to the north and the east by properties with an industrial designation. The sites align in a row north to south and are bordered by public streets of C ST NW to the west; 3rd ST NW to the north and by the Burlington Northern railroad to the east. The automobile body shop of A-1 Collision borders the sites to the south.

The two largest parcels, Parcel No. 5401600175 (0.7 acres) and Parcel No. 5401600235 (0.34 acres) have been developed for more than 25 years with structures and facilities that are more appropriate characterized as "industrial uses" than suburban downtown development. The configuration and location of the properties sandwiched between transportation corridors makes them less suitable for redevelopment as downtown

service or retail type uses geared to leisure shopping. Also, due to the number of zoning inquiries, the City staff has increasingly become aware of the difficulty of the property owner in finding tenants that can occupy the former farm supply building and meet the zoning use regulations of the DUC zoning district. Also, few uses are capable of using the building with limited physical alterations in order to avoid triggering consistency with Downtown Design Standards and significant upgrades.

Recommendation

Planning Commission to recommend approval of a map amendment to change a group of four privately-owned, mostly developed parcels from "Downtown Urban Center" to "Light Industrial" (Parcel No. 5401600175, 5401600200, 5401600235, and 5401600260)



AGENDA BILL APPROVAL FORM

Agenda Subject CPA17-0001, 2017 Annual Comprehensive Plan Amendments – Group # 2 , City-Initiated Plan Map Amendments and associated rezones REZ17-0002, REZ17-0003, & REZ17-0004		Date: October 19, 2017
Department: Community Development & Public Works, Planning Services Div.	Attachments: See Exhibit list at end of report and the separate text & map amendment sections of working binder	Budget Impact: N/A
Administrative Recommendation: Planning Commission to recommend to City Council approval of Group #2 of the 2017 City-Initiated Comprehensive Plan Map Amendments and associated rezones (zoning map amendments).		
Background Summary: The City of Auburn adopted amendments to its Comprehensive Plan in 1995 in response to the Washington State Growth Management Act (GMA) requirements, as amended. Since then the Auburn Comprehensive Plan has been amended annually. At the end of 2015 the City adopted a substantially updated Comprehensive Plan in compliance with state-required periodic updates. Annual Comprehensive plan amendments can be initiated by the City of Auburn (city-initiated) and by private citizens (private-initiated). This year the city is initiating: <ul style="list-style-type: none"> 9 policy/text amendments 17 map amendments Also, the city received one private-initiated plan map amendment by the submittal deadline which will be presented in a separate staff report in advance of a subsequent hearing. Due to the number of amendments and Planning Commission's request to phase consideration, this staff report and recommendation addresses a portion of the amendments (Group #2) and specifically: <ul style="list-style-type: none"> Map Amendments # 4 through # 17. These map amendments are the remaining amendments that were not part of Group #1, previously addressed at the Planning Commission's October 19, 2017 meeting. In terms of process, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action. City Council consideration and action on the amendments generally occurs, but is not required, prior to the end of the year.		
Reviewed by Council & Committees: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input type="checkbox"/> Planning Comm. </div> <div style="width: 45%;"> COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Services <input type="checkbox"/> Planning & Dev. <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____ </div> </div>		Reviewed by Departments & Divisions: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input type="checkbox"/> Fire <input type="checkbox"/> Legal <input checked="" type="checkbox"/> Public Works </div> <div style="width: 45%;"> <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources </div> </div>
Action: Committee Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Referred to _____ Until ____/____/____ Tabled _____ Until ____/____/____ <div style="text-align: right; margin-top: 5px;"> Call for Public Hearing ____/____/____ </div>		
Councilmember: _____		Staff: Dixon
Meeting Date: November 1, 2017		Item Number: _____

A. Findings

1. RCW 36.70A.130 (Washington State Growth Management Act (GMA)) provides for amendments to locally adopted GMA comprehensive plans. Except in limited circumstances provided for in State law and City Code, comprehensive plan amendments shall be considered by the city legislative body no more frequently than once per year.
2. The City of Auburn established a June 9, 2017 deadline for the submittal of private-initiated comprehensive plan applications (map or policy/text). Notice to the public of the application filing deadline was provided on the City's website, the Seattle Times Newspaper, and sent to a compiled notification list in April 2017. The City received one private-initiated map amendment by the submittal deadline. This private-initiated amendment is addressed in a separate staff report (File No. CPA17-0002).
3. The environmental review under the State Environmental Policy Act (SEPA) for the policy/text and map amendments resulted in a Determination of Non-Significance (DNS) issued for the City-initiated Comprehensive Plan Amendments on September 19, 2017 (City File # SEP17-0014). The comment period ended October 3, 2017 and the appeal period ended October 17, 2017. The City did not receive any comments in response to the issuance of the Determination of Non-Significance (DNS). A copy of the DNS and environmental checklist application is provided in the working binder.
4. Auburn City Code (ACC) Chapter 14.22 outlines the process for submittal of privately-initiated amendments and the general processing of comprehensive plan amendments as follows:

“Section 14.22.100

- A. The planning commission shall hold at least one public hearing on all proposed amendments to the comprehensive plan. Notice of such public hearing shall be given pursuant to Chapter 1.27 ACC and, at a minimum, include the following:
 1. For site-specific plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within a radius of 300 feet of the proposed map amendment request, not less than 10 calendar days prior to the public hearing;
 2. For area-wide plan map amendments:
 - a. Notice shall be published once in the official newspaper of the city not less than 10 calendar days prior to the date of public hearing;
 - b. Notice shall be mailed by first class mail to all property owners of record within the area subject to the proposed amendment;
 - c. Notice shall be posted in at least two conspicuous locations in the area subject to the proposed amendment not less than 10 calendar days prior to the date of the public hearing.
- B. Notwithstanding the above, the director may expand the minimum noticing provisions noted above as deemed necessary.
- C. Planning Commission Recommendation. The planning commission shall conduct a public hearing on all potential comprehensive plan amendments and shall make and forward a recommendation on each to the city council. The planning commission

- shall adopt written findings and make a recommendation consistent with those findings to the city council.
- D. The city council, if it elects to amend the comprehensive plan, shall adopt written findings and adopt said amendments by ordinance.
- E. State Review. All comprehensive plan amendments considered by the planning commission shall be forwarded for state agency review consistent with RCW 36.70A.106.
- F. Any appeal of an amendment to the comprehensive plan shall be made in accordance with Chapter 36.70A RCW. (Ord. 6172 § 1, 2008.)”
5. As provided in the City code, the Comprehensive Plan amendments are initially reviewed during a public hearing process before the City of Auburn Planning Commission, who then provides a recommendation to the City Council for final action which generally occurs, but is not required to, prior to the end of the year.
 6. Pursuant to RCW 36.70A.106, the proposed comprehensive plan amendments outlined in this agenda bill were sent to the Washington State Department of Commerce (Commerce) and other state agencies for the required state review. The Washington State Department of Commerce acknowledged receipt on September 25, 2017 by letter and Material ID #24153. No comments have been received from the Washington State Department of Commerce or other state agencies as of the writing of this report. A copy of the transmittal by the City and written acknowledgement of receipt by Commerce is provided in the working binder.
 7. Due to the nature of policy/text changes, and the minimal amount of private-initiated map amendments, the optional process for conducting a public open house as provided for in the city code, was not conducted.
 8. The notice of public hearing was published on October 21, 2017 in the Seattle Times Newspaper which is at least 10 days prior to the Planning Commission public hearing scheduled for November 1, 2017. A copy of the request to publish is provided in the working binder. Also, a notice was mailed by first class mail to all property owners of record.
 9. Many of these comprehensive plan changes are corrections to the mapped land use designations made after adoption of the updated comprehensive plan in 2015. The changes increase the consistency of the Comprehensive Plan and zoning as required by ACC 14.22.050, “Conformance and Consistency”. **The maps related to these proposed changes are also available to review in the ‘Comp. Plan Map Amendments’ tab of the ‘Working Binder’.**
 10. The following report identifies Comprehensive Plan Map (CPM) amendments scheduled for the Planning Commission’s November 1, 2017 public hearing with a staff recommendation. All of the Policy/Text (P/T) amendments were presented at the October meeting; so no Policy/Text (P/T) amendments are described in this report.

Comprehensive Plan Map Amendments (File No. CPA17-0001, City initiated)

CPM #4

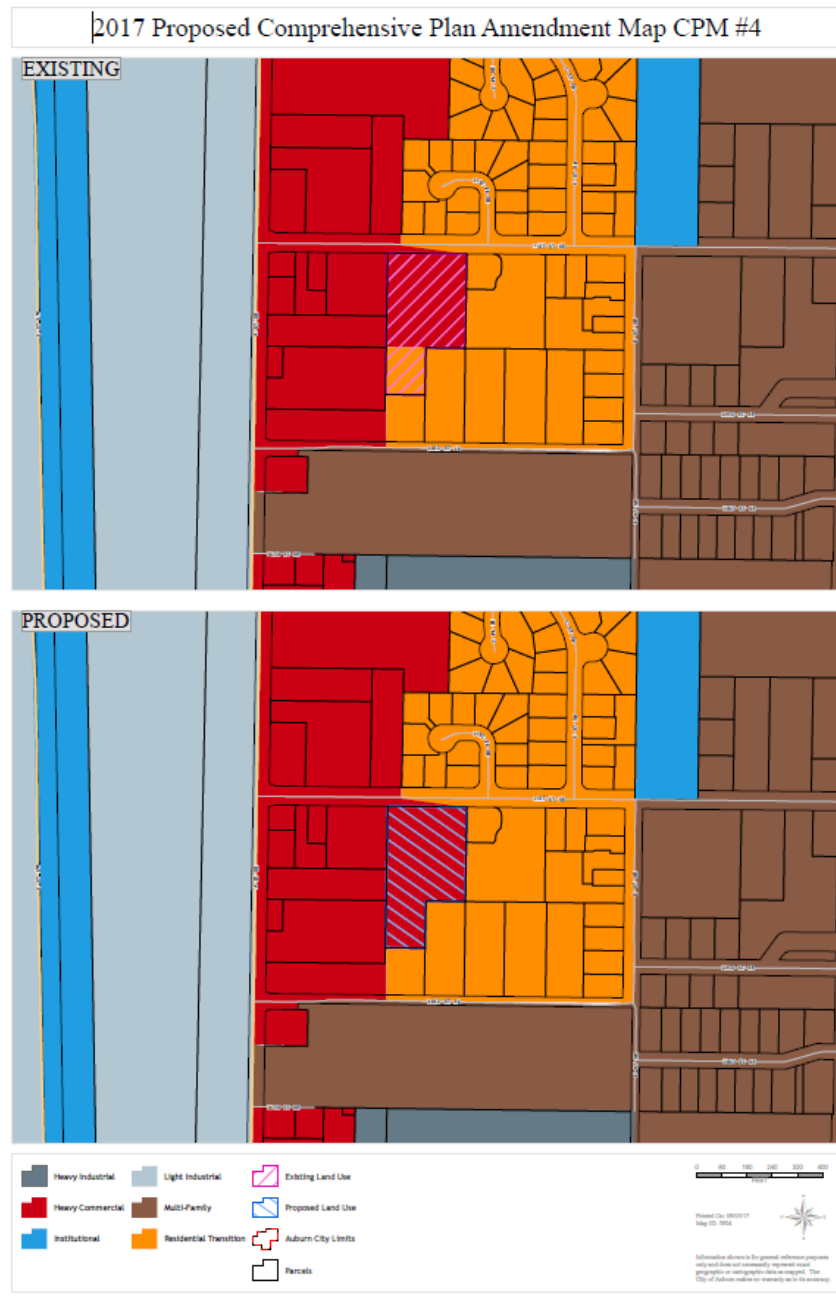
Change the mapped land use designation of south part of 2.15-acre, privately-owned, developed parcel from "Residential Transition" to "Heavy Commercial".

Discussion

The 2.15-acre property was previously a smaller parcel and the comprehensive plan designation boundary followed this original property boundary. In 2004, a boundary line adjustment application was filed (File No. LLA04-0010), approved by the City, and recorded (Recording No. 20040712003209). The boundary line adjustment expanded the parcel boundary to include additional area to the south. The Comprehensive Plan land use designation boundary was not simultaneously changed to correspond to the property boundary change. In the intervening time, the fence contractor business has using the expansion area as part of their yard. It is appropriate to make the change to avoid split designation of a parcel where warranted by existing development pattern and setting. The "Residential Transition" designation makes up a smaller portion of the lot, while the balance is used by a fencing contractor. As shown on the map below, the designation change is consistent with adjacent property located to the west.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #4 to change the mapped land use designation of the southern part of a 2.15-acre, privately-owned, parcel from "Residential Transition" to "Heavy Commercial" (Parcel No. 8695200020).



CPM #5

Change the mapped land use designation of 3 parcels (2 privately-owned and 1 city-owned) from the "Open Space" to "Downtown Urban Center" land use designation.

Discussion

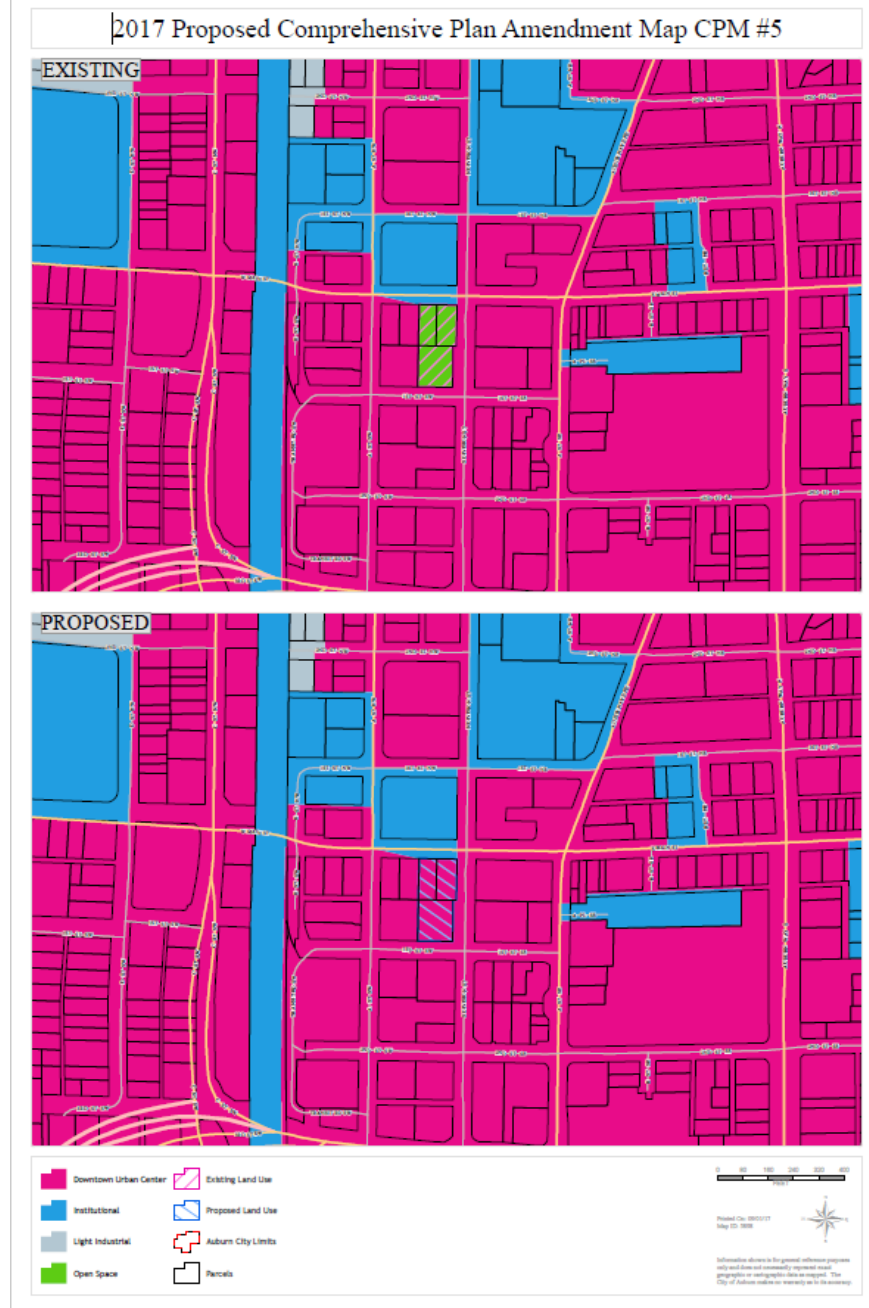
This city-initiated request is to change the land use designation of 2 privately owned parcels, Nos. 7815700095 (0.17 acres – vacant) and 7815700135 (0.33 acres – parking lot) are owned by Levan Auburn Development LLC and the City-owned Parcel No. 7815700085 (0.19 acres - Plaza park). These contiguous properties are located at the SW corner of W Main ST and Division ST. With adoption of the 2015 Comprehensive

Plan and its associated map changes, the properties were assigned an “Open Space” land use designation. The change is requested to remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. It is requested to revert to former designation of "Downtown Urban Center". These 3 mostly undeveloped parcels are currently zoned “DUC, Downtown Urban Center”. Due to their location in the heart of the city center and economic development potential, these parcels should have the designation "Downtown Urban Center".

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current comprehensive Plan Designation	Current Zoning Classification	Current Land Use
7815700095	Levan Auburn Development LLC	0.17 acres	“Open Space”	“DUC, Downtown Urban Center”	Vacant lot
7815700135	Levan Auburn Development LLC	0.33 acres	“Open Space”	“DUC, Downtown Urban Center”	Parking lot
7815700085	City of Auburn	0.19 acres	“Open Space”	“DUC, Downtown Urban Center”	City’s Plaza Park

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #5 to change the mapped land use designation of 3 parcels from the "Open Space" to the "Downtown Urban Center" land use designation. (Parcel Nos. 7815700095, 7815700135, & 7815700085)



CPM #6

Change the mapped land use designation (and zoning district) of 46 city-owned, parks properties from "Open Space" to "Institutional" land use designation. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

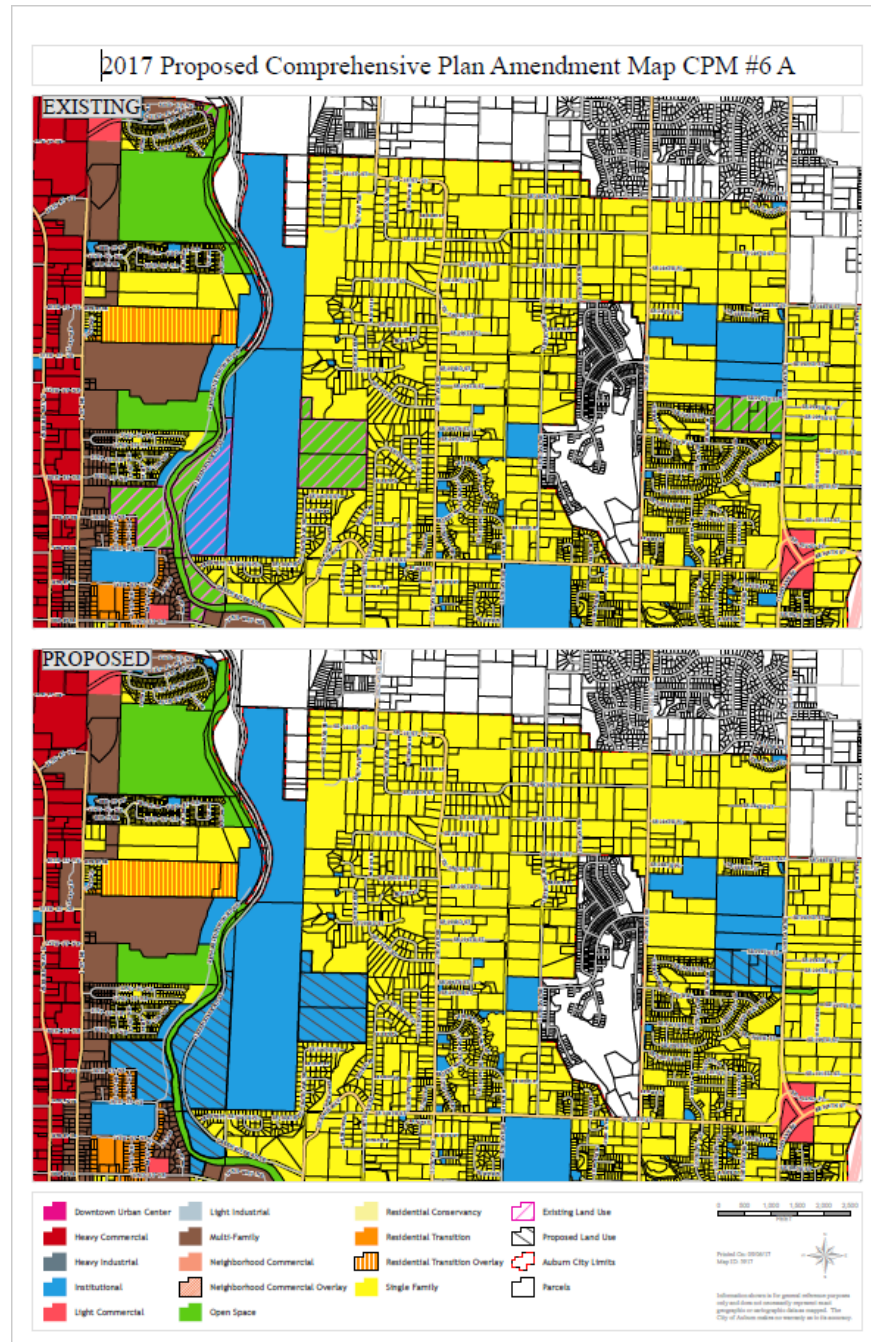
Discussion

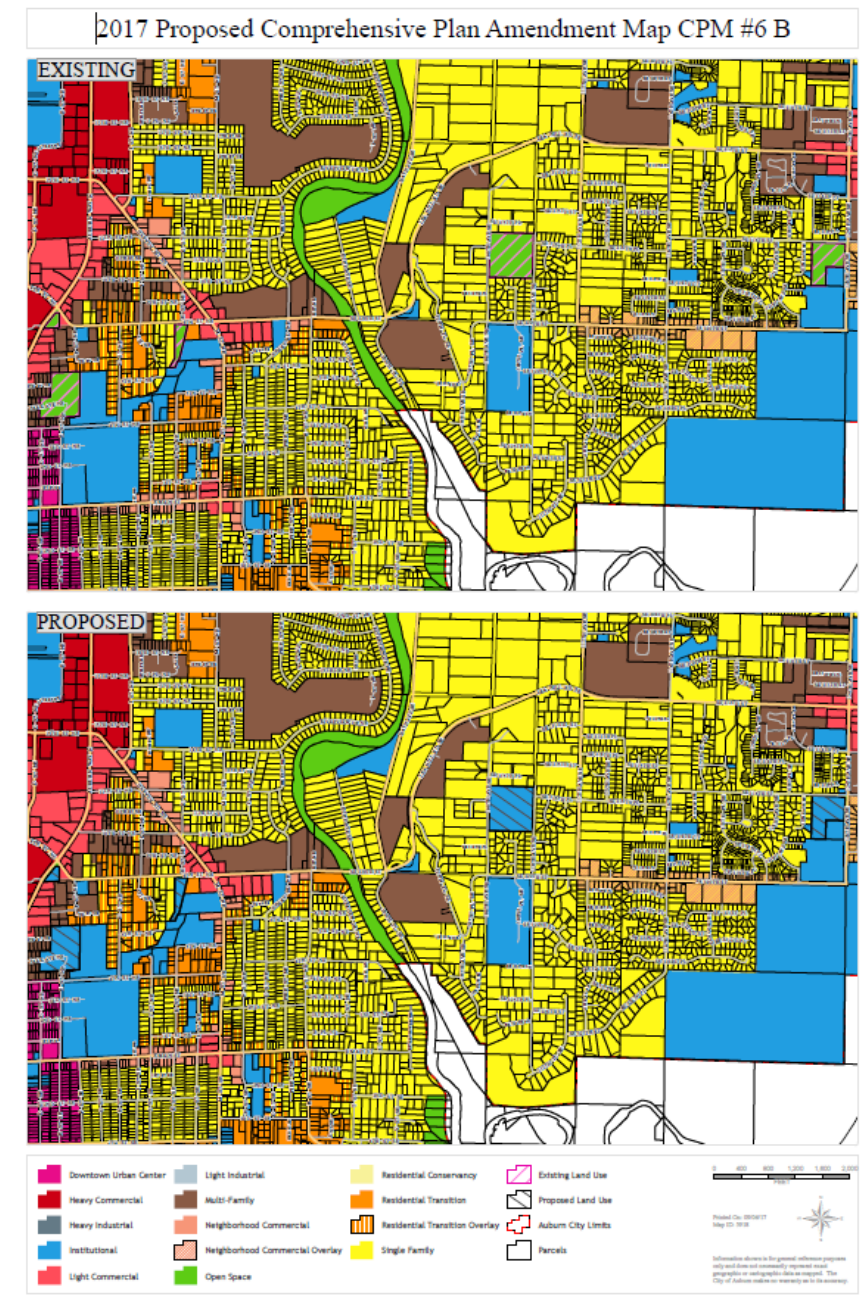
This city-initiated request is to change the land use designation of 46 parcels **46 city-owned, parks properties from "Open Space" to "Institutional" land use designation.** Parcel Nos. 0821059017, 7345300160, 6347000055, 6347000065,

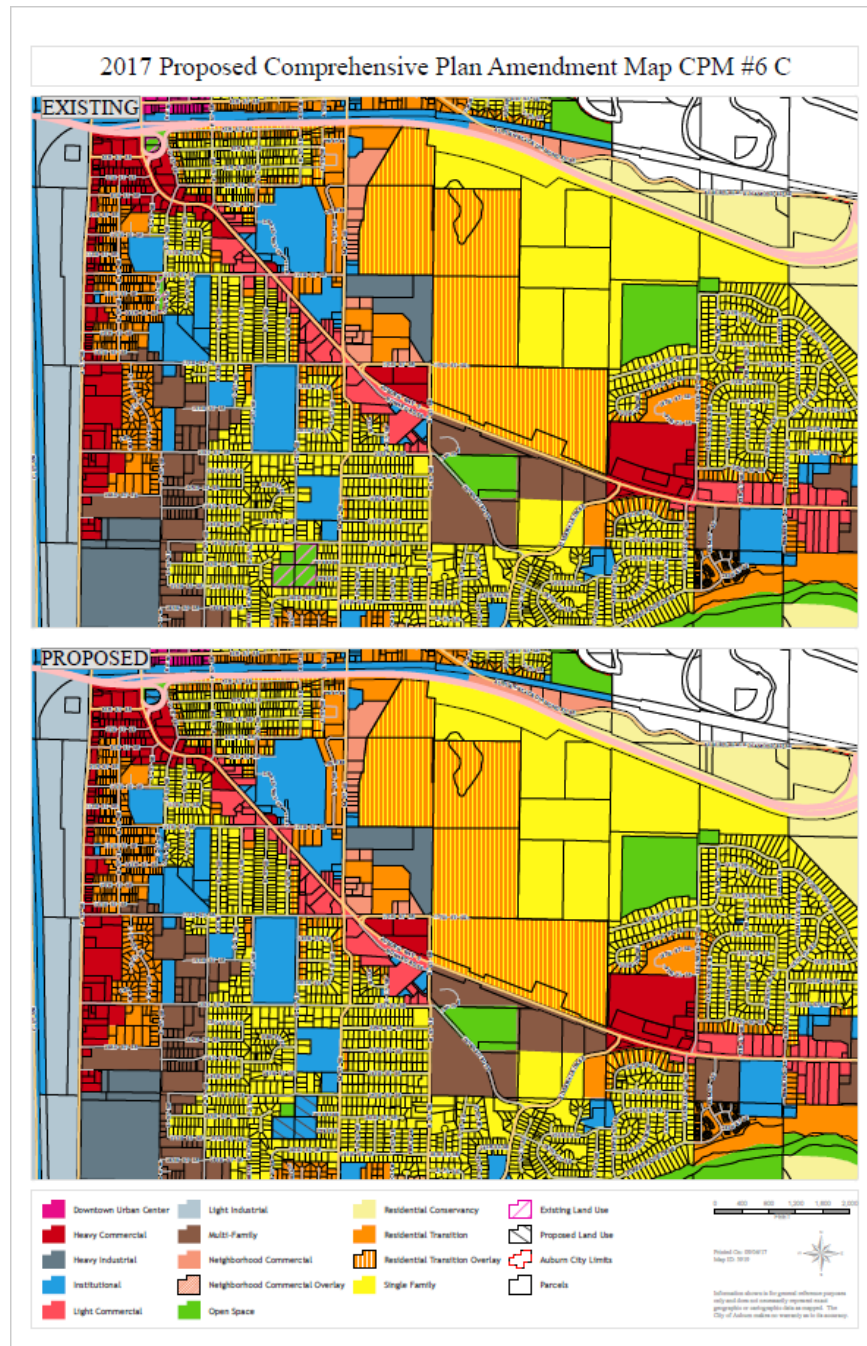
0001000081, 1313500310, 3021059044, 3021059080, 3021059089, 1421049011, 1821059117, 0520061060, 0721059038, 7749501070, 0521059010, 0521059029, 0421059062, 0421059061, 0421059060, 0421059071, 0421059004, 3845000080, 7299602140, 4137070990, 7002181950, 0520051035, 0520051006, 0921059018, 6655000105, 6655000021, 1421049067, 9262800330, 9262800341, 1421049017, 9262800285, 0721059020, 8669150810, 6655000024, 6655000030, 3021059325, 3121059017, 3021059375, 8581400530, 1821059327, 0821059017, & 0621059007 are scattered at various sites. With adoption of the 2015 Comprehensive Plan and its associated map changes, the properties were assigned an "Open Space" land use designation. These properties are city-owned developed parks and contain play areas and active recreational space. And the "Open Space" land use designation is not appropriate to apply to these properties based on the discussion and clarification that occurred with the Planning Commission during discussion of the "OS, Open Space" zoning district in July and August of this year. The land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active and mainly developed parks should not be designated "Open Space"). Also, for most parcels the zoning map classification also needs to change from "OS, Open Space" to "I, Institutional" to agree.

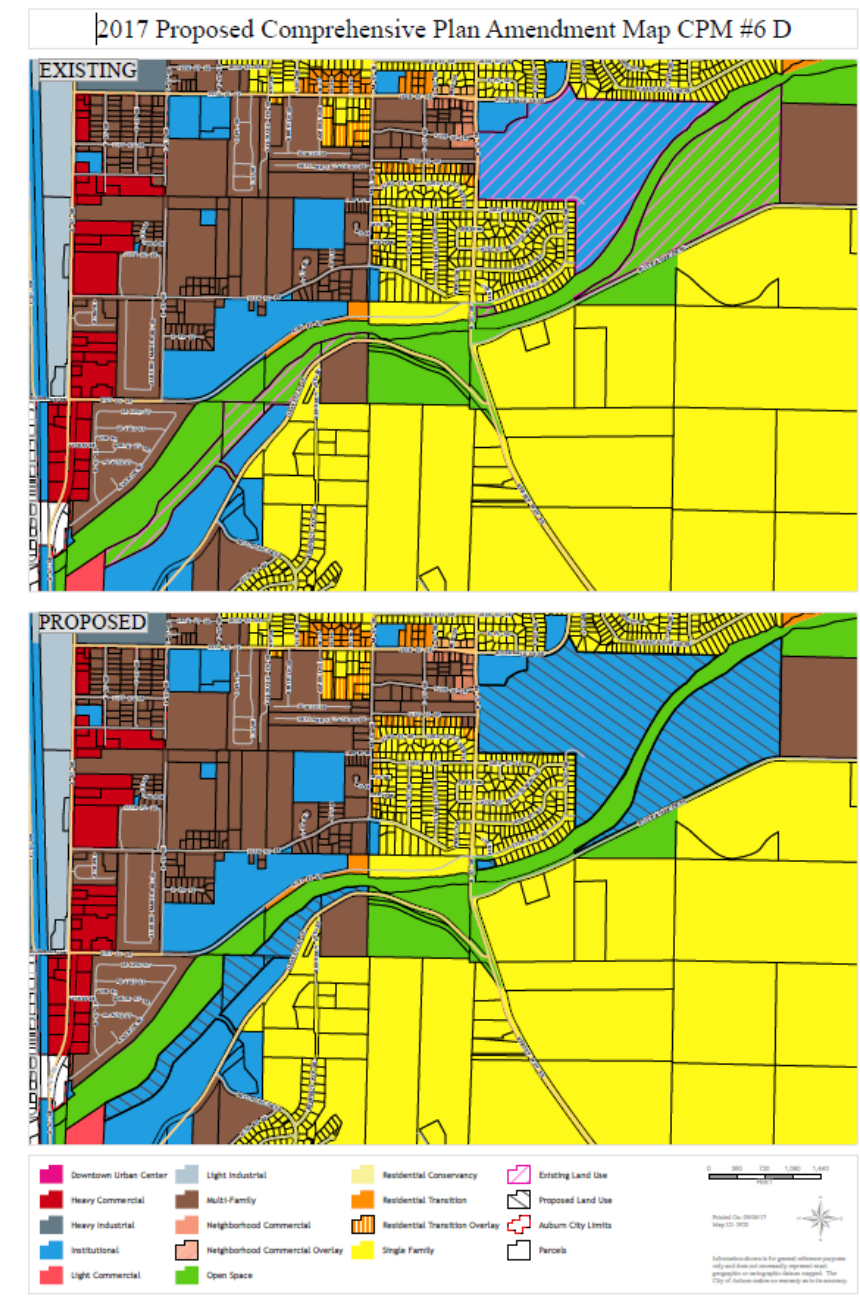
Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #6 to change the mapped land use designation of multiple City-owned, parks properties from "Open Space" to "Institutional" land use designation and to change the zoning designation (File No. REZ17-0002), to correspond to the "I, Institutional" implementing zoning classification, except for Parcel Nos. 1821059327, 1821059117, & 8581400530 which are already zoned: "I, Institutional".



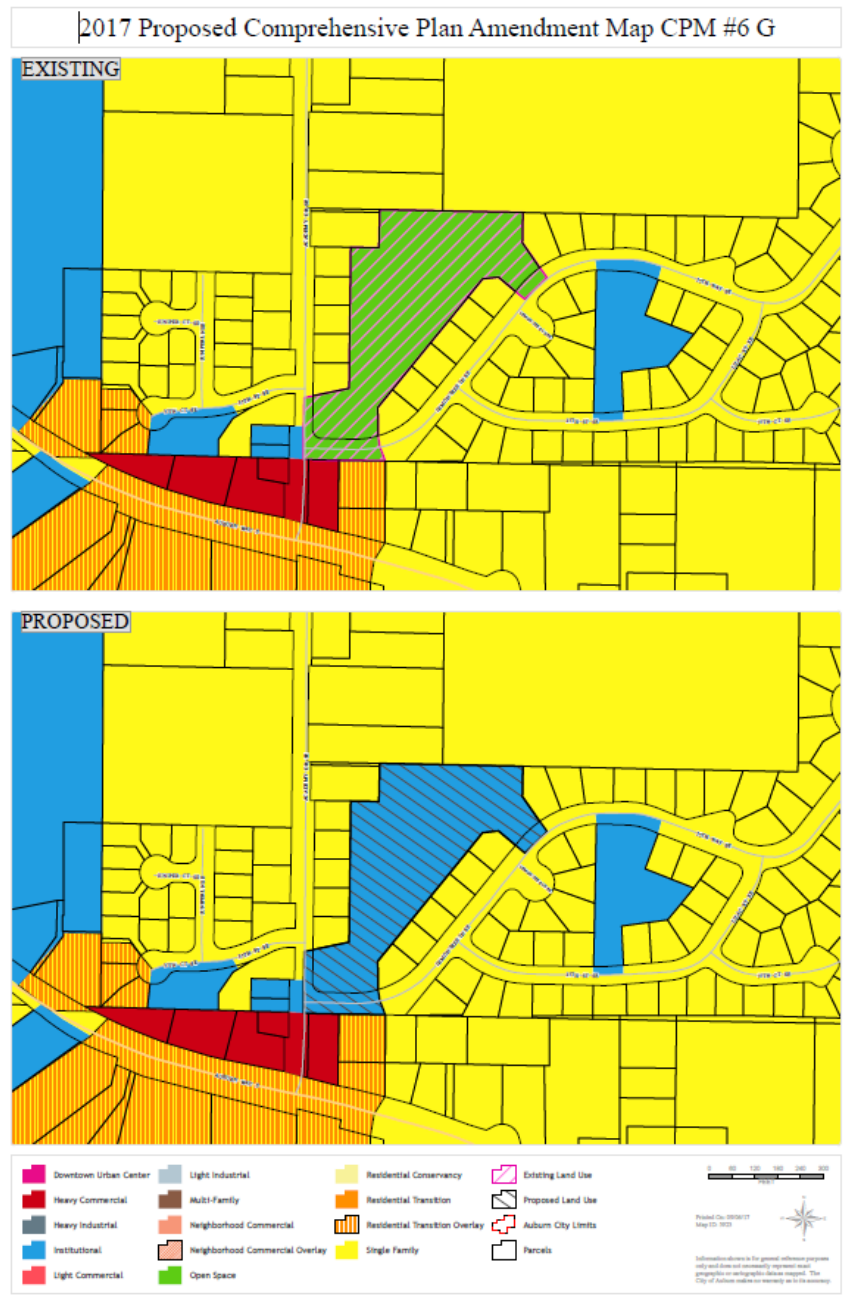












CPM #7 - Change the mapped land use designation of 3 Tribal parcels from the "Open Space" to the "Institutional" Land Use designation. Also, change the zoning designation from "OS, Open Space" to "I, Institutional" to agree.

Discussion

This city-initiated request is to change the land use designation of 3 Muckleshoot Tribal parcels from the "Open Space" to the "Institutional" Land Use designation. Parcel No. 2021059041 (1.45 acres US Government)), 2021059047 (24.46 acres, Tribe), & 2021059037 (0.07 acres, Tribe) are proposed for change. With adoption of the 2015 Comprehensive Plan and its associated map changes, the properties were assigned an

“Open Space” land use designation. These properties are Muckleshoot Tribal owned properties that are developed as cemeteries. And the “Open Space” land use designation is not appropriate to apply to these properties based on the discussion and clarification that occurred with the Planning Commission during discussion of the “OS, Open Space zoning district in July and August of this year. The land use designation is inconsistent with the designation criteria and purpose of the "Open Space" land designation of the Comprehensive Plan (e.g. cemeteries and active and mainly developed parks should not be designated "Open Space").

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
2021059041	US Government	1.45 acres	“Open Space”	“P1, Public Use”	Historic Tribal cemetery
2021059047	Muckleshoot Indian Tribe	24.46 acres	“Open Space”	“P1, Public Use”	Tribal Cemetery
2021059037	Muckleshoot Indian Tribe	0.07 acres	“Open Space”	“P1, Public Use”	Street frontage portion of historic Tribal cemetery

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #7 to change the mapped land use designation of 3 Muckleshoot Tribal properties from "Open Space" to "Institutional" land use designation and to change the zoning designation (File No. REZ17-0002), to correspond to the “I, Institutional” implementing zoning classification (Parcel Nos. 2021059041, 2021059047, & 2021059037).



CPM #8 - Change the mapped land use designation of 2 parcels from "Single Family Residential" to "Light Commercial" and to change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.

Discussion

This city-initiated request is to change the land use designation of 2 privately-owned parcels from "Single Family Residential" to "Light Commercial". Parcels Nos. are 3121059069, 1.79 acres owned by Alan Clayton and Parcel No. 3121059027, 3.67 acres, owned by John Nixon. Both are located on east side of A ST SE, approx. 600 feet south of Lakeland Hills WY SE. The change is requested to remedy an inadvertent

change of mapped land use designation with adoption of map as part of 2015 plan adoption. It is requested to revert to pre-2015 designation of "Light Commercial". Also, change the zoning designation from "R5, Residential" to "C1, Light Commercial" to agree.

Both properties were annexed to the City of Auburn from the City of Pacific in the year 2003 by City of Auburn Ordinance No. 3643. Prior to the annexation, the northern parcel (owned by Mr. Clayton) was zoned "C, Commercial" and the southern parcel (now owned by John Nixon) was zoned "RMH, Multiple Family Residential" in the City of Pacific. Mr. Clayton's zoning designation of "C, Commercial" was a result of an application for zone change requested by Mr. Clayton and approved by the City of Pacific in August of 1992 by Ordinance No. 1177 (The rezone was to the zoning classification of "BC, Business Commercial" which subsequently became "C, Commercial".) At annexation to the City of Auburn, the property assumed an "R-5, Residential" zoning designation by default, while the comprehensive plan designation was made "Light Commercial".

Of late, Mr. Clayton has been contacting the City almost annually requesting that the city initiate a change in the zoning designation back to a commercial category. He has always had the ability to submit a private application to initiate the zoning map change himself, and has been advised of this, but was reluctant.

The 'working binder' under the 'Map Amendments' tab and CPM #8, contains a letter from Mr. Clayton dated July 18, 2017 and supporting information in which he describes the history and his request to have the zoning changed.

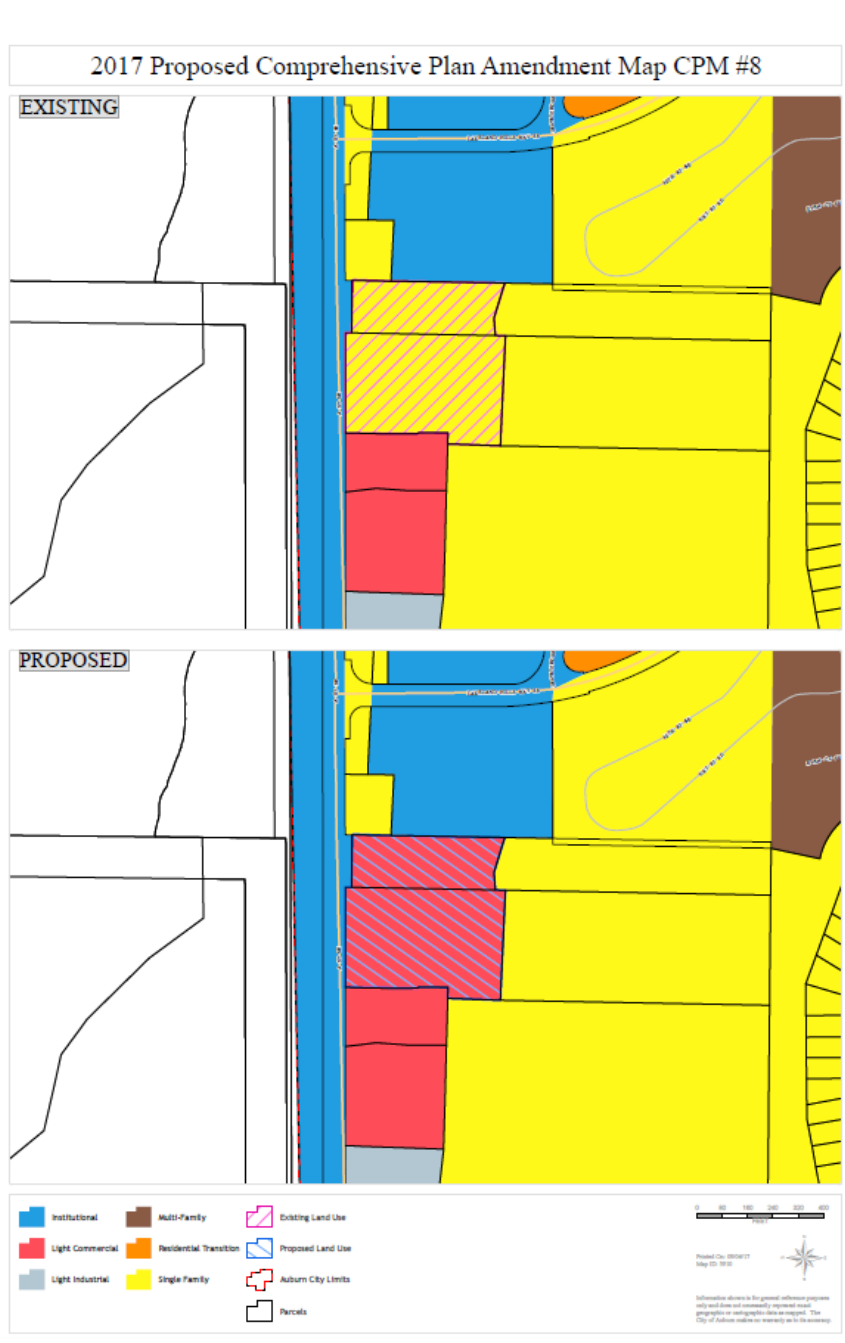
The southern parcel prior to 2015 had a comprehensive plan designation of "Light Commercial" and was previously was zoned "R-5, Residential". These 2 parcels are the only parcels on the east side of A ST SE, in the vicinity that have a Comprehensive Plan designation of "Single Family Residential". The adjacent properties to the south were changed to "light Industrial" due to private com plan application last year. The properties to the north have a comprehensive plan designation of "Institutional".

While the comprehensive plan designation was changed in 2015 to "Single Family Residential", to align with the property's R-5 Residential zoning, it is the zoning classification that should have been changed. The City now seeks to rectify the circumstances by changing the both the comprehensive plan designation and zoning for both parcels

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
3121059069 (northern)	Alan B Clayton	1.79 acres	"Single Family Residential"	R-5, Residential	vacant
3121059027/ 5340 A ST SE (southern)	John Nixon	3.67 acres	"Single Family Residential"	R-5, Residential	Single family residence

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #8 to change 2 privately-owned parcels from "Single Family Residential" to "Light Commercial" and to change the zoning designation (File No. REZ17-0004) to correspond to the "C1, Commercial" implementing zoning classification. Parcels Nos. are 3121059069 and Parcel No. 3121059027



CPM #9

Change the mapped land use designation of 2 privately owned vacant parcels at SE corner of SE 312th ST & 121st PL SE from "Multiple Family Residential: to "Light Commercial".

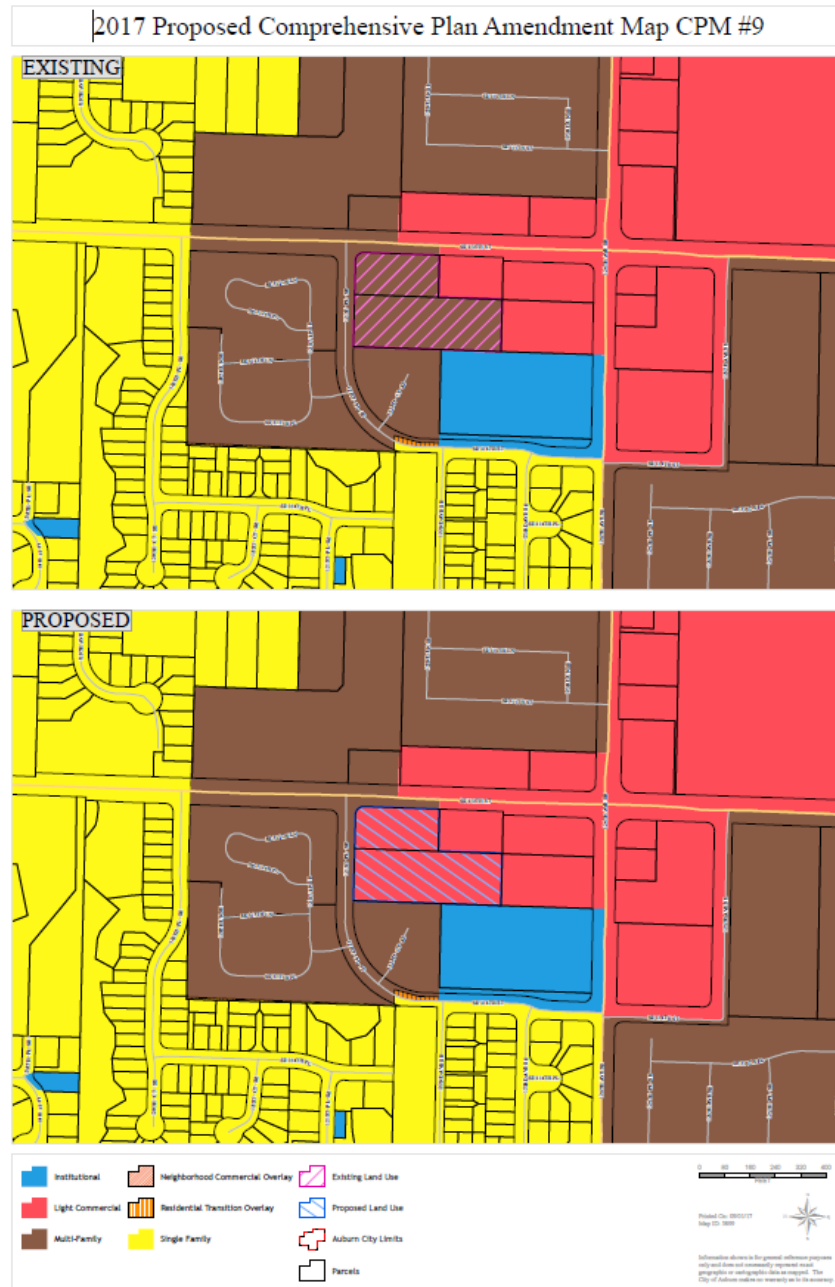
Discussion

This city-initiated request is to change the land use designation of 2 privately owned vacant parcels from "Multiple Family Residential" to "Light Commercial". The 1.75 -acre Parcel No. 0921059042 owned by Highlane Prop. LLP and 0.81-acre parcel No. 0921059113 owned by Jennifer & James Hunt both are located at SE corner of SE 312th ST & 121st PL SE. The change is requested to remedy an inadvertent change of mapped land use designation with adoption of 2015 plan and revert to the former designation.

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
0921059042	Highlane Prop. LLP	1.75 - acre	"Multiple Family Residential"	"C1, Light Commercial"	Vacant
0921059113	Jennifer & Eric Hunt	0.81-acre	"Multiple Family Residential"	"C1, Light Commercial"	Vacant

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #9 to change 2 privately-owned parcels from "Multiple Family Residential" to "Light Commercial". (Parcels Nos. are 0921059042 and 0921059113).



CPM #10

Change the mapped land use designation of a privately owned 0.91-acre parcel near the intersection of 124th AV SE & SE 307th PL from "Multiple Family Residential" to "Single Family Residential".

Discussion

This city-initiated request is to change the land use designation of privately owned 0.91-acre parcel containing a single family house from "Multiple Family Residential" to "Single Family Residential". The Parcel No. 0921059101 is owned by Ram Singh Dhaliwal is located 130 feet south of intersection of 124th AV SE & SE 307th PL (Address is 30811

124th AVE SE). The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of map amendment CPM #10 to change the land use designation of a 0.91-acre parcel from "Multiple Family Residential" to "Single Family Residential" (Parcel No. 0921059101).



CPM #11

Change the mapped land use designation of a privately-owned, 13.84 -acre parcel addressed as 521 - 8TH ST SW. from "Heavy Industrial" to "Light Industrial".

Discussion

This city-initiated request is to change the land use designation of privately-owned approximately 13.84 -acre parcel developed with a single 286,000 square foot multiple tenant warehouse from "Heavy Industrial" to "Light Industrial". Parcel No. 1321049019 is owned by Western B NW WA LLC and located south of State Route 18 (SR) at the west end of 8th ST SW (Address is 521 8TH ST SW.) The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #11 to change the land use designation of an approximately 13.84-acre parcel from "Heavy Industrial" to "Light Industrial" (Parcel No. 1321049019).



CPM #12

Change the mapped land use designation of 7.2-acre private parcel located NW of intersection of Mill Pond DR SE and Kennedy AV SE from "Single Family Residential" to "Multiple Family Residential".

Discussion

This city-initiated request is to change the land use designation of privately-owned approximately of 7.2-acre private developed parcel from "Single Family Residential" to "Multiple Family Residential". Parcel No. 5530200000, owned by Lois Maathuis, is located NW of intersection of Mill Pond DR SE and Kennedy AV SE. The site is

developed as a series of 13 multiple-family, 2-story buildings containing a total of 102 dwelling units, known as the 'Mill Pond at Lakeland Condominiums'. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #12 to change the land use designation of privately-owned approximately of 7.2-acre private parcel developed with condominiums from "Single Family Residential" to "Multiple Family Residential". (Parcel No. 5530200000).



CPM #13

Change the mapped land use designation of a group of 10 adjacent parcels located north side of Auburn WY S, east of Academy DR SE from "Single Family Residential" to "Multiple Family Residential".

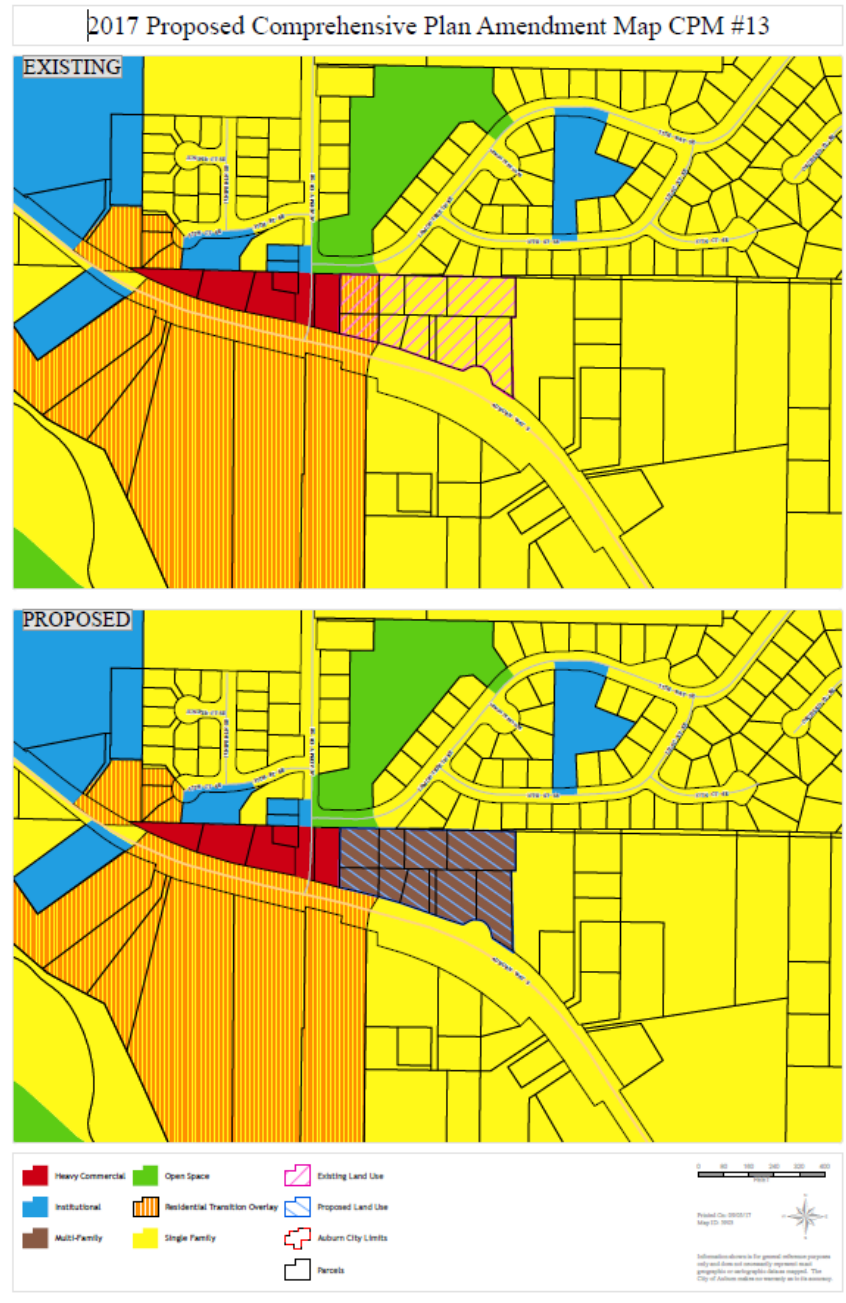
Discussion

This city-initiated request is to change the land use designation of a group of 10 contiguous parcels from "Single Family Residential" and with "Residential Transition Overlay" to "Multiple Family Residential". Parcel Nos. 2721059053, 2721059063, 2721059066, 2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197 are owned by various property owners & located on the north side of Auburn WY S, east of Academy DR SE. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Parcel ID Number/ address	Property owner	Parcel Size (Approx.)	Current Comprehensive Plan Designation	Current Zoning Classification	Current Land Use
2721059053	Muckelshoot Tribe	0.22 acres	"Single Family Residential" with "Residential Transition Overlay"	"R-20, Residential"	Duplex
2721059063	Muckelshoot Tribe	0.06 acres	"Single Family Residential"	"R-20, Residential"	Access Tract
2721059066	Orrozco, Salvador and Val	0.23 acres	"Single Family Residential"	"R-20, Residential"	Single Family Residence
2721059126	Muckelshoot Tribe	0.52 acres	"Single Family Residential"	"R-20, Residential"	Duplex
2721059156	Muckelshoot Tribe	0.39 acres	"Single Family Residential"	"R-20, Residential"	Duplex
2721059157	Muckelshoot Tribe	0.36 acres	"Single Family Residential" with "Residential Transition Overlay"	"R-20, Residential"	Duplex
2721059162	Huang, Angelina and Yao	0.63 acres	"Single Family Residential"	"R-20, Residential"	Single Family Residence
2721059168	Bunkhan, Chakkaphan and Suphawan	0.19 acres	"Single Family Residential"	"R-20, Residential"	Single Family Residence
2721059179	Muckelshoot Tribe	0.42 acres	"Single Family Residential"	"R-20, Residential"	Triplex
2721059197	Muckelshoot Tribe	0.23	"Single Family Residential"	"R-20, Residential"	Duplex

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #13 to change the land use designation of a group of 10 contiguous parcels from "Single Family Residential" to "Multiple Family Residential" (Parcel Nos. 2721059053, 2721059063, 2721059066, 2721059126, 2721059156, 2721059157, 2721059162, 2721059168, 2721059179, & 2721059197).



CPM #14

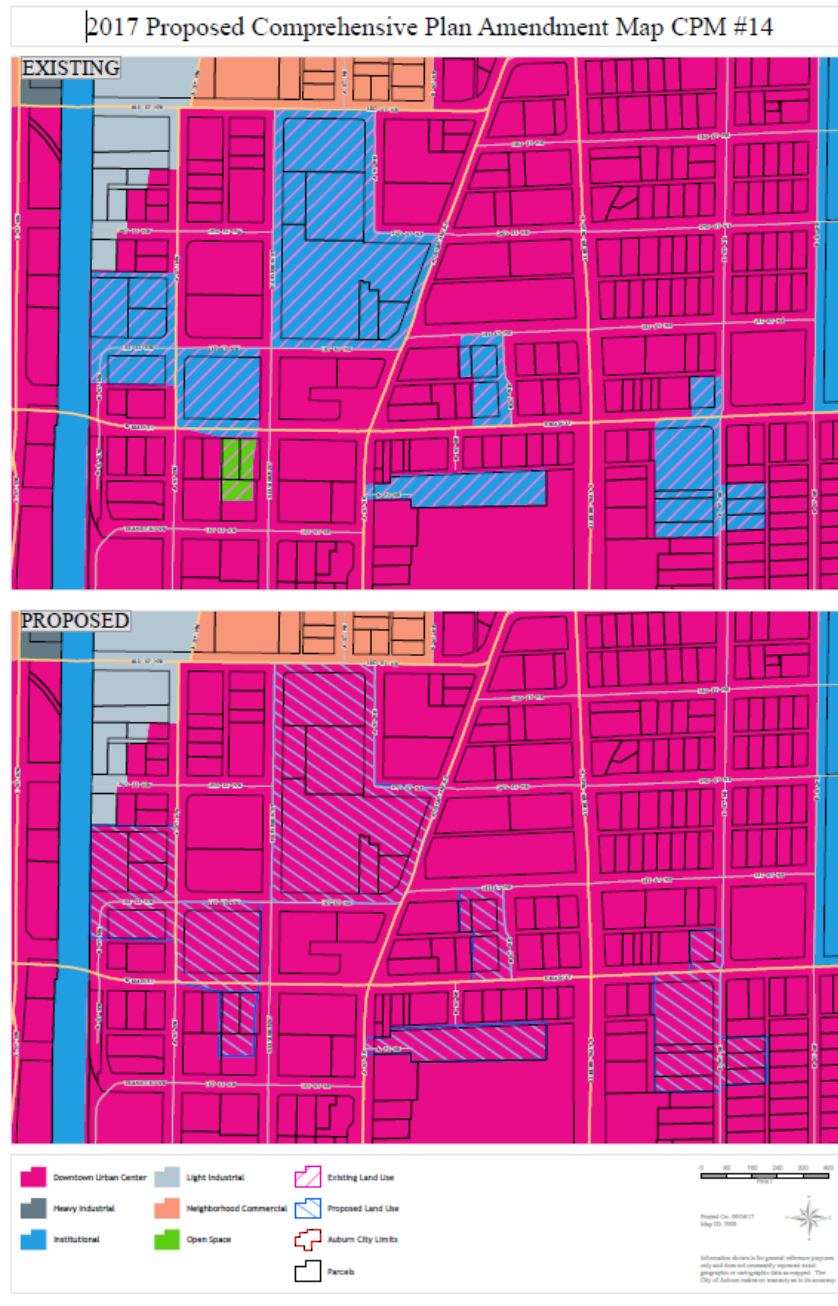
Change the mapped land use designation of 23 parcels located at various locations in downtown from "Institutional" to "Downtown Urban Center".

Discussion

This city-initiated request is to change the land use designation of 23 parcels at various locations in downtown from "Institutional" to "Downtown Urban Center". Some are City-owned; others are privately owned. Parcel Nos. 0492000460, 0492000461, 0492000463, 7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040. Remedy an inadvertent change of mapped land use designation with adoption of map as part of 2015 plan. Requested to revert to pre-2015 designation of "Downtown Urban Center". The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #14 to change the land use designation of 23 parcels at various locations in downtown from "Institutional" to "Downtown Urban Center" (Parcel Nos. 0492000460, 0492000461, 0492000463, 7816200100, 7816200060, 0498500005, 0492500100, 0303450000, 0492500240, 0492500275, 0492500260, 0483000085, 0483000080, 0489000040, 7331400135, 0489000005, 7331400460, 7331400485, 7331400486, 7331400500, 8698100030, 8698100035, & 8698100040).



CPM #15

Change the mapped land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential" and to "Multiple Family Residential".

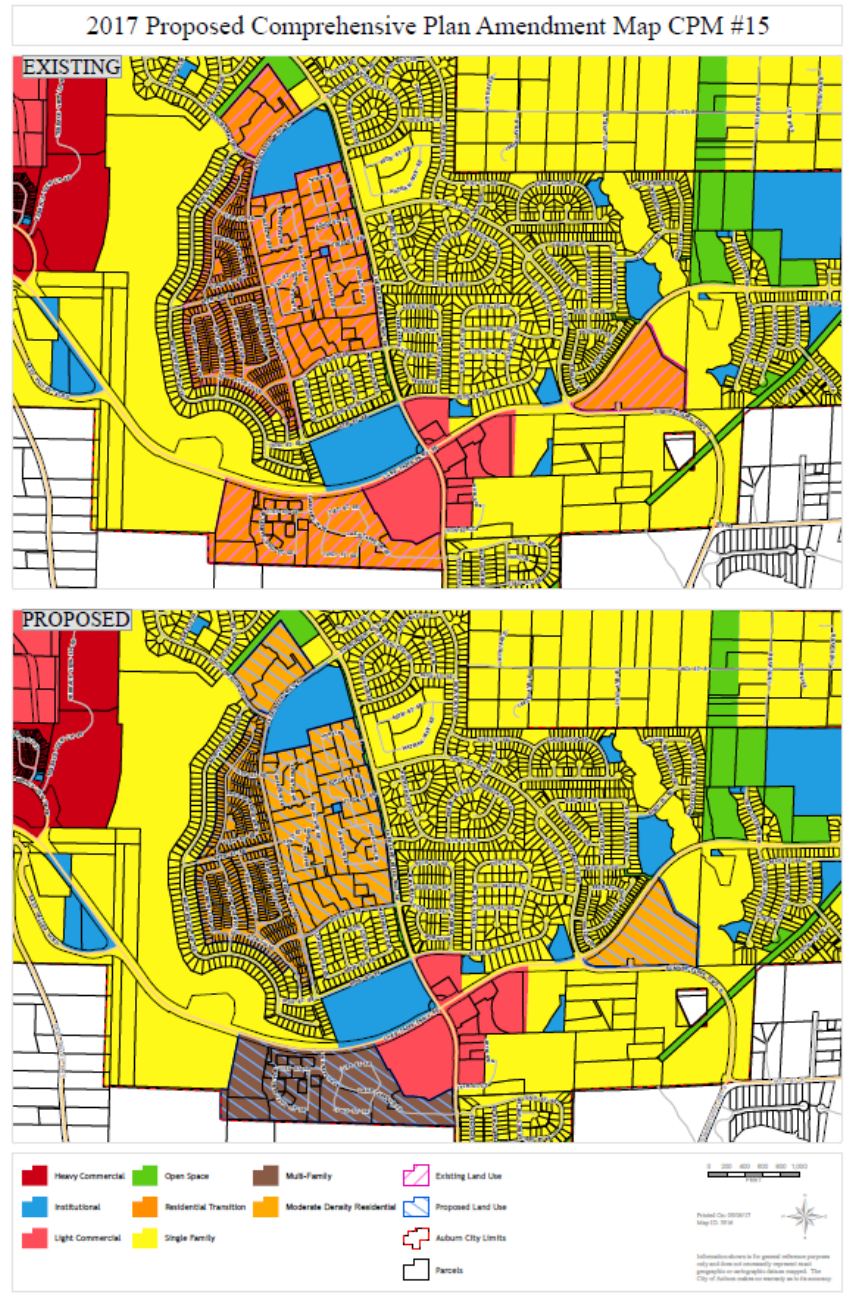
Discussion

This city-initiated request is to change the land use designation of numerous parcels within the Lakeland Hills community from "Residential Transition" to "Moderate Density Residential" and to "Multiple Family Residential". The location of the parcels within the

Lakeland special planning area is shown on the map. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #15 to change the land use designation of change the land use designation of numerous parcels within the Lakeland Hills South PUD from "Residential Transition" to "Moderate Density Residential" and to "Multiple Family Residential".



CPM #16

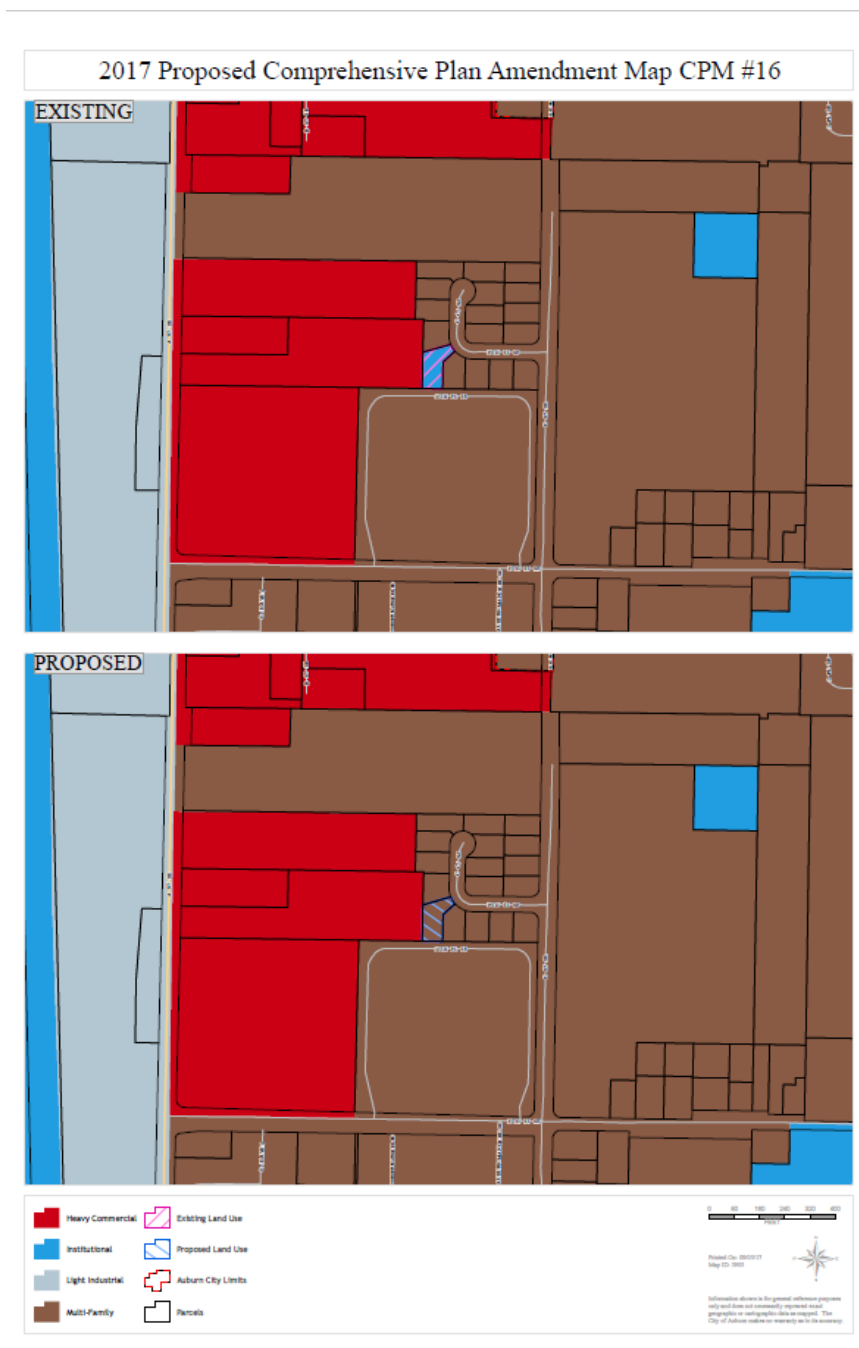
Change the mapped land use designation of 0.21-acre city-owned stormwater facility on the south side of 35th St SE, from "Institutional" to "Multiple Family Residential".

Discussion

This city-initiated request is to change the land use designation of a 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" to agree with designation applicable to the balance of the plat. Parcel No. 1877100170 is owned by the City and located on south side of 35th St SE, 290 feet west of D ST SE. The lot for the stormwater facility was created from the "D ST SE Plat" and should retain the same comprehensive plan designation as the balance of the plat. It is not the intention of the Comprehensive Plan designation to apply a separate classification to each special purpose lot or tract needed to support the overall subdivision. Land use designations should apply to broad geographic areas based on compatibility and generally not on an individual parcel basis. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #16 to change the land use designation of change the land use designation of 0.21-acre city-owned stormwater facility serving a plat from "Institutional" to "Multiple Family Residential" (Parcel No. 1877100170).



CPM #17

Change the mapped land use designation of an approximately 0.71- acre privately-owned parcel located east of end of B ST SE between 15th and 16th ST SE from "Residential Transition" to "Multiple Family Residential".

Discussion

This city-initiated request is to change the land use designation of an approximately 0.71- acre privately-owned and developed parcel from "Residential" to "Multiple Family". Parcel No. 1921059271 owned by Mayfield TNC LLC is located east of end of B ST SE between 15th and 16th ST SE. According to KC Assessor records,

the property is developed with two, 2-story buildings as the "Mayfield Apartments" containing 31 dwelling units. The change would remedy an inadvertent change of mapped land use designation as part of 2015 plan adoption and revert to the former designation.

Staff Recommendation

Planning Commission to recommend approval of a map amendment CPM #17 to change the land use designation of an approximately 0.71- acre privately-owned and developed parcel from "Residential Transition" to "Multiple Family" (Parcel No. 1921059271).



EXHIBIT LIST:

- Exhibit 1. Staff Report Group #2 Amendments - CPA17-0001 and REZ17-0002, REZ17-0003 & REZ17-0004
- Exhibit 2. Comprehensive Plan Land Use Maps (Thumbnails of maps are provided in the staff report and full size maps are available in the 'working binder')
- Exhibit 3. Rezone Maps (Full size maps are in the 'working binder')
- Exhibit 4. WA State Dept. of Commerce 60-Day Acknowledgement Letter dated September 26, 2017 (in the 'working binder')
- Exhibit 5. Notice of Application and Determination of Non-Significance (in the 'working binder')
- Exhibit 6. Notice of Public Hearing (Attached)

Exhibit "D"

The Auburn, Dieringer, Federal Way, and Kent School District Capital Facilities Plans

City of Auburn Capital Facilities Plan

*Excerpt of "Volume 1 - Land Use Element" of the City
Comprehensive Plan (Pages LU-4 through LU-7) with strike
through and underlines to show changes (Four of the nine text
amendments are contained within this excerpt).*

- P/T #6 - Remove the discussion of a "Mixed Use" land use designation from the text of the Plan and from the Land Use Map. The R10, R16, and R20 residential zoning districts already allow for mixed uses (comprised of residential & commercial) as permitted uses (See Table 18.07.020, Permitted Use Table).
- P/T #7 - Add text to add back the R5, Residential zoning district back in as an implementing zone for the "Single Family" Land Use Designation. The 2015 Comp Plan this zone was inadvertently omitted as an implementing zoning district of any Comp. Plan land use designation and must be corrected.
- P/T #8 - Change the title of the land use designation of "Residential Transition" to "Moderate Density Residential". Requested to revert to pre-2015 title of the category. Provide a distinct and logical title for the category to address and reflect the range of residential densities.
- P/T #9 - Add the "R-10, Residential" and R-16, Residential" zoning districts back as implementing zones for the "Residential Transition" or if recommended, to the "Moderate Density Residential" Land Use Designation. In the 2015, Comp Plan these zoning districts were inadvertently omitted as an implementing zoning districts of any Comp. Plan land use designation.

(See "Comp. Plan Policy/Text Amendments" tab - Attachment 5)

Auburn School District No. 408

CAPITAL FACILITIES PLAN 2017 through 2023



Adopted by the Auburn School District Board of Directors

June 26, 2017



915 Fourth Street NE
Auburn, Washington 98002

(253) 931-4900

Serving Students in:
Unincorporated King County
City of Auburn
City of Algona
City of Kent
City of Pacific
City of Black Diamond

BOARD of DIRECTORS

Anne Baunach

Laurie Bishop

Robyn Mulenga

Ryan Van Quill

Ray Vefik

Dr. Alan Spicciati, Superintendent

Table of Contents

Section I	Executive Summary	Page 1
Section II	Enrollment Projections.....	Page 6
Section III	Standard of Service.....	Page 8
Section IV	Inventory of Facilities.....	Page 16
Section V	Pupil Capacity.....	Page 20
Section VI	Capital Construction Plan.....	Page 23
Section VII	Impact Fees.....	Page 27
Section VIII	Appendices.....	Page 31
	Appendix A.1 - Student Enrollment Projections	Page 32
	Appendix A.2 - Capital Facilities Plan Projections	Page 45
	Appendix A.3 - Student Generation Survey	Page 50

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section I
Executive Summary

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023

I. Executive Summary

This six-year Capital Facilities Plan (the “Plan”) has been prepared by the Auburn School District (the “District”) as the District’s principal planning document, in compliance with the requirements of Washington’s Growth Management Act and the adopted ordinances of the counties and cities served by the District. This Plan was prepared using data available in the spring of 2017.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District’s needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this six-year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the City of Auburn and City of Kent; the King County Council, the City of Auburn and the City of Kent will adopt this Plan by reference as part of each jurisdiction’s respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona, Pacific, and Black Diamond, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District’s “standard of service” in order to ascertain the District’s current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for 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. In general, the District’s current standard provides that class size for grades K-2 should not exceed 24 students and 17.3 students for our nine schools designated as serving high poverty areas; class size for grades 3-4 should not exceed 26 students; class size for grade 5 should not exceed 29 students. When averaged over the six elementary grades, this computes to 23.35 students per classroom. Class size for grades 6-12 should not exceed 30 students, with some subject areas restricted to lesser numbers. Decisions by current legislative actions may create the need for additional classrooms. (See Section III for more specific information.)

The capacity of the schools in the District is calculated based on this standard of service and the existing inventory of facilities including transitional classrooms. The District’s

2016-17 capacity was 14,717. The actual number of individual students was 15,945 as of October 1, 2016. (See Section V for more specific information.)

The Capital Construction Plan shown in Section VI addresses the additions and proposed modernization to the District's existing facilities. The plan includes the replacement of five elementary schools and one middle school, construction of two new elementary schools, and acquisition of future school sites to accommodate growth. The new facilities are required to meet the projected elementary school class size reductions mandated by the State of Washington and student population increases generated by the large development areas within the Auburn School District. Three areas that have significant impact on the school district are the Lakeland South, Lea Hill, and the Auburn west hill areas of the district. There are other pockets of development that impact the District as well.

The District completed a comprehensive review of all district facilities in October 2008. A Steering Committee made recommendations to the Board for capital improvements to existing facilities and replacement of seven schools over the next ten years. These recommendations led to a capital improvements levy and a bond issue that was placed on the ballot in March 2009. Both ballot measures were unsuccessful in March. The Board determined to rerun only the capital improvements levy in November 2009, which the voters approved.

In the fall of 2011, the Board determined to move forward with the Auburn High School Modernization and Reconstruction Project and placed the project before the voters in February of 2012. The bond issue was supported by the community at nearly 57% approval rate, but was short of the super majority requirement of 60%. In March of 2012, the Board determined to rerun the bond in November of 2012. In November 2012, the bond passed at 62%. The project was completed during the summer of 2016.

In the spring of 2016, the Board determined to move forward with the replacement of six schools and the construction of two new elementary schools. The project was placed before the voters in November 2016 and the bond passed at 62.83%. The first of the projects, the replacement of Olympic Middle School, is scheduled to start construction in March 2018.

The School Impact Fee Ordinances adopted by King County, the City of Auburn and the City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impacts incurred by a district experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been developed using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. There have been dramatic changes in the student generation factors for single and multi-family in the past five years. The District plans to carefully monitor the numbers over the next several years to determine if this is a trend or an anomaly. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS, and integration of the mapping with student data from the District's student data system. This method gives the District actual student generation numbers for each grade span for identified developments. This data is contained in Appendix A.3.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023

EXECUTIVE SUMMARY

Listed below is a summary level outline of the changes from the 2016 Capital Facilities Plan that are a part of the 2017 Plan. The changes are noted by Section for ease of reference.

Section I

Executive Summary

- A. Updated to reflect new information within the Plan.
- B. Summary level list of changes from previous year.

Section II

Enrollment Projections

Updated projections. See Appendices A.1 & A.2.

Section III

Standard of Service

- A. Reduction of maximum K-2 class size from 18.23 to 17.3 students at 9 elementary schools designated as serving high poverty areas in 2016-17.
Maximum K-2 class sizes remains at 24 students at the remaining 5 elementary schools.
- B. Maximum third and fourth grade class size remains at 26 students.
- C. Maximum 5th grade class size remains at 29 students.

Section IV

Inventory of Facilities

- A. Add 1 portable at Evergreen Heights Elementary School.
- B. Add 1 portable at Gildo Rey Elementary School.
- C. Add 1 portable at Lakeland Hills Elementary School.
- D. Add 1 portable at Auburn Mountainview High School.

Section V

Pupil Capacity

The four portables to be placed in August 2017 are needed to accommodate enrollment increases.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023

EXECUTIVE SUMMARY

Impact Fees

CHANGES TO IMPACT FEE DATA ELEMENTS 2016 to 2017

DATA ELEMENTS	CPF 2016	CPF 2017	EXPLANATION
Student Generation Factors			
Single Family			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Elementary	0.2260	0.1930	
Middle School	0.0820	0.0770	
Sr. High	0.0940	0.0730	
Multi-Family			
Elementary	0.0720	0.1030	
Middle School	0.0220	0.0310	
Sr. High	0.0440	0.0440	
School Construction Costs			
Elementary	\$48,500,000	\$48,500,000	From replacement school cost estimate in May 2016.
Site Acquisition Costs			
Cost per acre	\$413,463	\$434,136	Updated estimate based on 5% annual inflation.
Area Cost Allowance Boeckh Index	\$213.23	\$213.23	Updated to projected SPI schedule. (July 2016)
Match % - State	63.83%	63.29%	Updated to current SPI schedule (May 2017)
Match % - District	36.89%	36.71%	Computed
District Average AV			
Single Family	\$269,764	\$292,035	Updated from March 2017 King County Dept of Assessments data.
Multi-Family	\$113,408	\$127,147	Updated from March 2017 King County Dept of Assessments data using average AV for apartments and condominiums.
Debt Serv Tax Rate	\$1.59	\$2.65	Current Fiscal Year
GO Bond Int Rate	3.27%	3.95%	Current Rate (Bond Buyers 20 Index 3-14)

Section VIII
Appendices

Appendix A.1 - Updated enrollment projections from October 1, 2016
Appendix A.2 - Updated enrollment projections with anticipated buildout schedule from April 2017
Appendix A.3 - Student Generation Survey April 2017

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section II
Enrollment Projections

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
ENROLLMENT PROJECTIONS

The Auburn School District uses a modified cohort survival model to project future enrollment for all of the District's operations. Table II.1 is an extract from the comprehensive projection model found in Appendix A.2 titled "CAPITAL FACILITIES PLAN Enrollment Projections". This Table shows the anticipated enrollment for the next six years based on the previous six year history of the District under the assumptions set forth in the comprehensive projections, Appendix A.1, and the projection for additional students generated from new developments in the district as shown in Appendix A.2.

TABLE II.1	ASD ENROLLMENT PROJECTIONS (April 2017)						
GRADE	2016-17 Actual	2017-18 Projected	2018-19 Projected	2019-20 Projected	2020-21 Projected	2021-22 Projected	2022-23 Projected
KDG	1237	1281	1331	1383	1430	1474	1516
1	1210	1292	1342	1395	1441	1485	1528
2	1300	1242	1331	1383	1430	1473	1516
3	1317	1321	1270	1359	1406	1450	1492
4	1237	1341	1351	1302	1387	1430	1472
5	1199	1260	1370	1381	1326	1408	1451
K - 5	7500	7737	7995	8203	8420	8720	8975
6	1152	1196	1263	1375	1382	1324	1403
7	1132	1173	1224	1292	1399	1403	1343
8	1108	1146	1193	1245	1309	1413	1415
6 - 8	3392	3515	3680	3912	4090	4140	4161
9	1261	1258	1302	1353	1400	1461	1564
10	1248	1273	1275	1323	1367	1411	1471
11	1318	1239	1270	1275	1317	1358	1401
12	1226	1396	1323	1357	1356	1395	1435
9 - 12	5053	5166	5170	5308	5440	5625	5871
TOTALS	15,945	16,418	16,845	17,423	17,950	18,485	19,007
GRADES K-12	Actual	Projected	Projected	Projected	Projected	Projected	Projected
K-5	7500	7737	7995	8203	8420	8720	8975
6-8	3392	3515	3680	3912	4090	4140	4161
9-12	5053	5166	5170	5308	5440	5625	5871
K-12	15,945	16,418	16,845	17,423	17,950	18,485	19,007

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section III
Standard of Service

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023
STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County, the City of Auburn and the City of Kent indicate that each school district must establish a "Standard of Service" in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage "capacity" guidelines for computing state funding support. The fundamental purpose of the SPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district's capacity to house its student population. The SPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student's educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the SPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.

OVERVIEW

The Auburn School District operates fourteen elementary schools housing 7,500 students in grades K through 5. The four middle schools house 3,392 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternative high school, housing 5,053 students in grades 9 through 12.

CLASS SIZE

The number of pupils per classroom determines the number of classrooms required to house the student population. Specialists create additional space needs. Class sizes are subject to collective bargaining agreements. Changes to class size agreements can have significant impact on available space.

The current pupil/teacher limit across all elementary programs is an average of 23.35 students per teacher. Consistent with this staffing limit, room capacities are set at 23.35 students per room at grades K - 5. At grades 6 - 12 the limit is set at 30 pupils per room. The SPI space allocation for each grade articulation level, **less** the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected pupil populations. These reductions are shown below by grade articulation level.

ELEMENTARY SCHOOLS

STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses eleven classrooms to provide for 107 students. The housing requirements for this program are provided for in the SPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

ADAPTIVE BEHAVIOR

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses one classroom to provide for seven students. The housing requirements for this program exceed the SPI space allocations by one classroom.

Loss of Permanent Capacity 1 room @ 23.35 each =	(23)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	0
Total Capacity Loss =	<u>(23)</u>

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023
STANDARD OF SERVICE

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Fourteen standard classrooms are required to house this program. The housing requirements for this program exceed the SPI space guidelines by seven standard classrooms. Continued loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 7 rooms @ 23.35 each =	(163)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(163)

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the elementary level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 23.35 each =	(23)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(23)

HEAD START

The Auburn School District operates a Head Start program for approximately 114 pre-school aged children in six sections of 1/2 day in length. The program is housed at three elementary schools and utilizes three standard elementary classrooms and auxiliary office spaces. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 3 rooms @ 23.35 each =	(70)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(70)

EARLY CHILDHOOD SPECIAL EDUCATION

The Auburn School District operates a pre-school program for young children below age five with disabilities. This program is housed at seven different elementary schools and currently uses 10 standard classrooms. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 10 rooms @ 23.35 each =	(234)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(234)

READING LABS

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Four elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 23.35 each =	(93)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(93)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
STANDARD OF SERVICE

MUSIC ROOMS

The Auburn School District elementary music programs require one acoustically modified classroom at each school for music instruction. The housing requirements are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 14 rooms @ 23.35 each =	(327)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(327)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at the elementary school level for students learning English as a second language. This program requires fourteen standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 14 rooms @ 23.35 each =	(327)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(327)

SECOND GRADE TOSA PROGRAM

The Auburn School District provides a TOSA reading specialist program for eight highly impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 23.35 each =	(187)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(187)

ELEMENTARY LEARNING SPECIALIST PROGRAM

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model was originally created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fourteen elementary schools.

Loss of Permanent Capacity 14 rooms @ 23.35 each =	(327)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(327)

EARLY CHILDHOOD EDUCATION ASSISTANCE PROGRAM

The Auburn School District provides an Early Childhood Education Assistance Program to meet local needs for disadvantaged students. The State has funded an increase of 24 ECEAP seats. This program will require two new classrooms for 2015-16.

Loss of Permanent Capacity 3 rooms @ 23.35 each =	(70)
Loss of Temporary Capacity 0 rooms @ 23.35 each =	<u>0</u>
Total Capacity Loss =	(70)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
STANDARD OF SERVICE

MIDDLE SCHOOLS

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eight classrooms are required at the middle school level to provide for approximately 316 students. The housing requirements for this program are not entirely provided for in the SPI space guidelines.

ADAPTIVE BEHAVIOR SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses two classrooms. One of the two classrooms for this program are provided for in the SPI space allocations.

Loss of Permanent Capacity 1 rooms @ 30 each =	(30)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<u>(30)</u>

STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates five structured learning classrooms at the middle school level for students with moderate to severe disabilities and one developmentally disabled classroom for students with profound disabilities. Two of the five classrooms for this program are provided for in the SPI space allocations.

Loss of Permanent Capacity 3 rooms @ 30 each =	(90)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<u>(90)</u>

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the middle school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 30 each =	(30)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<u>(30)</u>

MIDDLE SCHOOL COMPUTER LABS

The Auburn School District operates a minimum of one computer lab at each of the four middle schools. This program utilizes a standard classroom. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 30 each =	(120)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<u>(120)</u>

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at the middle school level for English Language Learner students. This program requires four standard classrooms that are not provide for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 30 each =	(120)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<u>(120)</u>

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
STANDARD OF SERVICE

ROOM UTILIZATION

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. SPI Report #3 dated 12/14/11 identifies 148 teaching stations available in the mid-level facilities. The utilization pattern results in a loss of approximately 8 teaching stations.

Loss of Permanent Capacity 8 rooms @ 30 each =	(240)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<hr/> (240)

SENIOR HIGH SCHOOLS

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the high school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 30 each =	(30)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<hr/> (30)

SENIOR HIGH COMPUTER LABS

The Auburn School District operates two computer labs at each of the senior high schools. This program utilizes two standard classrooms at comprehensive high schools and one at West Auburn. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 7 rooms @ 30 each =	(210)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<hr/> (210)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at three comprehensive high schools for English Language Learner students. This program requires three standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 3 rooms @ 30 each =	(90)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<hr/> (90)

ADAPTIVE BEHAVIOR SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the high schools and uses one classroom. The housing requirements for this program are not provided for in the SPI space allocations.

Loss of Permanent Capacity 1 rooms @ 30 each =	(30)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	<hr/> (30)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
STANDARD OF SERVICE

STRUCTURED LEARNING CENTER PROGRAM

The Auburn School District operates nine structured learning center classrooms for students with moderate to severe disabilities. This program requires five standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 30 each =	(150)
Loss of Temporary Capacity 0 rooms @ 30 each =	<u>0</u>
Total Capacity Loss	(150)

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires 11 classrooms to provide program to meet educational needs of the students. The SPI space guidelines provide for one of the 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 30 each =	(300)
Loss of Temporary Capacity 0 rooms @ 30 each =	<u>0</u>
Total Capacity Loss	(300)

PERFORMING ARTS CENTERS

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The SPI Inventory includes this space when computing unhoused student capacity. This space was not intended for, nor is it usable for, classroom instruction. It was constructed to provide a community center for the performing arts. Using SPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 8.33 classrooms.

Loss of Permanent Capacity 8.33 rooms @ 30 each =	(250)
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ROOM UTILIZATION

The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 30 each =	(300)
Loss of Temporary Capacity 0 rooms @ 30 each =	<u>0</u>
Total Capacity Loss	(300)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
STANDARD OF SERVICE

STANDARD OF SERVICE COMPUTED TOTALS

ELEMENTARY

Loss of Permanent Capacity	(1,845)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(1,845)

MIDDLE SCHOOL

Loss of Permanent Capacity	(630)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(630)

SENIOR HIGH

Loss of Permanent Capacity	(1,360)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(1,360)

TOTAL

Loss of Permanent Capacity	(3,835)
Loss of Temporary Capacity	<u>0</u>
Total Capacity Loss	(3,835)

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section IV
Inventory of Facilities

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023
INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI rated capacities.

Table IV.2 shows the number and location of each portable unit by school. The district uses relocatable facilities to:

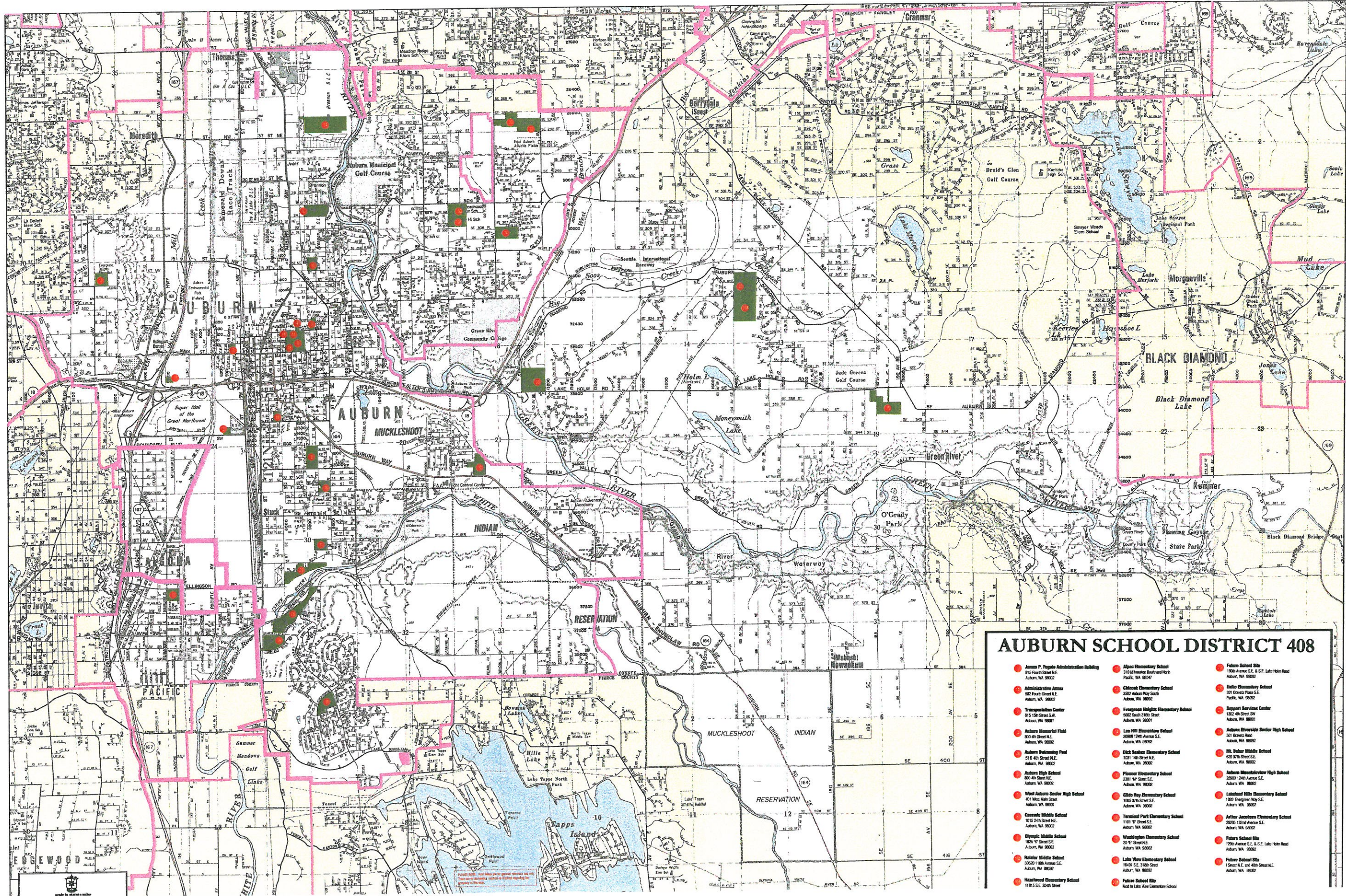
1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique student needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Relocatable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding relocatable classrooms.

Table IV.1 Permanent Facilities
 @ OSPI Rated Capacity
 (March 2017)

District School Facilities

Building	Capacity	Acres	Address
Elementary Schools			
Washington Elementary	486	5.40	20 E Street Northeast, Auburn WA, 98002
Terminal Park Elementary	408	6.70	1101 D Street Southeast, Auburn WA, 98002
Dick Scobee Elementary	477	10.50	1031 14th Street Northeast, Auburn WA, 98002
Pioneer Elementary	441	8.30	2301 M Street Southeast, Auburn WA, 98002
Chinook Elementary	440	8.75	3502 Auburn Way South, Auburn WA, 98092
Lea Hill Elementary	450	10.00	30908 124th Avenue Southeast, Auburn WA, 98092
Gildo Rey Elementary	551	10.00	1005 37th Street Southeast, Auburn WA, 98002
Evergreen Heights Elem.	456	8.09	5602 South 316th, Auburn WA, 98001
Alpac Elementary	497	10.60	310 Milwaukee Boulevard North, Pacific WA, 98047
Lake View Elementary	559	16.40	16401 Southeast 318th Street, Auburn WA, 98092
Hazelwood Elementary	580	12.67	11815 Southeast 304th Street, Auburn WA, 98092
Ilalko Elementary	585	12.00	301 Oravetz Place Southeast, Auburn WA, 98092
Lakeland Hills Elementary	594	12.00	1020 Evergreen Way SE, Auburn WA, 98092
Arthur Jacobsen Elementary	614	10.00	29205 132 nd Street SE, Auburn WA, 98092
ELEMENTARY CAPACITY	7,138		
Middle Schools			
Cascade Middle School	829	17.30	1015 24th Street Northeast, Auburn WA, 98002
Olympic Middle School	921	17.40	1825 K Street Southeast, Auburn WA, 98002
Rainier Middle School	843	26.33	30620 116th Avenue Southeast, Auburn WA, 98092
Mt. Baker Middle School	837	30.88	620 37th Street Southeast, Auburn WA, 98002
MIDDLE SCHOOL CAPACITY	3,430		
Senior High Schools			
West Auburn HS	233	5.10	401 West Main Street, Auburn WA, 98001
Auburn HS	2,100	20.50	711 East Main Street, Auburn WA, 98002
Auburn Riverside HS	1,387	33.00	501 Oravetz Road, Auburn WA, 98092
Auburn Mountainview HS	1,443	40.00	28900 124 th Ave SE, Auburn WA, 98092
HIGH SCHOOL CAPACITY	5,164		
TOTAL CAPACITY	15,732		



AUBURN SCHOOL DISTRICT 408

- James P. Foyale Administration Building
915 Fourth Street N.E.
Auburn, WA 98002
- Administrative Annex
502 Fourth Street N.E.
Auburn, WA 98002
- Transportation Center
615 15th Street S.W.
Auburn, WA 98001
- Auburn Municipal Field
800 4th Street N.E.
Auburn, WA 98002
- Auburn Swimming Pool
1216 4th Street N.E.
Auburn, WA 98002
- Auburn High School
200 4th Street N.E.
Auburn, WA 98002
- West Auburn Senior High School
401 West Main Street
Auburn, WA 98001
- Cascade Middle School
1015 24th Street N.E.
Auburn, WA 98002
- Olympic Middle School
2025 1st Street N.E.
Auburn, WA 98002
- Rainier Middle School
18401 S.E. 31st Street
Auburn, WA 98002
- Hazelwood Elementary School
11815 S.E. 304th Street
- Alpine Elementary School
310 Meadows Boulevard North
Pacific, WA 98047
- Clinton Elementary School
3302 Auburn Way South
Auburn, WA 98002
- Evergreen Heights Elementary School
5602 South 31st Street
Auburn, WA 98001
- Lee Hill Elementary School
3008 12th Avenue S.E.
Auburn, WA 98002
- Dick Seaton Elementary School
1211 4th Street N.E.
Auburn, WA 98002
- Pioneer Elementary School
2201 1st Street S.E.
Auburn, WA 98002
- Globe Ray Elementary School
1805 37th Street S.E.
Auburn, WA 98002
- Townsend Park Elementary School
1101 7th Street S.E.
Auburn, WA 98002
- Washington Elementary School
2025 1st Street N.E.
Auburn, WA 98002
- Lake View Elementary School
18401 S.E. 31st Street
Auburn, WA 98002
- Future School Site
Next to Lake View Elementary School
- Future School Site
1800 Avenue S.E. & S.E. Lake Helen Road
Auburn, WA 98002
- Italia Elementary School
331 Oxford Place S.E.
Pacific, WA 98002
- Support Services Center
1302 4th Street SW
Auburn, WA 98001
- Auburn Riverside Senior High School
501 Owens Road
Auburn, WA 98002
- St. Scholastic Middle School
620 37th Street S.E.
Auburn, WA 98002
- Auburn Moonshine High School
2800 124th Avenue S.E.
Auburn, WA 98002
- Lakeland Hills Elementary School
1800 Evergreen Way S.E.
Auburn, WA 98002
- Arthur Jacobson Elementary School
2505 132nd Avenue S.E.
Auburn, WA 98002
- Future School Site
1700 Avenue S.E. & S.E. Lake Helen Road
Auburn, WA 98002
- Future School Site
18401 S.E. 31st Street N.E.
Auburn, WA 98002

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
INVENTORY OF FACILITIES

TABLE IV.2	TEMPORARY/RELOCATABLE FACILITIES INVENTORY (June 2017)						
Elementary Location	2017-18	2018-19	2019-20	2020-21	2021-22	2022-2023	2023-2024
Washington	5	5	6	6	6	6	6
Terminal Park	6	7	7	8	8	8	0
Dick Scobee	7	7	0	0	0	0	0
Pioneer	7	7	7	0	0	0	0
Chinook	6	7	7	7	0	0	0
Lea Hill	5	5	6	6	6	0	0
Gildo Rey	7	7	8	8	8	8	8
Evergreen Heights	5	5	6	6	6	6	6
Alpac	6	6	7	7	7	7	7
Lake View	2	2	2	3	3	3	3
Hazelwood	2	3	4	4	4	4	4
Ilalko	6	6	7	7	7	7	7
Lakeland Hills Elementary	7	7	7	8	8	8	8
Arthur Jacobsen Elementary	4	5	6	6	6	6	6
TOTAL UNITS	75	79	80	76	69	63	55
TOTAL CAPACITY	1,860	1,959	1,984	1,885	1,711	1,562	1,364

Middle School Location	2017-18	2018-19	2019-20	2020-21	2021-22	2022-2023	2023-2024
Cascade	0	0	1	1	2	2	2
Olympic	0	0	1	1	2	2	2
Rainier	5	6	7	8	9	9	9
Mt. Baker	9	10	11	11	11	11	11
TOTAL UNITS	14	16	20	21	24	24	24
TOTAL CAPACITY	420	480	600	630	720	720	720

Sr. High School Location	2017-18	2018-19	2019-20	2020-21	2021-22	2022-2023	2023-2024
West Auburn	0	0	1	1	1	1	1
Auburn High School	0	0	0	1	1	1	1
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Riverside	13	13	13	13	13	13	13
Auburn Mountainview	4	4	5	5	5	6	6
TOTAL UNITS	18	18	20	21	21	22	22
TOTAL CAPACITY	540	540	600	630	630	660	660

*TAP - Transition Assistance Program for 18-21 year old students with special needs.

COMBINED TOTAL UNITS	107	113	120	118	114	109	101
COMBINED TOTAL CAPACITY	2,820	2,979	3,184	3,145	3,061	2,942	2,744

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section V
Pupil Capacity

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023
PUPIL CAPACITY

While the Auburn School District uses the SPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of pupils in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new funded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2 below. Table V.1 shows the District's capacity with relocatable units included and Table V.2 without these units.

Table V.1								
Capacity WITH relocatables		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
A.	SPI Capacity	15,732	15,732	15,732	15,732	16,382	17,032	17,032
A.1	SPI Capacity-New Elem				650	650		
B.	Capacity Adjustments	(1,015)	(856)	(651)	(690)	(774)	(893)	(1,091)
C.	Net Capacity	14,717	14,876	15,081	15,692	16,258	16,139	15,941
D.	ASD Enrollment	16,418	16,845	17,423	17,950	18,465	19,007	19,525
3/ E.	ASD Surplus/Deficit	(1,701)	(1,969)	(2,342)	(2,258)	(2,207)	(2,868)	(3,584)
CAPACITY ADJUSTMENTS								
2/	Include Relocatable	2,820	2,979	3,184	3,145	3,061	2,942	2,744
	Exclude SOS (pg 14)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)
	Total Adjustments	(1,015)	(856)	(651)	(690)	(774)	(893)	(1,091)

Table V.2								
Capacity WITHOUT relocatables		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
A.	SPI Capacity	15,732	15,732	15,732	15,732	16,382	17,032	17,032
A.1	SPI Capacity-New Elem				650	650		
B.	Capacity Adjustments	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)
C.	Net Capacity	11,897	11,897	11,897	12,547	13,197	13,197	13,197
D.	ASD Enrollment	16,418	16,845	17,423	17,950	18,465	19,007	19,525
3/ E.	ASD Surplus/Deficit	(4,521)	(4,948)	(5,526)	(5,403)	(5,268)	(5,810)	(6,328)
CAPACITY ADJUSTMENTS								
2/	Exclude SOS (pg 14)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)
	Total Adjustments	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)	(3,835)

1/ New facilities shown in 2019-20 through 2023-24 are funded by the 2016 School Bond Issue.

2/ The Standard of Service represents 24.38% of SPI capacity. When new facilities are added the Standard of Service computations are decreased to 22.52% of SPI capacity.

3/ Students beyond the capacity are accommodated in other spaces (commons, library, theater, shared teaching space).

Auburn School District No. 408
CAPITAL FACILITIES PLAN

2017 through 2023

**PERMANENT FACILITIES
 @ SPI Rated Capacity
 (March 2017)**

PUPIL CAPACITY

A. Elementary Schools

Building	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Washington	486	486	486	486	486	486	486
Terminal Park	408	408	408	408	408	408	408
Dick Scobee	477	477	477	477	477	477	477
Pioneer	441	441	441	441	441	441	441
Chinook	440	440	440	440	440	440	440
Lea Hill	450	450	450	450	450	450	450
Gildo Rey	551	551	551	551	551	551	551
Evergreen Heights	456	456	456	456	456	456	456
Alpac	497	497	497	497	497	497	497
Lake View	559	559	559	559	559	559	559
Hazelwood	580	580	580	580	580	580	580
Ilalko	585	585	585	585	585	585	585
Lakeland Hills	594	594	594	594	594	594	594
Arthur Jacobsen	614	614	614	614	614	614	614
Elementary #15				650	650	650	650
Elementary #16					650	650	650
ELEMENTARY CAPACITY	7,138	7,138	7,138	7,788	8,438	8,438	8,438

B. Middle Schools

Building	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
Cascade	829	829	829	829	829	829	829
Olympic	921	921	921	921	921	921	921
Rainier	843	843	843	843	843	843	843
Mt. Baker	837	837	837	837	837	837	837
MIDDLE SCHOOL CAPACITY	3,430	3,430	3,430	3,430	3,430	3,430	3,430

C. Senior High Schools

Building	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
West Auburn	233	233	233	233	233	233	233
Auburn	2,101	2,101	2,101	2,101	2,101	2,101	2,101
Auburn Riverside	1,387	1,387	1,387	1,387	1,387	1,387	1,387
Auburn Mountainview	1,443	1,443	1,443	1,443	1,443	1,443	1,443
HIGH SCHOOL CAPACITY	5,164	5,164	5,164	5,164	5,164	5,164	5,164

COMBINED CAPACITY	15,732	15,732	15,732	16,382	17,032	17,032	17,032
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Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section VI
Capital Construction Plan

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
CAPITAL CONSTRUCTION PLAN

The formal process used by the Board to address current and future facility needs began in 1974 with the formation of a community wide citizens committee. The result of this committee's work was published in the document titled '*Guidelines for Development.*' In 1985 the Board formed a second Ad Hoc citizens committee to further the work of the first and address the needs of the District for subsequent years. The work of this committee was published in the document titled '*Directions for the Nineties.*' In 1995 the Board commissioned a third Ad Hoc citizens committee to make recommendations for improvements to the District's programs and physical facilities. The committee recommendations are published in the document titled '*Education Into The Twenty-First Century - A Community Involved.*'

The 1995 Ad Hoc committee recommended the District develop plans for the implementation, funding, and deployment of technology throughout the District's programs. The 1996 Bond proposition provided funding to enhance the capacity of each facility to accommodate technological applications. The 1998 Capital Levy provided funding to further deploy technology at a level sufficient to support program requirements in every classroom and department. In 2005 and 2014, replacement technology levies were approved to continue to support technology across all facets of the District's teaching, learning and operations.

In addition to the technology needs of the District, the Ad Hoc committee recognized the District must prepare for continued student enrollment growth. As stated in their report, "the District must pursue an appropriate high school site as soon as possible." The Ad Hoc recommendation included commentary that the financing should be timed to maintain consistent rates of tax assessments.

A proposition was approved by the voters on April 28, 1998 that provided \$8,000,000 over six years to address some of the technology needs of the District; and \$5,000,000 to provide funds to acquire school sites.

During the 1997-98 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Dieringer School Boards to make recommendations on how best to serve the school population from an area that includes a large development known as Lakeland South. Lakeland South at that time was immediately adjacent to the southern boundary of the Auburn School District. On June 16, 1998, the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Dieringer Boards of Directors. On June 22, 1998, the Auburn School Board adopted Resolution No. 933 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 23, 1998, the Dieringer School Board adopted a companion Resolution No. 24-97-98 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from Dieringer to Auburn containing most of the Lakeland South development and certain other undeveloped properties.

Property for the third comprehensive high school was acquired in 1999. The Board placed the proposition to construction a new high school on the ballot four times. Each election was extremely close to passing. After the fourth failure a community meeting was held and from that meeting the Board determined need for further community study.

In April of 2002, the Board formed a fifth citizen's Ad Hoc committee to address the following two items and make recommendations to the Board in the Fall of 2002:

- a. A review of the conclusion and recommendations of 1985 and 1995 Ad Hoc Committees related to accommodating high school enrollment growth. This included the review of possible financing plans for new facilities.
- b. Develop recommendations for accommodating high school enrollment growth for the next 10 years if a new senior high school is not built.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023
CAPITAL CONSTRUCTION PLAN

This committee recommended the Board place the high school on the ballot for the fifth time in February 2003. The February election approved the new high school at 68.71% yes votes. The school opened in the fall of 2005.

In the fall of 2003, the Board directed the administration to begin the planning and design for Elementary #13 and Elementary #14. In the fall of 2004, the Board passed Resolution No. 1054 to place two elementary schools on the ballot in February 2005. The voters approved the ballot measure in February of 2005 at 64.72%. Lakeland Hills Elementary (Elementary #13) opened in the fall of 2006. Arthur Jacobsen Elementary (Elementary #14) is located in the Lea Hill area and opened in the fall of 2007. These two elementary schools were built to accommodate the housing growth in Lakeland Hills and Lea Hill areas of the school district.

In the 2004-05 school year, the Board convened a sixth Citizen's Ad Hoc committee to again study and make recommendations about the future impacts in the District. One of the areas of study was the need for New Facilities and Modernization. The committee made a number of recommendations including school size, the need for a new middle school, and to begin a capital improvements program to modernize or replace facilities based upon criterion.

During the 2005-06 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Kent School Boards to make recommendations on how best to serve the school population that will come from an area that includes a number of projected developments in the north Auburn valley. On May 17, 2006, the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Kent Boards of Directors. On June 14, 2006, the Kent School Board adopted Resolution No. 1225 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 26, 2006, the Auburn School Board adopted a companion Resolution No. 1073 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from the Kent School District to the Auburn School District effective September 29, 2006.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the Board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the Board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The Board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy funded \$46.4 million of needed improvement projects at 24 sites over the following seven school years. Planning for the replacement of aging schools was started with educational specifications and schematic design process for the replacement of Auburn High School.

The District acquired a site for a future high school in 2008 and a second site for a future middle school in 2009. The District also continued efforts to acquire property around Auburn High School.

The Special Education Transition Facility opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

In the November 2012 election, the community supported the \$110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. Construction began in February 2013. The entire new building was occupied by Auburn High School students and staff in the fall of 2015, with site improvements being completed during the 2015/16 school year.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023
CAPITAL CONSTRUCTION PLAN

In January 2015, a citizen's ad hoc committee was convened by direction of the Board to address growth and facilities. The major recommendations were to construct two new elementary schools in the next four years and to acquire 3 new elementary school sites as soon as possible.

In the November 2016 election, the community supported the \$456 million bond issue for the replacement of six schools and the construction of two new elementary schools at 62.83%. Construction for the replacement of Olympic Middle School is scheduled to begin in March 2018.

Within the six-year period, the District is projecting 3,062 additional students. This increase in student population along with anticipated class-size reductions, will require the construction of two new elementary schools and acquiring three new elementary school sites during the six-year window.

In addition to new and replacement school construction, this District needs to address several major construction projects to accommodate enrollment growth and continued District use. These projects include improvements at the Support Services Center, Transportation Center, replacement of or improvements to the roof at Auburn Memorial Stadium, boiler replacement at Auburn Mountainview High School, and energy management system replacement at Auburn Riverside High School.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population.

2017-23 Capital Construction Plan (May 2017)											
Project		Funded	Projected Cost	Fund Source	Project Timelines						
					17-18	18-19	19-20	20-21	21-22	22-23	23-24
All Facilities - Technology Modernization		Yes	\$22,000,000	2013 6 Year Cap. Levy	XX	XX	XX				
1/	Portables	Yes	\$2,500,000	Impact Fees	XX	XX	XX	XX	XX		
1/	Property Purchase - 3 New Elementaries	Yes	\$14,900,000	Bond Impact Fee	XX	XX	XX	XX	XX	XX	XX
Multiple Facility Improvements		Yes	\$46,400,000	Cap. Levy Impact Fee	XX	XX	XX				
1/	Elementary #15	Yes	\$48,500,000	Bond Impact Fee		XX plan	XX const	XX open			
1/	Elementary #16	Yes	\$48,500,000	Bond Impact Fee			XX plan	XX const	XX open		
1/	Replacement of five Elementary Schools	Yes	\$242,500,000	Bond	XX plan	XX plan	XX const	XX const	XX const	XX const	XX const
1/	Replacement of one Middle School	Yes	\$78,000,000	Bond	XX plan	XX const	XX open				

1/ These funds may be secured through a combination of the 2016 Bond Issue, sale of real property, impact fees, and state matching funds. The District currently is eligible for state matching funds for new construction at the elementary school level and for modernization at the elementary and middle school levels.

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section VII
Impact Fees

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023

IMPACT FEE COMPUTATION (Spring 2017)

Elementary #15 within 3 year period

Elementary #16 within 4 year period

I. SITE COST PER RESIDENCE

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

	Site Acreage	Cost/ Acre	Facility Capacity	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	12	\$434,136	650	0.1930	0.1030	\$1,546.86	\$825.53
Middle Sch (6 - 8)	25	\$0	800	0.0770	0.0310	\$0.00	\$0.00
Sr High (9 - 12)	40	\$0	1500	0.0730	0.0440	\$0.00	\$0.00
						\$1,546.86	\$825.53

II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

Single Family	Facility Cost	Facility Size	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$48,500,000	650	0.9451	0.1930	0.1030	\$13,609.76	\$7,263.24
Mid Sch (6 - 8)	\$0	800	0.9451	0.0770	0.0310	\$0.00	\$0.00
Sr High (9 - 12)	\$0	1500	0.9451	0.0730	0.0440	\$0.00	\$0.00
						\$13,609.76	\$7,263.24

III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Temporary to Total Square Footage Ratio)

Single Family	Facility Cost	Facility Size	% Temp Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$170,000	23.35	0.0549	0.1930	0.1030	\$77.18	\$41.19
Mid Sch (6 - 8)	\$170,000	30	0.0549	0.0770	0.0310	\$23.97	\$9.65
Sr High (9 - 12)	\$170,000	30	0.0549	0.0730	0.0440	\$22.72	\$13.70
						\$123.86	\$64.53

IV. STATE MATCH CREDIT PER RESIDENCE

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	SPI Footage	State Match	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$213.23	90	63.29%	0.1930	0.1030	\$2,344.14	\$1,251.02
Mid Sch (6 - 8)	\$0.00	108	63.29%	0.0770	0.0310	\$0.00	\$0.00
Sr High (9 - 12)	\$0.00	130	63.29%	0.0730	0.0440	\$0.00	\$0.00
						\$2,344.14	\$1,251.03

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2017 through 2023

V. TAX CREDIT PER RESIDENCE

Formula: Expressed as the present value of an annuity

TC = PV(interest rate, discount period, average assd value x tax rate)

	Ave Resid Assd Value	Curr Dbt Serv Tax Rate	Bnd Byr Indx Ann Int Rate	Number of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$292,035	\$2.65	3.95%	10	\$6,292.62	
Multi Family	\$127,147	\$2.65	3.95%	10		\$2,739.70

VI. DEVELOPER PROVIDED FACILITY CREDIT

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

FEE RECAP SUMMARY	PER UNIT IMPACT FEES	
	Single Family	Multi Family
Site Costs	\$1,546.86	\$825.53
Permanent Facility Const Costs	\$13,609.76	\$7,263.24
Temporary Facility Costs	\$123.86	\$64.53
State Match Credit	(\$2,344.14)	(\$1,251.03)
Tax Credit	(\$6,292.62)	(\$2,739.70)
FEE (No Discount)	\$6,643.73	\$4,162.58
FEE (50% Discount)	\$3,321.86	\$2,081.29
Less ASD Discount		
Facility Credit	\$0.00	\$0.00
Net Fee Obligation	\$3,321.86	\$2,081.29

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2017 through 2023

IMPACT FEE ELEMENTS		SINGLE FAMILY			MULTI FAMILY		
		Elem K - 5	Mid Sch 6 - 8	Sr High 9 - 12	Elem K - 5	Mid Sch 6 - 8	Sr High 9 - 12
Student Factor	Single Family - Auburn actual count April 2017	0.193	0.077	0.073	0.103	0.031	0.044
New Fac Capacity		650	800	1500	650	800	1500
New Facility Cost	Elementary Cost Estimates April 2017	\$48,500,000			\$48,500,000		
Temp Rm Capacity	ASD District Standard of Service. Grades K - 5 @ 23.35 and 6 - 12 @ 30.	23.35	30	30	23.35	30	30
Temp Facility Cost	Relocatables, including site work, set up, and furnishing	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000	\$170,000
Site Acreage	ASD District Standard or SPI Minimum	12	25	40	12	25	40
Site Cost/Acre	See below	\$434,136	\$434,136	\$434,136	\$434,136	\$434,136	\$434,136
Perm Sq Footage	14 Elementary, 4 Middle, and 4 High Schools	1,695,317	1,695,317	1,695,317	1,695,317	1,695,317	1,695,317
Temp Sq Footage	107 portables at 896 sq. ft. each + TAP 2661	98,533	98,533	98,533	98,533	98,533	98,533
Total Sq Footage	Sum of Permanent and Temporary above	1,793,850	1,793,850	1,793,850	1,793,850	1,793,850	1,793,850
% - Perm Facilities	Permanent Sq. Footage divided by Total Sq. Footage	94.51%	94.51%	94.51%	94.51%	94.51%	94.51%
% - Temp Facilities	Temporary Sq. Footage divided by Total Sq. Footage	5.49%	5.49%	5.49%	5.49%	5.49%	5.49%
SPI Sq Ft/Student	From SPI Regulations	90	108	130	90	108	130
Boeckh Index	From SPI schedule for December 2012	\$213.23	\$213.23	\$213.23	\$213.23	\$213.23	\$213.23
Match % - State	From SPI Webpage December 2012	63.29%	63.29%	63.29%	63.29%	63.29%	63.29%
Match % - District	Computed	36.71%	36.71%	36.71%	36.71%	36.71%	36.71%
Dist Aver AV	King County Department of Assessments March 2015	\$292,035	\$292,035	\$292,035	\$127,147	\$127,147	\$127,147
Debt Serv Tax Rate	Current Fiscal Year	\$2.65	\$2.65	\$2.65	\$2.65	\$2.65	\$2.65
G. O Bond Int Rate	Current Rate - (Bond Buyer 20 Index March 2017)	3.95%	3.95%	3.95%	3.95%	3.95%	3.95%

Site Cost Projections

Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost/Acre	Adjusted Present Day	Projected Annual Inflation Factor	Sites Required	Latest Date of Acquisition	Projected Cost/Acre
Lakeland	12.00	2002	\$2,701,043	\$225,087	\$467,940	5.00%	Elementary	2017	\$455,843
Labrador	35.00	2008	\$7,601,799	\$217,194	\$336,940	5.00%	Elementary	2018	\$478,635
Lakeland East	27.00	2009	\$9,092,160	\$336,747	\$497,528	5.00%	Elementary	2022	\$581,783
Total	74.00		\$19,395,002	\$262,095	\$434,136				

Auburn School District No. 408
Capital Facilities Plan
2017 through 2023

Section VIII

Appendix

Appendix A.1 - Student Enrollment Projections

Appendix A.2 - CAPITAL FACILITIES PLAN Enrollment Projections

Appendix A.3 - Student Generation Survey

Appendix A.1 - Student Enrollment Projections

Auburn School District #408

Student Enrollment Projections

October 2016

Introduction

The projective techniques give some consideration to historical and current data as a basis for forecasting the future. In addition, the ‘projector’ must make certain assumptions about the operant variables within the data being used. These assumptions are “judgmental” by definition. Forecasting can be defined as the extrapolation or logical extension from history to the future, or from the known to the unknown. The attached tabular data reviews the history of student enrollment, sets out some quantitative assumptions, and provides projections based on these numerical factors.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. The logic embraces the assumptions that whatever these individual factors have been in the past are present today, and will be in the future. It further moderates the impact of singular factors by averaging data over thirteen years and six years respectively. The results provide a trend, which reflects a long (13-year) and a short (6-year) base from which to extrapolate.

Two methods of estimating the number of kindergarten students have been used. The first uses the average increase or decrease over the past 13 and 6-year time frame and adds it to each succeeding year. The second derives what the average percentage Auburn kindergartners have been of live births in King County for the past 5 years and uses this to project the subsequent four years.

The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and credibility of the projections derived by these techniques.

Tables

Table 1 – Thirteen Year History of October 1 Enrollments – page 3

The data shown in this table is the baseline information used to project future enrollment. This data shows the past record of enrollment in the district on October 1 of each year.

Table 2 – Historical Factors Used in Projections - page 4

This table shows the three basic factors derived from the data in Table 1. These factors have been used in the subsequent projections. The three factors are:

- **Factor 1 – Average Pupil Change Between Grade Levels**
This factor is sometimes referred to as the “holding power” or “cohort survival.” It is a measure of the number of pupils gained or lost as they move from one grade level to the next.
- **Factor 2 – Average Pupil Change by Grade Level**
This factor is the average change at each grade level over the 13 or 6-year period.
- **Factor 3 – Auburn School District Kindergarten Enrollment as a Function of King County Live Births.**
This factor calculates what percent each kindergarten class was of the King County live births in the five previous years. From this information has been extrapolated the kindergarten pupils expected for the next four years.

Table 3 – Projection Models – pages 5-13

This set of tables utilizes the above mentioned variables and generates several projections. The models are explained briefly below.

- ❑ Table 3.13 (pg 5) – shows a projection based on the 13-year average gain in kindergarten (Factor 2) and the 13-year average change between grade levels (Factor 1). The data is shown for the district as a whole.
- ❑ Table 3.6 (pg 5) – shows a projection using the same scheme as Table 3.13 except it shortens the historical data to only the most recent 6 years.
- ❑ Table 3.13A and 3.6A (pg 6) – uses the same factors above except Factor 3 is substituted for Factor 2. The kindergarten rates are derived from the King County live births instead of the average gain.
- ❑ Tables 3E.13, 3E.6, 3E.13A, 3E.6A (pg 7) – breaks out the K-5 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- ❑ Tables 3MS.13, 3MS.6, 3MS.13A, 3MS.6A (pg 8) – breaks out the 6-8 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- ❑ Tables 3SH.13, 3SH.6, 3SH.13A, 3SH.6A (pg 9) – breaks out the 9-12 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- ❑ Table 4 (pg 10) – Collects the four projection models by grade group for ease of comparison.
- ❑ Table 5 (pgs 11-13) – shows how well each projection model performed when compared with actual enrollments. Data is provided in both number and percent formats for the past 13 years.

Summary

This year is the fifth consecutive year of an increase in enrollment after three consecutive years of declining enrollment. The increase of 282 students changes our historical average gain/loss in students. Over the past 6 years the average gain is now 1.62% annually, which equates to an average annual gain of 244 students.

Using the cohort survival models, the data below is a summary of the range of variation between the four models. This data can be used for planning for future needs of the district.

The models show changes in the next six years:

- Elementary level show increases ranging from 971 to 1,300. (page 7)
- Middle School level show increases ranging from 688 to 692. (page 8)
- High School level show increases ranging from 692 to 774. (page 9)

The models show these changes looking forward thirteen years:

- Elementary level show increases ranging from 2,179 to 3,047. (page 7)
- Middle School level show increases ranging from 1,289 to 1,536. (page 8)
- High School level show increases ranging from 1,569 to 1,659. (page 9)

This data does not factor new developments that are currently under construction or in the planning stages.

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE Thirteen Year History of October 1 Enrollments(Rev 10/16)														Actual
1	GRADE	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17
	KDG	892	955	941	996	998	1032	1010	1029	1098	1170	1232	1198	1237
	1	960	963	1012	995	1015	1033	1066	1068	1089	1188	1219	1279	1210
	2	992	963	1002	1019	1024	998	1016	1097	1083	1124	1196	1289	1300
	3	918	1002	1031	997	1048	993	1013	996	1111	1125	1136	1232	1317
	4	1016	939	1049	1057	1044	1073	1024	1022	1038	1123	1156	1170	1237
	5	957	1065	998	1078	1069	1030	1079	1018	1070	1075	1122	1172	1199
	6	1020	1004	1058	1007	1096	1040	1041	1063	1041	1076	1059	1116	1152
	7	1124	1028	1014	1057	1034	1125	1060	1032	1086	1072	1091	1099	1132
	8	1130	1137	1072	1033	1076	1031	1112	1046	1017	1116	1088	1136	1108
	9	1461	1379	1372	1337	1256	1244	1221	1273	1200	1159	1275	1229	1261
	10	1261	1383	1400	1368	1341	1277	1238	1170	1278	1229	1169	1316	1248
	11	1055	1182	1322	1352	1350	1303	1258	1233	1164	1240	1211	1167	1318
	12	886	1088	1147	1263	1352	1410	1344	1316	1321	1274	1323	1260	1226
	TOTALS	13,672	14,088	14,418	14,559	14,703	14,589	14,482	14,363	14,596	14,971	15,277	15,663	15,945
Percent of Gain			3.04%	2.34%	0.98%	0.99%	(0.78)%	(0.73)%	(0.82)%	1.62%	2.57%	2.04%	2.53%	1.80%
Pupil Gain			416	330	141	144	(114)	(107)	(119)	233	375	306	386	282
					Average % Gain for 1st 6 years.			0.97%	Average % Gain for last 6 years					1.62%
					Average Pupil Gain for 1st 6 years.			135	Average Pupil Gain for last 6 years					244
						Average % Gain for 13 years.				1.30%				
						Average Pupil Gain for 13 years.				189				

TABLE 1A Grade Group Combinations													
KDG	892	955	941	996	998	1032	1010	1029	1098	1170	1232	1198	1237
K,1,2	2844	2881	2955	3010	3037	3063	3092	3194	3270	3482	3647	3766	3747
K - 5	5735	5887	6033	6142	6198	6159	6208	6230	6489	6805	7061	7340	7500
K - 6	6755	6891	7091	7149	7294	7199	7249	7293	7530	7881	8120	8456	8652
1 - 3	2870	2928	3045	3011	3087	3024	3095	3161	3283	3437	3551	3800	3827
1 - 5	4843	4932	5092	5146	5200	5127	5198	5201	5391	5635	5829	6142	6263
1 - 6	5863	5936	6150	6153	6296	6167	6239	6264	6432	6711	6888	7258	7415
6 - 8	3274	3169	3144	3097	3206	3196	3213	3141	3144	3264	3238	3351	3392
7 - 8	2254	2165	2086	2090	2110	2156	2172	2078	2103	2188	2179	2235	2240
7 - 9	3715	3544	3458	3427	3366	3400	3393	3351	3303	3347	3454	3464	3501
9 - 12	4663	5032	5241	5320	5299	5234	5061	4992	4963	4902	4978	4972	5053
10 - 12	3202	3653	3869	3983	4043	3990	3840	3719	3763	3743	3703	3743	3792

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 2 Factors Used in Projections

Factor 1	Average Pupil Change Between Grade Levels			
13 YEAR BASE			6 YEAR BASE	
K to 1	48.83		K to 1	52.67
1 to 2	18.67		1 to 2	30.00
2 to 3	16.50		2 to 3	18.67
3 to 4	27.50		3 to 4	22.17
4 to 5	22.00		4 to 5	20.50
5 to 6	1.67		5 to 6	(4.83)
6 to 7	17.42		6 to 7	19.33
7 to 8	12.50		7 to 8	11.83
8 to 9	184.33		8 to 9	147.00
9 to 10	0.92		9 to 10	8.83
10 to 11	(27.50)		10 to 11	(11.17)
11 to 12	40.58		11 to 12	74.50
total	363.42	total	389.50	
Factor 1 is the average gain or loss of pupils as they move from one grade level to the next. Factor 1 uses the past (12) OR (5) years of changes.				

Factor 2	Average Pupil Change By Grade Level			
13 YEAR BASE			6 YEAR BASE	
K	28.75		K	41.60
1	20.83		1	28.40
2	25.67		2	40.60
3	33.25		3	64.20
4	18.42		4	43.00
5	20.17		5	36.20
6	11.00		6	17.80
7	0.67		7	20.00
8	(1.83)		8	12.40
9	(16.67)		9	(2.40)
10	(1.08)		10	15.60
11	21.92		11	17.00
12	28.33	12	(18.00)	
Factor 2 is the average change in grade level size from 01/02 OR 08/09.				

Factor 3	AUBURN SCHOOL DISTRICT KINDERGARTEN ENROLLMENTS AS FUNCTION OF KING COUNTY LIVE BIRTH RATES						
CAL- ENDAR YEAR	TOTAL LIVE BIRTHS	2/3rds BIRTHS	1/3rds BIRTHS	YEAR OF ENROLL	ADJUSTED LIVE BIRTHS	KDG ENROLL.	AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS
1976	13,761	9,174	4,587	82/83	14,375	698	4.856%
1977	14,682	9,788	4,894	83/84	14,958	666	4.452%
1978	15,096	10,064	5,032	84/85	16,048	726	4.524%
1979	16,524	11,016	5,508	85/86	16,708	792	4.740%
1980	16,800	11,200	5,600	86/87	17,000	829	4.876%
1981	17,100	11,400	5,700	87/88	18,241	769	4.216%
1982	18,811	12,541	6,270	88/89	18,626	817	4.386%
1983	18,533	12,355	6,178	89/90	18,827	871	4.626%
1984	18,974	12,649	6,325	90/91	19,510	858	4.398%
1985	19,778	13,185	6,593	91/92	19,893	909	4.569%
1986	19,951	13,301	6,650	92/93	21,852	920	4.210%
1987	22,803	15,202	7,601	93/94	21,624	930	4.301%
1988	21,034	14,023	7,011	94/95	24,062	927	3.853%
1989	25,576	17,051	8,525	95/96	26,358	954	3.619%
1990	26,749	17,833	8,916	96/97	24,116	963	3.993%
1991	22,799	15,199	7,600	97/98	20,973	978	4.663%
1992	20,060	13,373	6,687	98/99	21,573	854	3.959%
1993	22,330	14,887	7,443	99/00	22,129	849	3.837%
1994	22,029	14,686	7,343	00/01	24,013	912	3.798%
1995	25,005	16,670	8,335	01/02	22,717	846	3.724%
1996	21,573	14,382	7,191	02/03	21,622	905	4.186%
1997	21,646	14,431	7,215	03/04	22,023	922	4.186%
1998	22,212	14,808	7,404	04/05	22,075	892	4.041%
1999	22,007	14,671	7,336	05/06	22,327	955	4.277%
2000	22,487	14,991	7,496	06/07	22,014	941	4.274%
2001	21,778	14,519	7,259	07/08	21,835	996	4.562%
2002	21,863	14,575	7,288	08/09	22,242	998	4.487%
2003	22,431	14,954	7,477	09/10	22,726	1032	4.541%
2004	22,874	15,249	7,625	10/11	22,745	1010	4.441%
2005	22,680	15,120	7,560	11/12	23,723	1029	4.338%
2006	24,244	16,163	8,081	12/13	24,683	1098	4.448%
2007	24,902	16,601	8,301	13/14	25,094	1162	4.631%
2008	25,190	16,793	8,397	14/15	25,101	1232	4.908%
2009	25,057	16,705	8,352	15/16	24,695	1198	4.851%
2010	24,514	16,343	8,171	16/17	24,591	1237	Actual
2011	24,630	16,420	8,210	17/18	24,898	1189	<--Prjctd year
2012	25,032	16,688	8,344	18/19	24,951	1191	<--Prjctd year
2013	24,910	16,607	8,303	19/20	25,202	1203	<--Prjctd year
2014	25,348	16,899	8,449	20/21	25,441	1214	<--Prjctd
2015	25,487	16,991	8,496	21/22	* number from DOH		

Source: Center for Health Statistics, Washington State Department of Health

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 3.13		DISTRICT PROJECTIONS Based on 13 Year History												
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
KDG	1237	1266	1295	1323	1352	1381	1410	1438	1467	1496	1525	1553	1582	1611
1	1210	1286	1315	1343	1372	1401	1430	1458	1487	1516	1545	1573	1602	1631
2	1300	1229	1305	1333	1362	1391	1420	1448	1477	1506	1535	1563	1592	1621
3	1317	1317	1245	1321	1350	1379	1407	1436	1465	1494	1522	1551	1580	1609
4	1237	1345	1344	1273	1349	1377	1406	1435	1464	1492	1521	1550	1579	1607
5	1199	1259	1367	1366	1295	1371	1399	1428	1457	1486	1514	1543	1572	1601
6	1152	1201	1261	1368	1368	1296	1372	1401	1430	1458	1487	1516	1545	1573
7	1132	1169	1218	1278	1386	1385	1314	1390	1418	1447	1476	1505	1533	1562
8	1108	1145	1182	1231	1291	1398	1398	1326	1402	1431	1460	1488	1517	1546
9	1261	1292	1329	1366	1415	1475	1582	1582	1511	1586	1615	1644	1673	1701
10	1248	1262	1293	1330	1367	1416	1476	1583	1583	1512	1587	1616	1645	1674
11	1318	1221	1234	1266	1302	1340	1388	1448	1556	1555	1484	1560	1589	1617
12	1226	1359	1261	1275	1306	1343	1380	1429	1489	1596	1596	1525	1600	1629
TOTALS	15,945	16,348	16,648	17,073	17,514	17,951	18,381	18,803	19,204	19,575	19,866	20,187	20,608	20,981
Percent of Gain		2.53%	1.83%	2.56%	2.58%	2.50%	2.40%	2.29%	2.14%	1.93%	1.49%	1.61%	2.08%	1.81%
Pupil Gain		403	299	426	440	438	430	421	402	370	292	321	421	374

TABLE 3.6		DISTRICT PROJECTIONS Based on 6 Year History													
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30	
KDG	1237	1279	1320	1362	1403	1445	1487	1528	1570	1611	1653	1695	1736	1778	
1	1210	1290	1331	1373	1414	1456	1498	1539	1581	1622	1664	1706	1747	1789	
2	1300	1240	1320	1361	1403	1444	1486	1528	1569	1611	1652	1694	1736	1777	
3	1317	1319	1259	1338	1380	1422	1463	1505	1546	1588	1630	1671	1713	1754	
4	1237	1339	1341	1281	1361	1402	1444	1485	1527	1569	1610	1652	1693	1735	
5	1199	1258	1360	1361	1301	1381	1423	1464	1506	1547	1589	1631	1672	1714	
6	1152	1194	1253	1355	1357	1297	1376	1418	1459	1501	1543	1584	1626	1667	
7	1132	1171	1214	1272	1374	1376	1316	1396	1437	1479	1520	1562	1604	1645	
8	1108	1144	1183	1225	1284	1386	1388	1328	1407	1449	1491	1532	1574	1615	
9	1261	1255	1291	1330	1372	1431	1533	1535	1475	1554	1596	1638	1679	1721	
10	1248	1270	1264	1300	1339	1381	1440	1542	1544	1484	1563	1605	1646	1688	
11	1318	1237	1259	1253	1289	1328	1370	1429	1531	1532	1472	1552	1594	1635	
12	1226	1393	1311	1333	1327	1363	1402	1445	1503	1605	1607	1547	1627	1668	
TOTALS	15,945	16,387	16,704	17,144	17,604	18,111	18,624	19,140	19,655	20,153	20,590	21,067	21,646	22,187	
Percent of Gain		2.77%	1.94%	2.63%	2.68%	2.88%	2.83%	2.77%	2.69%	2.53%	2.17%	2.32%	2.75%	2.50%	
Pupil Gain		442	317	440	460	507	513	515	515	498	437	477	579	541	

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 3.13A		DISTRICT PROJECTIONS Based on Birth Rates & 13 Year History												
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
K	1237	1189	1191	1203	1214									
1	1210	1286	1237	1240	1252	1263								
2	1300	1229	1305	1256	1259	1271	1282							
3	1317	1317	1245	1321	1273	1275	1287	1298						
4	1237	1345	1344	1273	1349	1300	1303	1315	1326					
5	1199	1259	1367	1366	1295	1371	1322	1325	1337	1348				
6	1152	1201	1261	1368	1368	1296	1372	1324	1326	1338	1350			
7	1132	1169	1218	1278	1386	1385	1314	1390	1341	1344	1356	1367		
8	1108	1145	1182	1231	1291	1398	1398	1326	1402	1354	1356	1368	1380	
9	1261	1292	1329	1366	1415	1475	1582	1582	1511	1586	1538	1540	1552	1564
10	1248	1262	1293	1330	1367	1416	1476	1583	1583	1512	1587	1539	1541	1553
11	1318	1221	1234	1266	1302	1340	1388	1448	1556	1555	1484	1560	1511	1514
12	1226	1359	1261	1275	1306	1343	1380	1429	1489	1596	1596	1525	1600	1552
TOTALS	15,945	16,271	16,467	16,772	17,075									
Percent of Gain		2.04%	1.20%	1.85%	1.81%									
Pupil Gain		326	196	305	303									

TABLE 3.6A		DISTRICT PROJECTIONS Based on Birth Rates & 6 Year History												
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
KDG	1237	1189	1191	1203	1214									
1	1210	1290	1241	1244	1256	1267								
2	1300	1240	1320	1271	1274	1286	1297							
3	1317	1319	1259	1338	1290	1292	1304	1316						
4	1237	1339	1341	1281	1361	1312	1315	1327	1338					
5	1199	1258	1360	1361	1301	1381	1333	1335	1347	1358				
6	1152	1194	1253	1355	1357	1297	1376	1328	1330	1342	1354			
7	1132	1171	1214	1272	1374	1376	1316	1396	1347	1350	1362	1373		
8	1108	1144	1183	1225	1284	1386	1388	1328	1407	1359	1361	1373	1385	
9	1261	1255	1291	1330	1372	1431	1533	1535	1475	1554	1506	1508	1520	1532
10	1248	1270	1264	1300	1339	1381	1440	1542	1544	1484	1563	1515	1517	1529
11	1318	1237	1259	1253	1289	1328	1370	1429	1531	1532	1472	1552	1504	1506
12	1226	1393	1311	1333	1327	1363	1402	1445	1503	1605	1607	1547	1627	1578
TOTALS	15,945	16,297	16,485	16,766	17,037									
Percent of Gain		2.21%	1.15%	1.71%	1.62%									
Pupil Gain		352	188	281	271									

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 3E.13 K - 5 PROJECTIONS Based on 13 Year History														
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
KDG	1237	1266	1295	1323	1352	1381	1410	1438	1467	1496	1525	1553	1582	1611
1	1210	1286	1315	1343	1372	1401	1430	1458	1487	1516	1545	1573	1602	1631
2	1300	1229	1305	1333	1362	1391	1420	1448	1477	1506	1535	1563	1592	1621
3	1317	1317	1245	1321	1350	1379	1407	1436	1465	1494	1522	1551	1580	1609
4	1237	1345	1344	1273	1349	1377	1406	1435	1464	1492	1521	1550	1579	1607
5	1199	1259	1367	1366	1295	1371	1399	1428	1457	1486	1514	1543	1572	1601
K - 5 TOT	7500	7700	7869	7960	8079	8299	8471	8644	8816	8989	9161	9334	9506	9679
Percent of Gain		2.67%	2.19%	1.15%	1.50%	2.72%	2.08%	2.04%	2.00%	1.96%	1.92%	1.88%	1.85%	1.81%
Pupil Gain		200	169	90	120	220	173	173	173	173	173	173	173	173
														6 year 971
														13 year 2179
TABLE 3E.6 K - 5 PROJECTIONS Based on 6 Year History														
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
KDG	1237	1279	1320	1362	1403	1445	1487	1528	1570	1611	1653	1695	1736	1778
1	1210	1290	1331	1373	1414	1456	1498	1539	1581	1622	1664	1706	1747	1789
2	1300	1240	1320	1361	1403	1444	1486	1528	1569	1611	1652	1694	1736	1777
3	1317	1319	1259	1338	1380	1422	1463	1505	1546	1588	1630	1671	1713	1754
4	1237	1339	1341	1281	1361	1402	1444	1485	1527	1569	1610	1652	1693	1735
5	1199	1258	1360	1361	1301	1381	1423	1464	1506	1547	1589	1631	1672	1714
K - 5 TOT	7500	7724	7930	8076	8263	8550	8800	9049	9299	9549	9798	10048	10297	10547
Percent of Gain		2.98%	2.68%	1.84%	2.30%	3.48%	2.92%	2.84%	2.76%	2.68%	2.61%	2.55%	2.48%	2.42%
Pupil Gain		224	207	146	186	288	250	250	250	250	250	250	250	250
														6 year 1300
														13 year 3047
TABLE 3E.13A K - 5 PROJECTIONS Based on Birth Rates & 13 Year History														
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
K	1237	1189	1191	1203	1214									
1	1210	1286	1237	1240	1252	1263								
2	1300	1229	1305	1256	1259	1271	1282							
3	1317	1317	1245	1321	1273	1275	1287	1298						
4	1237	1345	1344	1273	1349	1300	1303	1315	1326					
5	1199	1259	1367	1366	1295	1371	1322	1325	1337	1348				
K - 5 TOT	7500	7623	7689	7659	7641									
Percent of Gain		1.64%	0.86%	(0.39)%	(0.24)%									
Pupil Gain		123	66	(30)	(18)									
														4 year 141
TABLE 3E.6A K - 5 PROJECTIONS Based on Birth Rates & 6 Year History														
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
KDG	1237	1189	1191	1203	1214									
1	1210	1290	1241	1244	1256	1267								
2	1300	1240	1320	1271	1274	1286	1297							
3	1317	1319	1259	1338	1290	1292	1304	1316						
4	1237	1339	1341	1281	1361	1312	1315	1327	1338					
5	1199	1258	1360	1361	1301	1381	1333	1335	1347	1358				
K - 5 TOT	7500	7634	7711	7699	7696									
Percent of Gain		1.78%	1.02%	(0.16)%	(0.04)%									
Pupil Gain		134	78	(13)	(3)									
														4 year 196

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 3MS.13	MIDDLE SCHOOL PROJECTIONS Based on 13 Year History															
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30		
6	1152	1201	1261	1368	1368	1296	1372	1401	1430	1458	1487	1516	1545	1573		
7	1132	1169	1218	1278	1386	1385	1314	1390	1418	1447	1476	1505	1533	1562		
8	1108	1145	1182	1231	1291	1398	1398	1326	1402	1431	1460	1488	1517	1546	6 year	13 year
6 - 8 TOT	3392	3515	3661	3877	4044	4080	4084	4117	4250	4336	4423	4509	4595	4681	692	1289
Percent of Gain		3.61%	4.16%	5.91%	4.31%	0.88%	0.10%	0.81%	3.24%	2.03%	1.99%	1.95%	1.91%	1.88%		
Pupil Gain		123	146	216	167	36	4	33	133	86	86	86	86	86		

TABLE 3MS.6	MIDDLE SCHOOL PROJECTIONS Based on 6 Year History															
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30		
6	1152	1194	1253	1355	1357	1297	1376	1418	1459	1501	1543	1584	1626	1667		
7	1132	1171	1214	1272	1374	1376	1316	1396	1437	1479	1520	1562	1604	1645		
8	1108	1144	1183	1225	1284	1386	1388	1328	1407	1449	1491	1532	1574	1615	6 year	13 year
6 - 8 TOT	3392	3509	3649	3852	4015	4058	4080	4141	4304	4429	4553	4678	4803	4928	688	1536
Percent of Gain		3.46%	3.99%	5.56%	4.21%	1.09%	.53%	1.50%	3.93%	2.90%	2.82%	2.74%	2.67%	2.60%		
Pupil Gain		117	140	203	162	44	21	61	163	125	125	125	125	125		

TABLE 3MS.13A	MIDDLE SCHOOL PROJECTIONS Based on Birth Rates & 13 Year History																	
	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30				
GRADE																		
6	1152	1201	1261	1368	1368	1296	1372	1324	1326	1338	1350							
7	1132	1169	1218	1278	1386	1385	1314	1390	1341	1344	1356	1367						
8	1108	1145	1182	1231	1291	1398	1398	1326	1402	1354	1356	1368	1380			6 year 692	10 year 669	
6 - 8 TOT	3392	3515	3661	3877	4044	4080	4084	4040	4069	4036	4061							
Percent of Gain		3.61%	4.16%	5.91%	4.31%	0.88%	0.10%	(1.08)%	0.74%	(0.83)%	0.64%							
Pupil Gain		123	146	216	167	36	4	(44)	30	(34)	26							

TABLE 3MS.6A	MIDDLE SCHOOL PROJECTIONS																		
	Based on Birth Rates & 6 Year History																		
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30					
6	1152	1194	1253	1355	1357	1297	1376	1328	1330	1342	1354								
7	1132	1171	1214	1272	1374	1376	1316	1396	1347	1350	1362	1373							
8	1108	1144	1183	1225	1284	1386	1388	1328	1407	1359	1361	1373	1385					6 year	10 year
6 - 8 TOT	3392	3509	3649	3852	4015	4058	4080	4051	4085	4051	4077				688	685			
Percent of Gain		3.46%	3.99%	5.56%	4.21%	1.09%	0.53%	(0.71)%	0.83%	(0.83)%	0.64%								
Pupil Gain		117	140	203	162	44	21	(29)	34	(34)	26								

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 3SH.13	SR. HIGH PROJECTIONS Based on 13 Year History													
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
9	1261	1292	1329	1366	1415	1475	1582	1582	1511	1586	1615	1644	1673	1701
10	1248	1262	1293	1330	1367	1416	1476	1583	1583	1512	1587	1616	1645	1674
11	1318	1221	1234	1266	1302	1340	1388	1448	1556	1555	1484	1560	1589	1617
12	1226	1359	1261	1275	1306	1343	1380	1429	1489	1596	1596	1525	1600	1629
9-12 TOT	5053	5133	5118	5237	5391	5573	5827	6043	6138	6250	6282	6344	6507	6622
Percent of Gain	1.59%	(0.31)%		2.33%	2.94%	3.39%	4.55%	3.70%	1.58%	1.82%	0.52%	0.99%	2.55%	1.77%
Pupil Gain	80	(16)		119	154	183	254	216	96	112	33	62	162	115
TABLE 3SH.6	SR. HIGH PROJECTIONS Based on 6 Year History													
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
9	1261	1255	1291	1330	1372	1431	1533	1535	1475	1554	1596	1638	1679	1721
10	1248	1270	1264	1300	1339	1381	1440	1542	1544	1484	1563	1605	1646	1688
11	1318	1237	1259	1253	1289	1328	1370	1429	1531	1532	1472	1552	1594	1635
12	1226	1393	1311	1333	1327	1363	1402	1445	1503	1605	1607	1547	1627	1668
9-12 TOT	5053	5154	5125	5216	5327	5503	5745	5950	6052	6175	6238	6341	6546	6712
Percent of Gain	2.00%	(0.57)%		1.78%	2.13%	3.30%	4.40%	3.56%	1.72%	2.04%	1.02%	1.65%	3.22%	2.54%
Pupil Gain	101	(30)		91	111	176	242	205	102	124	63	103	204	166
TABLE 3SH.13A	SR. HIGH PROJECTIONS Based on Birth Rates & 13 Year History													
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
9	1261	1292	1329	1366	1415	1475	1582	1582	1511	1586	1538	1540	1552	1564
10	1248	1262	1293	1330	1367	1416	1476	1583	1583	1512	1587	1539	1541	1553
11	1318	1221	1234	1266	1302	1340	1388	1448	1556	1555	1484	1560	1511	1514
12	1226	1359	1261	1275	1306	1343	1380	1429	1489	1596	1596	1525	1600	1552
9-12 TOT	5053	5133	5118	5237	5391	5573	5827	6043	6138	6250	6205	6164	6206	6183
Percent of Gain	1.59%	(0.31)%		2.33%	2.94%	3.39%	4.55%	3.70%	1.58%	1.82%	(0.71)%	(0.67)%	0.68%	(0.36)%
Pupil Gain	80	(16)		119	154	183	254	216	96	112	(44)	(41)	42	(23)
TABLE 3SH.6A	SR. HIGH PROJECTIONS Based on Birth Rates & 6 Year History													
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30
9	1261	1255	1291	1330	1372	1431	1533	1535	1475	1554	1506	1508	1520	1532
10	1248	1270	1264	1300	1339	1381	1440	1542	1544	1484	1563	1515	1517	1529
11	1318	1237	1259	1253	1289	1328	1370	1429	1531	1532	1472	1552	1504	1506
12	1226	1393	1311	1333	1327	1363	1402	1445	1503	1605	1607	1547	1627	1578
9-12 TOT	5053	5154	5125	5216	5327	5503	5745	5950	6052	6175	6148	6122	6168	6145
Percent of Gain	2.00%	(0.57)%		1.78%	2.13%	3.30%	4.40%	3.56%	1.72%	2.04%	(0.44)%	(0.43)%	0.75%	(0.37)%
Pupil Gain	101	(30)		91	111	176	242	205	102	124	(27)	(26)	46	(23)

6 year	13 year
774	1569

6 year	13 year
692	1659

6 year	13 year
774	1130

6 year	13 year
692	1092

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 4		PROJECTION COMPARISONS BY GRADE GROUP														
KINDERGARTEN																
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30	6 year	13 year
E.13	1237	1266	1295	1323	1352	1381	1410	1438	1467	1496	1525	1553	1582	1611	173	374
E.6	1237	1279	1320	1362	1403	1445	1487	1528	1570	1611	1653	1695	1736	1778	250	541
E.13A	1237	1189	1191	1203	1214											
E.6A	1237	1189	1191	1203	1214											
GRD 1 -- GRD 5																
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30	6 year	13 year
E.13	6263	6435	6575	6636	6727	6918	7062	7205	7349	7493	7637	7780	7924	8068	799	1805
E.6	6263	6445	6610	6715	6859	7105	7313	7521	7729	7937	8145	8353	8561	8769	1050	2506
E.13A	6263	6435	6498	6456	6426											
E.6A	6263	6445	6520	6495	6481											
GRD 6 -- GRD 8																
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30	6 year	13 year
MS.13	3392	3515	3661	3877	4044	4080	4084	4117	4250	4336	4423	4509	4595	4681	692	1289
MS.6	3392	3509	3649	3852	4015	4058	4080	4141	4304	4429	4553	4678	4803	4928	688	1536
MS.13A	3392	3515	3661	3877	4044	4080	4084	4040	4069	4036	4061				692	
MS.6A	3392	3509	3649	3852	4015	4058	4080	4051	4085	4051	4077				688	
GRD 9 -- GRD 12																
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30	6 year	13 year
SH.13	5053	5133	5118	5237	5391	5573	5827	6043	6138	6250	6282	6344	6507	6622	774	1569
SH.6	5053	5154	5125	5216	5327	5503	5745	5950	6052	6175	6238	6341	6546	6712	692	1659
SH.13A	5053	5133	5118	5237	5391	5573	5827	6043	6138	6250	6205	6164	6206	6183	774	1130
SH.6A	5053	5154	5125	5216	5327	5503	5745	5950	6052	6175	6148	6122	6168	6145	692	1092
DISTRICT TOTALS																
GRADE	ACTUAL 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	PROJ 22/23	PROJ 23-24	PROJ 24-25	PROJ 25-26	PROJ 26-27	PROJ 27-28	PROJ 28-29	PROJ 29-30	6 year	13 year
3.13	15,945	16,348	16,648	17,073	17,514	17,951	18,381	18,803	19,204	19,575	19,866	20,187	20,608	20,981	2436	5036
3.6	15,945	16,387	16,704	17,144	17,604	18,111	18,624	19,140	19,655	20,153	20,590	21,067	21,646	22,187	2679	6242
3.13A	15,945	16,271	16,467	16,772	17,075											
3.6A	15,945	16,297	16,485	16,766	17,037											

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 5	PROJECTION COMPARISONS BY GRADE GROUP
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Total = October 1 Actual Count AND Projected Counts
 Diff = Number Projection is under(-) or over Actual
 % = Percent Projection is under(-) or over Actual

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.13A 13 YEAR HISTORY & King Cty Birth Rates
 Prj 3.6A - 6 YEAR HISTORY & King Cty Birth Rates

Grades K - 5	2004-05			2005-06			2006-07			2007-08			2008-09		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	5735	xxx	xxx	5887	xxx	xxx	6033	xxx	xxx	6142	xxx	xxx	6198	xxx	xxx
Prj 3E.13	5723	(12)	(0.21)%	5655	(232)	(3.94)%	5761	(272)	(4.51)%	5750	(392)	(6.38)%	5871	(327)	(5.28)%
Prj 3E.6	5735	0	0.00%	5662	(225)	(3.82)%	5821	(212)	(3.51)%	5795	(347)	(5.65)%	5921	(277)	(4.47)%
Prj 3E.13A	5743	8	0.14%	5605	(282)	(4.79)%	5709	(324)	(5.37)%	5750	(392)	(6.38)%	5869	(329)	(5.31)%
Prj 3E.6A	5776	41	0.71%	5631	(256)	(4.35)%	5756	(277)	(4.59)%	5784	(358)	(5.83)%	5912	(286)	(4.61)%

Grades 6 - 8	2004-05			2005-06			2006-07			2007-08			2008-09		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	3274	xxx	xxx	3169	xxx	xxx	3144	xxx	xxx	3097	xxx	xxx	3206	xxx	xxx
Prj 3E.13	3025	(249)	(7.61)%	3185	16	0.50%	3214	70	2.23%	3295	198	6.39%	3131	(75)	(2.34)%
Prj 3E.6	3011	(263)	(8.03)%	3192	23	0.73%	3216	72	2.29%	3311	214	6.91%	3146	(60)	(1.87)%
Prj 3E.13A	3025	(249)	(7.61)%	3185	16	0.50%	3214	70	2.23%	3295	198	6.39%	3131	(75)	(2.34)%
Prj 3E.6A	3011	(263)	(8.03)%	3192	23	0.73%	3216	72	2.29%	3311	214	6.91%	3146	(60)	(1.87)%

Grades 9 - 12	2004-05			2005-06			2006-07			2007-08			2008-09		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	4663	xxx	xxx	5032	xxx	xxx	5241	xxx	xxx	5320	xxx	xxx	5299	xxx	xxx
Prj 3E.13	4455	(208)	(4.46)%	4577	(455)	(9.04)%	4630	(611)	(11.66)%	4783	(537)	(10.09)%	5085	(214)	(4.04)%
Prj 3E.6	4476	(187)	(4.01)%	4594	(438)	(8.70)%	4639	(602)	(11.49)%	4769	(551)	(10.36)%	5086	(213)	(4.02)%
Prj 3E.13A	4455	(208)	(4.46)%	4577	(455)	(9.04)%	4630	(611)	(11.66)%	4783	(537)	(10.09)%	5085	(214)	(4.04)%
Prj 3E.6A	4476	(187)	(4.01)%	4594	(438)	(8.70)%	4639	(602)	(11.49)%	4769	(551)	(10.36)%	5086	(213)	(4.02)%

All Grades	2004-05			2005-06			2006-07			2007-08			2008-09		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	13,672	xxx	xxx	14,088	xxx	xxx	14,418	xxx	xxx	14,559	xxx	xxx	14,703	xxx	xxx
Prj 3E.13	13,203	(469)	(3.43)%	13,417	(671)	(4.76)%	13,605	(813)	(5.64)%	13,828	(731)	(5.02)%	14,087	(616)	(4.19)%
Prj 3E.6	13,222	(450)	(3.29)%	13,448	(640)	(4.54)%	13,676	(742)	(5.15)%	13,875	(684)	(4.70)%	14,153	(550)	(3.74)%
Prj 3E.13A	13,223	(449)	(3.28)%	13,367	(721)	(5.12)%	13,553	(865)	(6.00)%	13,828	(731)	(5.02)%	14,085	(618)	(4.20)%
Prj 3E.6A	13,263	(409)	(2.99)%	13,417	(671)	(4.76)%	13,611	(807)	(5.60)%	13,864	(695)	(4.77)%	14,144	(559)	(3.80)%

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 5	PROJECTION COMPARISONS BY GRADE GROUP (Continued)
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Total = October 1 Actual Count AND Projected Counts
 Diff = Number Projection is under(-) or over Actual
 % = Percent Projection is under(-) or over Actual

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.13A 13 YEAR HISTORY & King Cty Birth Rates
 Prj 3.6A - 6 YEAR HISTORY & King Cty Birth Rates

Grades K - 5	2009-10			2010-11			2011-12			2012-13			2013-14		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	6159	xxx	xxx	6208	xxx	xxx	6230	xxx	xxx	6489	xxx	xxx	6805	xxx	xxx
Prj 3E.13	6085	(74)	(1.20)%	6179	(29)	(0.47)%	6254	24	0.39%	6282	(207)	(3.19)%	6275	(530)	(7.79)%
Prj 3E.6	6138	(21)	(0.34)%	6237	29	0.47%	6294	64	1.03%	6323	(166)	(2.56)%	6267	(538)	(7.91)%
Prj 3E.13A	6059	(100)	(1.62)%	6129	(79)	(1.27)%	6237	7	0.11%	6252	(237)	(3.65)%	6266	(539)	(7.92)%
Prj 3E.6A	6094	(65)	(1.06)%	6172	(36)	(0.58)%	6264	34	0.55%	6269	(220)	(3.39)%	6260	(545)	(8.01)%

Grades 6 - 8	2009-10			2010-11			2003-04			2012-13			2013-14		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	3196	xxx	xxx	3213	xxx	xxx	3141	xxx	xxx	3144	xxx	xxx	3264	xxx	xxx
Prj 3E.13	3107	(89)	(2.78)%	3179	(34)	(1.06)%	3242	101	3.22%	3234	90	2.86%	3221	(43)	(1.32)%
Prj 3E.6	3116	(80)	(2.50)%	3195	(18)	(0.56)%	3243	102	3.25%	3236	92	2.93%	3211	(53)	(1.62)%
Prj 3E.13A	3107	(89)	(2.78)%	3179	(34)	(1.06)%	3242	101	3.22%	3234	90	2.86%	3221	(43)	(1.32)%
Prj 3E.6A	3116	(80)	(2.50)%	3195	(18)	(0.56)%	3243	102	3.25%	3236	92	2.93%	3211	(53)	(1.62)%

Grades 9 - 12	2009-10			2010-11			2003-04			2012-13			2013-14		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	5234	xxx	xxx	5061	xxx	xxx	4992	xxx	xxx	4963	xxx	xxx	4902	xxx	xxx
Prj 3E.13	5190	(44)	(0.84)%	5129	68	1.34%	5074	82	1.64%	4921	(42)	(0.85)%	4901	(1)	(0.02)%
Prj 3E.6	5192	(42)	(0.80)%	5155	94	1.86%	5128	136	2.72%	5027	64	1.29%	5017	115	2.35%
Prj 3E.13A	5190	(44)	(0.84)%	5129	68	1.34%	5074	82	1.64%	4921	(42)	(0.85)%	4901	(1)	(0.02)%
Prj 3E.6A	5192	(42)	(0.80)%	5155	94	1.86%	5129	137	2.74%	5027	64	1.29%	5017	115	2.35%

All Grades	2009-10			2010-11			2003-04			2012-13			2013-14		
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%	Total	Diff	%
ACTUAL	14,589	xxx	xxx	14,482	xxx	xxx	13,672	xxx	xxx	14,596	xxx	xxx	14,971	xxx	xxx
Prj 3E.13	14,382	(207)	(1.42)%	13,499	(173)	(6.79)%	14,570	898	6.57%	14,437	(159)	(1.09)%	14,397	(574)	(3.83)%
Prj 3E.6	14,446	(143)	(0.98)%	13,542	(130)	(6.49)%	14,665	993	7.26%	14,586	(10)	(0.07)%	14,495	(476)	(3.18)%
Prj 3E.13A	14,356	(233)	(1.60)%	13,447	(225)	(7.15)%	14,553	881	6.44%	14,407	(189)	(1.29)%	14,388	(583)	(3.89)%
Prj 3E.6A	14,402	(187)	(1.28)%	13,510	(162)	(6.71)%	14,636	964	7.05%	14,532	(64)	(0.44)%	14,488	(483)	(3.23)%

AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2016

TABLE 5	PROJECTION COMPARISONS BY GRADE GROUP (Continued)
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Total = October 1 Actual Count AND Projected Counts
 Diff = Number Projection is under(-) or over Actual
 % = Percent Projection is under(-) or over Actual

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase
 Prj 3.13A 13 YEAR HISTORY & King Cty Birth Rates
 Prj 3.6A - 6 YEAR HISTORY & King Cty Birth Rates

Grades K - 5	2014-15			2015-16			2016-17			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	7061	xxx	xxx	7340	xxx	xxx	7500	xxx	xxx	xxx	xxx
Prj 3E.13	6372	(689)	(9.76)%	6659	(681)	(9.28)%	7052	(448)	(5.97)%	(245)	(4.43)%
Prj 3E.6	6368	(693)	(9.81)%	6632	(708)	(9.65)%	7046	(454)	(6.05)%	(220)	(4.02)%
Prj 3E.13A	6346	(715)	(10.13)%	6643	(697)	(9.50)%	6979	(521)	(6.95)%	(268)	(4.82)%
Prj 3E.6A	6339	(722)	(10.23)%	6611	(729)	(9.93)%	6966	(534)	(7.12)%	(249)	(4.49)%

Historical Data is grouped by
K - 5, 6-8, 9-12 articulation
pattern.

Articulation pattern has no
numeric impact on efficacy
of projection models.

Grades 6 - 8	2014-15			2015-16			2016-17			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	3238	xxx	xxx	3351	xxx	xxx	3392	xxx	xxx	xxx	xxx
Prj 3E.13	3143	(95)	(2.93)%	3230	(121)	(3.61)%	3256	(136)	(4.01)%	(21)	(0.80)%
Prj 3E.6	3132	(106)	(3.27)%	3213	(138)	(4.12)%	3246	(146)	(4.30)%	(20)	(0.78)%
Prj 3E.13A	3143	(95)	(2.93)%	3230	(121)	(3.61)%	3256	(136)	(4.01)%	(21)	(0.80)%
Prj 3E.6A	3132	(106)	(3.27)%	3213	(138)	(4.12)%	3246	(146)	(4.30)%	(20)	(0.78)%

Grades 9 - 12	2014-15			2015-16			2016-17			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	4978	xxx	xxx	4972	xxx	xxx	5053	xxx	xxx	xxx	xxx
Prj 3E.13	4813	(165)	(3.31)%	4773	(199)	(4.00)%	4874	(179)	(3.54)%	(180)	(3.76)%
Prj 3E.6	4906	(72)	(1.45)%	4856	(116)	(2.33)%	4956	(97)	(1.92)%	(141)	(2.84)%
Prj 3E.13A	4813	(165)	(3.31)%	4773	(199)	(4.00)%	4874	(179)	(3.54)%	(180)	(3.76)%
Prj 3E.6A	4906	(72)	(1.45)%	4856	(116)	(2.33)%	4956	(97)	(1.92)%	(141)	(2.83)%

All Grades	2014-15			2015-16			2016-17			Average	Average
	Total	Diff	%	Total	Diff	%	Total	Diff	%	Diff	%
ACTUAL	15,277	xxx	xxx	15,663	xxx	xxx	15,945	xxx	xxx	xxx	xxx
Prj 3E.13	14,328	(949)	(6.21)%	14,662	(1,001)	(6.39)%	15,182	(763)	(4.79)%	(479)	(3.61)%
Prj 3E.6	14,406	(871)	(5.70)%	14,701	(962)	(6.14)%	15,248	(697)	(4.37)%	(412)	(3.16)%
Prj 3E.13A	14,302	(975)	(6.38)%	14,646	(1,017)	(6.49)%	15,109	(836)	(5.24)%	(505)	(3.79)%
Prj 3E.6A	14,377	(900)	(5.89)%	14,680	(983)	(6.28)%	15,168	(777)	(4.87)%	(441)	(3.35)%

Appendix A.2 - CAPITAL FACILITIES PLAN Enrollment Projections

BASE DATA - BUILDOUT SCHEDULE**ASSUMPTIONS:**

- 1 Uses Build Out estimates received from developers.
- 2 Student Generation Factors are updated Auburn data for 2017 as allowed per King County Ordinance
- 3 Takes area labeled Lakeland and Kersey Projects projects across 2017-2023
- 4 Takes area labeled Bridges and other Lea Hill area developments and projects across 2017-2023
- 5 Includes known developments in N. Auburn and other non-Lea Hill and non-Lakeland developments

Student Generation Factors

Auburn Factors		Single	Multi-
2017 SF	2017 MF	Family	Family
Elementary		0.1930	0.1030
Middle School		0.0770	0.0310
Senior High		0.0730	0.0440
Total		0.3430	0.1780

Table 1	Auburn S.D. Development	2017	2018	2019	2020	2021	2022	2023	Total
	Lakeland/Kersey Single Family	0	100	150	75	50	29		404
	Lea Hill Area Single Family	50	75	50	30	0	0	0	205
	Other Single Family Units	40	60	50	20	0	0	0	170
	Total Single Family Units	90	235	250	125	50	29	0	779
Projected Pupils:									
	Elementary Pupils K-5	17	45	48	24	10	6	0	150
	Mid School Pupils 6-8	7	18	19	10	4	2	0	60
	Sr. High Pupils 9-12	7	17	18	9	4	2	0	57
	Total K-12	31	81	86	43	17	10	0	267
	Multi Family Units	0	150	300	150	48	0	0	648
	Total Multi Family Units	0	150	300	150	48	0	0	648
Projected Pupils:									
	Elementary Pupils K-5	0	15	31	15	5	0	0	67
	Mid School Pupils 6-8	0	5	9	5	1	0	0	20
	Sr. High Pupils 9-12	0	7	13	7	2	0	0	29
	Total K-12	0	27	53	27	9	0	0	115
	Total Housing Units	90	385	550	275	98	29	0	1427
	Elementary Pupils K-5	17	61	79	40	15	6	0	217
	Mid School Pupils 6-8	7	23	29	14	5	2	0	80
	Sr. High Pupils 9-12	7	24	31	16	6	2	0	85
	Total K-12	31	107	139	70	26	10	0	383
Cumulative Projection		2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24	
	Elementary - Grades K -5	17	78	157	197	211	217	217	
	Mid School - Grades 6 - 8	7	30	58	73	78	80	80	
	Senior High - Grades 9 - 12	7	30	62	78	83	85	85	
	Total	31	138	277	347	373	383	383	

Buildout Data for Enrollment Projections-April 2017

TABLE 2	New Projects - Annual New Pupils Added & Distributed by Grade Level									
GRADE	6 Year Average Enroll.	Percent of average Pupils by Grade & Level	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2024-25
KDG	1161	7.67%	1237	2	11	21	27	29	29	29
1	1176	7.77%	1210	2	11	22	27	29	30	30
2	1182	7.81%	1300	2	11	22	27	29	30	30
3	1153	7.62%	1317	2	11	21	26	28	29	29
4	1124	7.43%	1237	2	10	21	26	28	28	28
5	1109	7.33%	1199	2	10	20	25	27	28	28
6	1085	7.17%	1152	2	10	20	25	27	27	27
7	1085	7.17%	1132	2	10	20	25	27	27	27
8	1085	7.17%	1108	2	10	20	25	27	27	27
9	1233	8.15%	1261	3	11	23	28	30	31	31
10	1235	8.16%	1248	3	11	23	28	30	31	31
11	1222	8.07%	1318	2	11	22	28	30	31	31
12	1287	8.50%	1226	3	12	24	29	32	33	33
Totals	15136	100.00% Total	15945	31	138	277	347	373	383	383

TABLE 3	6 year Historical Data Average Enrollment and Percentage Distributed by Grade Level							
Grade	11-12	12-13	13-14	14-15	15-16	16-17	6yr Ave	%
KDG	1029	1098	1170	1232	1198	1237	1160.67	7.67%
1	1068	1089	1188	1219	1279	1210	1175.50	7.77%
2	1097	1083	1124	1196	1289	1300	1181.50	7.81%
3	996	1111	1125	1136	1232	1317	1152.83	7.62%
4	1022	1038	1123	1156	1170	1237	1124.33	7.43%
5	1018	1070	1075	1122	1172	1199	1109.33	7.33%
6	1063	1041	1076	1059	1116	1152	1084.50	7.17%
7	1032	1086	1072	1091	1099	1132	1085.33	7.17%
8	1046	1017	1116	1088	1136	1108	1085.17	7.17%
9	1273	1200	1159	1275	1229	1261	1232.83	8.15%
10	1170	1278	1229	1169	1316	1248	1235.00	8.16%
11	1233	1164	1240	1211	1167	1318	1222.17	8.07%
12	1316	1321	1274	1323	1260	1226	1286.67	8.50%
Totals	14363	14596	14971	15277	15663	15945	15135.83	100.00%
% of change		1.62%	2.57%	2.04%	2.53%	1.80%		
change +/-		233	375	306	386	282		

Buildout Data for Enrollment Projections-April 2017

TABLE 4 ND 3.13	New Projects - Pupil Projection Cumulative by Grade Level		Updated April 2017						
<i>Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.</i> Kindergarten calculates previous years number plus Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.	GRADE	2016-17 Actual	2017-18 Projected	2018-19 Projected	2019-20 Projected	2020-21 Projected	2021-22 Projected	2022-23 Projected	2024-25 Projected
	KDG	1237	1268	1306	1344	1379	1410	1439	1467
	1	1210	1288	1326	1365	1399	1430	1460	1488
	2	1300	1231	1316	1355	1389	1420	1450	1478
	3	1317	1319	1256	1342	1376	1407	1436	1465
	4	1237	1347	1354	1294	1375	1405	1434	1463
	5	1199	1261	1377	1386	1320	1398	1427	1456
	K-5	7500	7716	7934	8086	8238	8470	8646	8817
	6	1152	1203	1271	1388	1393	1323	1399	1428
	7	1132	1171	1228	1298	1411	1412	1341	1417
	8	1108	1147	1192	1251	1316	1425	1425	1353
	GR 6-8	3392	3522	3691	3937	4120	4159	4166	4199
	9	1261	1295	1340	1389	1443	1505	1613	1613
	10	1248	1265	1304	1353	1395	1446	1507	1614
	11	1318	2	11	22	28	30	31	31
	12	1226	1224	1246	1290	1331	1372	1421	1481
	GR 9-12	5053	3785	3901	4053	4198	4354	4572	4739
	Total	15945	15023	15526	16075	16556	16983	17385	17756
% of change		-5.78%	3.35%	3.54%	2.99%	2.58%	2.37%	2.13%	
change +/-		-922	503	549	481	427	402	371	

TABLE 5 ND 3.6	New Projects - Pupil Projection Cumulative by Grade Level		Updated April 2017								
Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level. Kindergarten calculates previous years number plus Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.	GRADE	2016-17 Actual	2017-18 Projected	2018-19 Projected	2019-20 Projected	2020-21 Projected	2021-22 Projected	2022-23 Projected	2024-25 Projected	2022-23 Projected	2023-24 Projected
	KDG	1237	1281	1331	1383	1430	1474	1516	1557	1575	1593
	1	1210	1292	1342	1395	1441	1485	1528	1569	1587	1605
	2	1300	1242	1331	1383	1430	1473	1516	1558	1576	1593
	3	1317	1321	1270	1359	1406	1450	1492	1534	1552	1569
	4	1237	1341	1351	1302	1387	1430	1472	1513	1531	1548
	5	1199	1260	1370	1381	1326	1408	1451	1492	1509	1526
	K-5	7500	7739	7994	8203	8420	8720	8975	9223	9328	9434
	6	1152	1196	1263	1375	1382	1324	1403	1445	1462	1478
	7	1132	1173	1224	1292	1399	1403	1343	1423	1440	1456
	8	1108	1146	1193	1245	1309	1413	1415	1355	1371	1386
	GR 6-8	3392	3516	3680	3912	4090	4139	4162	4224	4272	4321
	9	1261	1258	1302	1353	1400	1461	1564	1566	1584	1602
	10	1248	1273	1275	1323	1367	1411	1471	1573	1591	1609
	11	1318	1239	1270	1275	1317	1358	1401	1460	1476	1493
	12	1226	1396	1323	1357	1356	1395	1435	1478	1494	1511
	GR 9-12	5053	5165	5170	5307	5441	5626	5871	6077	6146	6216
	Total	15945	16420	16844	17421	17951	18485	19009	19525	19746	19970
% of change			2.98%	2.58%	3.43%	3.04%	2.97%	2.83%	2.71%	1.14%	1.14%
change +/-			475	424	577	530	534	524	516	222	224

Buildout Data for Enrollment Projections-April 2017

TABLE 6 ND3.13A	New Developments - Pupil Projection Cumulative by Grade Level Updated April 2017								
Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level. Kindergarten calculates birth rate average plus Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.	GRADE	2016-17 Actual	2017-18 Projected	2018-19 Projected	2019-20 Projected	2020-21 Projected	2021-22 Projected	2022-23 Projected	2024-25 Projected
	KDG	1237	1191	1202	1224	1241			
	1	1210	1288	1248	1262	1279	1292		
	2	1300	1231	1316	1278	1286	1300	1312	
	3	1317	1319	1256	1342	1299	1303	1316	1327
	4	1237	1347	1354	1294	1375	1328	1331	1343
	5	1199	1261	1377	1386	1320	1398	1350	1353
		7500	7639	7752	7786	7800	6621	5309	4024
	6	1152	1203	1271	1388	1393	1323	1399	1351
	7	1132	1171	1228	1298	1411	1412	1341	1417
	8	1108	1147	1192	1251	1316	1425	1425	1353
		3392	3522	3691	3937	4120	4159	4166	4122
	9	1261	1295	1340	1389	1443	1505	1613	1613
	10	1248	1265	1304	1353	1395	1446	1507	1614
	11	1318	1223	1245	1288	1330	1370	1419	1479
	12	1226	1362	1273	1299	1335	1375	1413	1462
		5053	5144	5162	5328	5504	5697	5952	6168
Total		15945	16305	16605	17050	17424			
% of change			2.26%	1.84%	2.68%	2.19%			
change +/-			360	300	445	374			

TABLE 7 ND 3.6A	New Projects - Pupil Projection Cumulative by Grade Level Updated April 2017								
Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level. Kindergarten calculates birth rate average plus Current generation based on % of total enrollment. Other factor uses 100% cohort survival, based on 6 year history.	GRADE	2016-17 Actual	2017-18 Projected	2018-19 Projected	2019-20 Projected	2020-21 Projected	2021-22 Projected	2022-23 Projected	2024-25 Projected
	KDG	1237	1191	1202	1224	1241			
	1	1210	1292	1252	1266	1283	1296		
	2	1300	1242	1331	1293	1301	1315	1327	
	3	1317	1321	1270	1359	1316	1320	1333	1345
	4	1237	1341	1351	1302	1387	1340	1343	1355
	5	1199	1260	1370	1381	1326	1408	1361	1363
		7500	7649	7775	7825	7854			
	6	1152	1196	1263	1375	1382	1324	1403	1355
	7	1132	1173	1224	1292	1399	1403	1343	1423
	8	1108	1146	1193	1245	1309	1413	1415	1355
		3392	3516	3680	3912	4090	4139	4162	4134
	9	1261	1258	1302	1353	1400	1461	1564	1566
	10	1248	1273	1275	1323	1367	1411	1171	1573
	11	1318	1239	1270	1275	1317	1358	1401	1460
	12	1226	1396	1323	1357	1356	1395	1435	1478
		5053	5165	5170	5307	5441	5626	5571	6077
Total		15945	16330	16625	17043	17385			
% of change			2.41%	1.81%	2.52%	2.00%			
change +/-			385	295	418	342			

Appendix A.3 Student Generation Survey

Auburn School District
Development Growth since 1/1/12
April 2017

SINGLE FAMILY

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Actual Students				Student Generation Factors			
				Elem	Middle	HS	Total	Elem	Middle	HS	Total
Alicia Glenn	24	24	0	6	7	2	15	0.250	0.292	0.083	0.625
Anthem (formerly Megan's Meadows)	13	9	4	1	1	0	2	0.111	0.111	0.000	0.222
Bridges	386	279	107	46	23	20	89	0.165	0.082	0.072	0.319
Canyon Creek	154	51	103	9	1	6	16	0.176	0.020	0.118	0.314
Kendall Ridge	106	106	0	19	11	10	40	0.179	0.104	0.094	0.377
Lakeland East: Portola	130	130	0	42	18	22	82	0.323	0.138	0.169	0.631
Lakeland: Edgeview	373	373	0	55	12	13	80	0.147	0.032	0.035	0.214
Lakeland Hills Estates	66	66	0	4	3	1	8	0.061	0.045	0.015	0.121
Lakeland: Villas At ...	81	81	0	17	2	3	22	0.210	0.025	0.037	0.272
Monterey Park	239	239	0	43	19	16	78	0.180	0.079	0.067	0.326
Mountain View	55	43	12	10	4	2	16	0.233	0.093	0.047	0.372
Sonata Hills	72	72	0	8	4	3	15	0.111	0.056	0.042	0.208
Sterling Court	8	8	0	2	1	3	6	0.250	0.125	0.375	0.750
Trail Run	169	169	0	55	17	17	89	0.325	0.101	0.101	0.527
Vintage Place	25	25	0	7	6	4	17	0.280	0.240	0.160	0.680
Totals	1901	1675	226	324	129	122	575	0.193	0.077	0.073	0.343

Auburn School District
Development Growth since 1/1/12
April 2017

2017 and beyond

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Anderson Acres	14	0	14
Backbone Ridge	7	0	7
Bridle Estates	18	0	18
Hastings 10 *	10	0	10
Hazel Heights	22	0	22
Hazel View	20	0	20
Lakeland: Forest Glen At ..	30	0	30
Lakeland: Park Ridge	256	0	256
Lakeland: River Rock	14	0	14
Pacific Lane	11	0	11
Ridge At Tall Timbers	104	0	104
Spencer Place *	13	0	13
Willow Place *	18	0	18
Yates Plat	16	0	16
	553		553

* currently under construction

Estimated Students Based on Student Generation Factors			
Elem	Middle	HS	Total
3	1	1	5
1	1	1	2
3	1	1	6
2	1	1	3
4	2	2	8
4	2	1	7
6	2	2	10
50	20	19	88
3	1	1	5
2	1	1	4
20	8	8	36
3	1	1	4
3	1	1	6
3	1	1	5
Total	107	43	40

Auburn School District
Development Growth since 1/1/12
April 2017

MULTI FAMILY

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Lakeland: Four Lakes Apts	234	234	0
Legend Townhomes	11	11	0
Trail Run Townhomes	115	115	0
	360	360	0

Elem	Middle	HS	Total
15	6	11	32
5	1	1	7
17	4	4	25
37	11	16	64

Student Generation Factors			
Elem	Middle	HS	Total
0.064	0.026	0.047	0.137
0.455	0.091	0.091	0.636
0.148	0.035	0.035	0.217
0.103	0.031	0.044	0.178

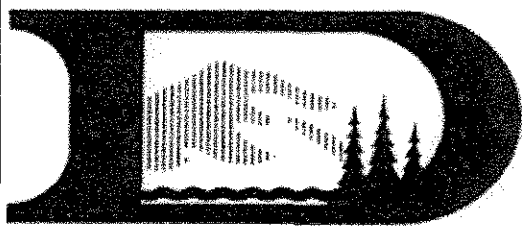
2017 and beyond

Promenade Apts *			
(formerly Auburn Hills)	320	0	320
Sundallen Condos	48	0	48
The Villas at Auburn *	280	0	280
	648		648

* currently under construction

33	10	14	57
5	1	2	9
29	9	12	50
67	20	29	115

Total



***Dieringer School District
Capital Facilities Plan
2018-2023***

Board Approved May 30, 2017

DIERINGER SCHOOL DISTRICT NO. 343

**1320-178th Avenue East
Lake Tapps, Washington 98391
(253) 862-2537**

BOARD OF DIRECTORS

Monte St. Johns

Andy Hart

Hilary McCabe

John McKenna

Dr. Judy Neumeier-Martinson, Superintendent

Dieringer

Educating every child for

Confidence today and

Contribution tomorrow

Dieringer School District No. 343 Dieringer School District

An Overview

Established in 1890, Dieringer School District consolidated with Lake Tapps School District in 1936. The District's three schools, Lake Tapps Elementary School, Dieringer Heights Elementary School and North Tapps Middle School, provide K through 8th grade education, and serve as hubs for community activities as well. Dieringer School District #343 is located in unincorporated Pierce County, bounded on the east by the White River, on the west by the Stuck River, on the north by the city of Auburn, and on the south by the cities of Bonney Lake and Sumner. The District surrounds the northern two-thirds of Lake Tapps and covers approximately 5.5 square miles.

The current student enrollment is approximately 1,431 students in grades kindergarten through eight. Students in grades first through third are housed at Lake Tapps Elementary, constructed in 2005 as a replacement project. Construction has begun on an addition that is expected to be completed by September 2017. Dieringer Heights Elementary opened in the fall of 2000 and is home to students in kindergarten, fourth and fifth grade. Originally constructed in 1992 and added on to in 1998 and 2009, North Tapps Middle School houses students in grades sixth-eighth. The district supports an additional 550 high school students who may select to attend any public high school. The majority chose to attend Auburn Riverside, Sumner and Bonney Lake High Schools.

The district has a long standing history of providing high quality education for all our students. Our goal is for our students to gain the skills that will allow them to become successful, confident, contributing members of society. Dieringer is composed of students who come to school well prepared and eager to learn. Parents are concerned with student success and provide outstanding support for their children and the Dieringer School District. The PTA and many volunteers contribute countless hours and resources to our schools and students. The community supports the schools through the passage of funding issues to support bus acquisition, student access to current technology and the construction of school facilities. Impact fees, including interest, are held in reserve until used to meet District identified needs for site acquisition, additional facilities and improvements and/or technology capital expenditures.

DIERINGER SCHOOL DISTRICT NO. 343

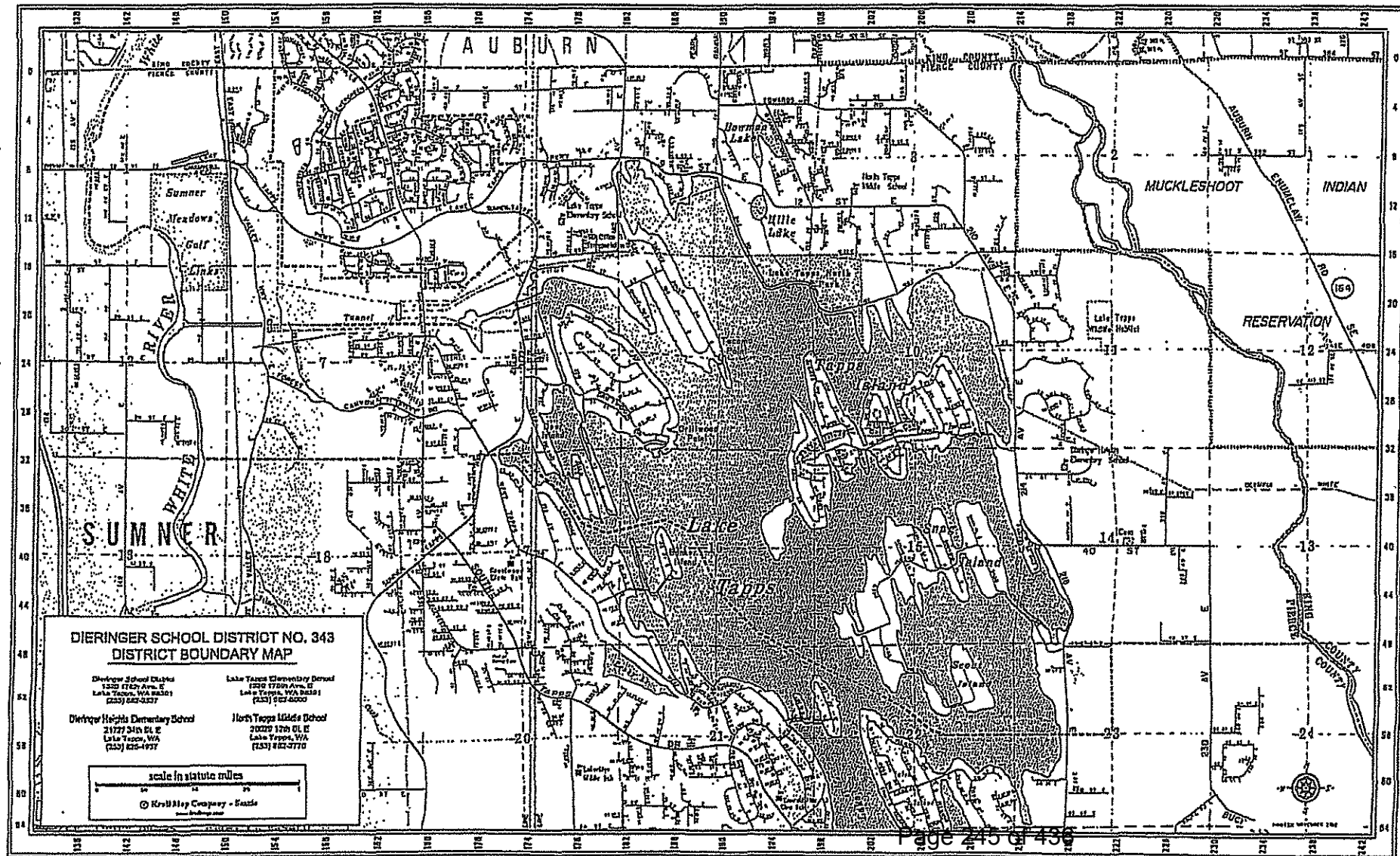
Capital Facilities Plan Update, 2017

Current Facilities Inventory of Public Schools

<u>NAME</u>	<u>CAPACITY</u>	<u>LOCATION</u>
*Lake Tapps Elementary	374	1320-178 th Ave E., Lake Tapps
Dieringer Heights Elementary	495	21727 – 34 th St. E., Lake Tapps
North Tapps Middle School	536	20029- 12 th St., E., Lake Tapps
High School	<u>0</u>	
TOTAL	1,405	

*Include addition to be completed by 9/2017

9



**Dieringer School District Proposed Housing
Potential Enrollment Increase
May 2017**

Proposed Housing Units:

Single Family- $211 \times .452$ generation factor = 95 students K-8

Enrollment Impact:

95 students K-8

Estimated 19 students a year over the period 2018-2023

Potential enrollment increase = 6.6% (based on 1,420 enrollment 3/17)

Increase per grade level = 10.5 students (based on 9 grade bands)

Approximately students per school: LTES 31.5; NTMS 31.5; DHES 31.5

District enrollment based on 3/17 and potential growth = 1,515 students

District program capacity = 1,405 students

Enrollment Projections

The Dieringer School District is located in an area that continues to experience growth. This growth can be noted by reviewing the following indicators: enrollment trend data, proposed housing development, and the mitigation impact fees received for new construction.

The District continues to experience steady growth in student enrollment. This has slightly exceeded the Pierce County and Puget Sound Educational Service District (PSESD) enrollment growth over the same period. A review of proposed construction within the borders of the Dieringer School District indicates that the growth trend can be expected to continue over the next four years and beyond. This growth trend was slowed in recent years by economic conditions, but has picked up again. There are 211 single family residents slated for construction within the next five years. These projects, together with individual lots and general in-migration, are anticipated to generate an additional 95 students in kindergarten through eighth grade.

Information from Pierce county Planning & Land Services indicates that there is space and zoning for approximately 1,200 additional housing lots in the western portion of the district. This creates a potential for 542 additional students, kindergarten through eighth grade that are not included in the above numbers.

To partially address this growth, the District passed a 2006 bond issue to construct an additional five classrooms at Dieringer Heights Elementary. Those classrooms were completed and occupied in 2009. The bond issue also provided for the addition of an auxiliary gym, health and fitness classroom, and four science rooms at North Tapps Middle School. Those projects were completed in 2009 and the new instructional spaces are in use. This year a Growth and Facilities Task Force meet and identified the need to expand the Lake Tapps Elementary School. Construction of 3 classrooms began in the winter of 2017 and will be completed by September, 2017.

HOUSING DEVELOPMENTS

Spring 2017

#1 Fairweather Cove Estates (19) Pierce Co/8 houses completed

- Notice of application 1/24/01
- 27 Single Family Lots
- 1600-2000 block of 16th St. @ the 17500-17800 block of Sumner-Tapps Hwy.

#2 Rainier Plateau (10) Pierce Co/ Site work completed; home construction TBD

- Notice of application 10/13/00
- 10 Single Family Lots
- End of 34th St.

#3 Grandview Ridge II and III Pierce Co/ III (1)

- Off Sumner-Tapps Hwy. across from Driftwood and Deer Island Dr.
- Grandview Ridge Notice of Application 1/13/99
- 60 Single Family Lots

#4 Tapps Meadow (Van Der Hoek) (10) Pierce Co

- One house completed
- 11 large lots; Across from Snag Island

#5 Country Creek Estates (1) Pierce Co/ 9 houses completed

- 10 Single Family Lots; off 15th near Edwards Road

#6 Forest Canyon Estates (121) Pierce Co/ Permit expired

- 121 Single Family Lots; off Forest Canyon Rd.

#7 The Ridge at Lake Tapps (45) Pierce County

- Preliminary plat process
- 45 Single Family Lots -32XX Sumner Tapps Hwy. E.

#8 Maryanski Plat (4) Pierce County

- Preliminary plat process
- 4 Single Family Lots; 40th St. E and 230th Ave E

211 Single Family Units to be built

Standard of Service

The Dieringer School District houses children in elementary schools serving students kindergarten through fifth grade and a middle school that houses grades six through eighth. High school students, grades nine through twelve, attend adjacent high schools, primarily in the Auburn and Sumner School Districts.

Dieringer School District follows a traditional school calendar beginning in early September and completing in mid June. The daily school schedules begin between 7:49 and 8:45 a.m. and end between 2:17 and 3:15 p.m.

The Dieringer School District standard of service is based on class size and program decisions adopted by the Dieringer School District Board of Directors. Based on the district philosophy regarding class size, the targeted number of students per classroom kindergarten through third grade 17, fourth through fifth and sixth grade 27 and seven through eighth grade 28. These class sizes have an impact on facilities and the permanent capacity of each school reflects these class sizes.

In the District, rooms designated and assigned for special use are not counted as capacity classrooms. At the elementary level students are provided music instruction, physical education and art instruction in separate, non-capacity classrooms. Computer labs are provided at each school as non-capacity spaces. Special education and remedial programs are provided as pullout programs and do not provide capacity. At the middle school level, instruction is organized around a six period day; classrooms are calculated as providing 5/6 capacity to accommodate teacher planning time in the instructional space.

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2017

Dieringer School District Service Standards Public School Facilities (Square Feet Per Student)

Elementary School	138
Middle School	148
Junior High	NA
High School	NA

Dieringer School District Individual Capacity Projects (2018-2023)

Elementary School No. 3	450
High School	NA

DIERINGER SCHOOL DISTRICT NO. 343

PERMANENT CAPACITY PROJECTS MASTER SCHEDULE May, 2017

<u>Name</u>	<u>Current Capacity</u>	<u>6 - Year Capacity</u>	<u>Total Capacity</u>	<u>2018*</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>
Lake Tapps Elementary (LTES Replacement)	418		374						
Dieringer Heights Elem.	507		495						
Elementary School No. 3		450	450						
North Tapps MS Incl NTMS Additions 2009	536		536						
<hr/>									
TOTALS	1461	450	1855						

*Reduced capacity due to 1-3 class sizes.

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, May 2017

CFP Projects and Financing Plan
Sources and Uses of Funds
(x \$1,000)

Sources of Funds

Existing Revenue:

Reserve	\$4,098
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New Revenue:

Bonds, Levies, Fees, State Matching Funds, Dedications, Mitigation Payments	<u>\$26,191</u>
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TOTAL SOURCES	<u>\$30,289</u>
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Uses of Funds

Elementary School No. 3	(\$23,125)
LTES Remodel	(2,243)

Non-Capacity Projects:

School Site, Technology Upgrades, And Board Approved Projects	<u>(4,921)</u>
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TOTAL USES	<u>(\$30,289)</u>
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BALANCE	0
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DIERINGER SCHOOL DISTRICT NO. 343

FINANCE PLAN 2018-2023

May, 2017

<u>Permanent Capacity Projects</u>		<u>Unsecured Source of Funds</u>			<u>Secured Source of Funds</u>		
	<u>Estimated Cost</u>	<u>Estimated Amt Levy, Bond</u>	<u>Estimated State Match</u>	<u>Impact Fees</u>	<u>Levy, Bond & Interest</u>	<u>State Match</u>	<u>Impact Fees</u>
Elementary School No. 3	23,125,000	23,125,000	0	0	0	0	0
LTES Remodel	2,243,000	807,000	0	0	1,436,000	0	0
Total Capacity Projects	<u>25,368,000</u>	<u>23,932,000</u>	<u>0</u>	<u>0</u>	<u>1,436,000</u>	<u>0</u>	<u>0</u>
<u>Non-Capacity Projects</u>							
School Site Elem. No. 3	700,000	0	0	0	0	0	700,000
Technology Improvements	3,423,000	1,725,000	0	0	1,698,000	0	0
Board Approved Projects	798,000	493,000	0	41,000	0	0	264,000
Total Non-Capacity Projects	<u>4,921,000</u>	<u>2,218,000</u>	<u>0</u>	<u>41,000</u>	<u>1,698,000</u>	<u>0</u>	<u>964,000</u>
TOTAL PROJECTS	<u>30,289,000</u>	<u>26,150,000</u>	<u>0</u>	<u>41,000</u>	<u>3,134,000</u>	<u>0</u>	<u>964,000</u>

DIERINGER SCHOOL DISTRICT NO. 343

Capital Facilities Plan Update, 2017

Capital Facilities Requirements to 2023

Time Period	Student Population	Student Capacity	Net Reserve Or (Deficiency)
2017 Actual	1428	1405	(23)
2017-2022 Growth	95	450	355

Dieringer School District Cost Per Student

(2017 Dollars)

<u>Elementary Schools</u>	<u>Middle Schools</u>	<u>Junior High Schools</u>	<u>High Schools</u>
\$53,220	\$58,982	NA	NA

School Impact Fee Calculation 5/17				DISTRICT Dieringer School District			
School Site Acquisition Cost:							
(((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	12.00	\$419,349	450	0.322	0.172	\$3,596	\$1,923
Middle				0.130	0.070		
					TOTAL	\$3,596	\$1,923
School Construction Cost:							
(((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
		Facility	Facility	Student	Student	Cost/	Cost/
		Cost	Capacity	Factor	Factor	SFR	MFR
Elementary No. 3		\$23,125,000	450	0.322	0.172	\$16,547	\$8,839
				0.130	0.070		
					TOTAL	\$16,547	\$8,839
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	MFR
Elementary		\$0	0	0.322	0.172		
Middle		\$0	0	0.130	0.070		
					TOTAL	\$0	\$0
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	Factor	Factor	SFR	MFR
Elementary							
Middle							
					TOTAL	\$0	\$0
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value 2016						\$429,904	\$292,894
Capital Bond Interest Rate (est) 6/15						3.75%	3.75%
Net Present Value of Average Dwelling						\$3,530,710	\$2,405,476
						10	10
Property Tax Levy Rate 2017						\$3.5751	\$3.5751
Present Value of Revenue Stream						\$12,623	\$8,600
Fee Summary:				Single	Multiple		
				Family	Family		
Site Acquisition Costs				\$3,596.34	\$1,923.41		
Permanent Facility Cost				\$16,547.22	\$8,838.89		
Temporary Facility Cost				\$0.00	\$0.00		
State Match Credit				\$0.00	\$0.00		
Tax Payment Credit				(\$12,622.64)	(\$8,599.82)		
FEE				\$7,521	\$2,162		
FEE WITH DISCOUNT OF 50%				\$3,760			
FEE WITH DISCOUNT OF 50%					\$1,081		



FEDERAL WAY PUBLIC SCHOOLS

Each Scholar: A voice. A dream. A **BRIGHT** future.



CAPITAL FACILITIES PLAN 2018

FEDERAL WAY PUBLIC SCHOOLS
2018
CAPITAL FACILITIES PLAN
Adopted July 25, 2017

BOARD OF EDUCATION

Geoffery McAnallo
Claire Wilson
Liz Drake
Carol Gregory
Hiroshi Eto

SUPERINTENDENT

Dr. Tammy Campbell

Prepared by: Sally D. McLean, Chief Finance & Operations Officer
Tanya Nascimento, Student & Demographic Forecaster

TABLE OF CONTENTS

	TABLE OF CONTENTS	1
	INTRODUCTION	2-3
SECTION 1	THE CAPITAL FACILITIES PLAN	
	Introduction	4
	Inventory of Educational Facilities	5
	Inventory of Non-Instructional Facilities	6
	Needs Forecast - Existing Facilities	7
	Needs Forecast - New Facilities	8
	Six Year Finance Plan	9
SECTION 2	MAPS OF DISTRICT BOUNDARIES	
	Introduction	10
	Map - Elementary Boundaries	11
	Map - Middle School Boundaries	12
	Map - High School Boundaries	13
SECTION 3	SUPPORT DOCUMENTATION	
	Introduction	14
	Building Capacities	15-17
	Portable Locations	18-19
	Student Forecast	20-22
	Capacity Summaries	23-27
	King County Impact Fee Calculations	28-30
SECTION 4	SUMMARY OF CHANGES FROM THE 2017 PLAN	31-33

INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.3260 effective March 1996, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its 2018 Capital Facilities Plan as of May 2017.

This Plan is scheduled for adoption by King County, the City of Kent, City of Federal Way and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is also included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school impact fees as part of the SEPA process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council four Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction, which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Construction to replace Federal Way High School and to increase capacity by approximately 200 students has been in progress since 2014. We are currently nearing the completion of this \$106 million project. The District began Phase I in Summer 2014. The newly constructed building, including the majority of the classrooms (Phase II), was ready for use beginning in the 2016-17 school year. The existing cafeteria, gymnasium, and kitchen will continue to be in use during construction. Phase III, demolition of the cafeteria, gymnasium, and kitchen, and construction of athletic fields, will begin this summer and is expected to be completed by Winter 2018.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools. In accordance with the McCleary decision, the State continues to phase in funding based on a reduction of K-3 class size to 17 and 4-12 class size to 25. Initiative Measure No. 1351 would further reduce these class sizes in schools where more than 50% of students were eligible for free and reduced-price meals in the prior year. Under this measure, class sizes in those schools would be reduced to 15 in grades K-3, 22 in grade 4, and 23 in grades 5-12. The additional class size reductions required by Initiative 1351 would increase our classroom need from 60 to 120 at our Elementary & K-8 schools and add a need for an additional 26 classrooms at our Secondary schools.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

During the 2016-17 school year the District formed a Facilities Planning Committee consisting of District staff, parents, and community members. The Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. Through the committee's work a determination was made to recommend the rebuilding of Thomas Jefferson High School, Illahee Middle School, Totem Middle School, Lake Grove Elementary, Mirror Lake Elementary, Olympic View Elementary, Star Lake Elementary, and Wildwood Elementary. In addition to the school projects, the committee is also recommending the modernization of Memorial Stadium, which currently supports athletic activities for all schools. The rebuild of the aforementioned schools will create additional capacity for 960 students at the elementaries and 200 students at the high school. The expanded capacity supplants the need for additional elementary schools.

We will also continue to study school boundaries as new housing and fluctuating populations impact specific schools. Some shifts in boundaries may be required in the coming years. At this time with more than 1,000 unhoused elementary students, boundary adjustments cannot resolve the need for additional capacity. The maps included in this Plan reflect the boundaries for the 2017-18 school year.

SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)

Adelaide	1635 SW 304 th St	Federal Way	98023
Brigadoon	3601 SW 336 th St	Federal Way	98023
Camelot	4041 S 298 th St	Auburn	98001
Enterprise	35101 5 th Ave SW	Federal Way	98023
Green Gables	32607 47 th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308 th St	Auburn	98001
Lake Grove	303 SW 308 th St	Federal Way	98023
Lakeland	35827 32 nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300 th St	Auburn	98001
Mirror Lake	625 S 314 th St	Federal Way	98003
Nautilus (K-8)	1000 S 289 th St	Federal Way	98003
Olympic View	2626 SW 327 th St	Federal Way	98023
Panther Lake	34424 1 st Ave S	Federal Way	98003
Rainier View	3015 S 368 th St	Federal Way	98003
Sherwood Forest	34600 12 th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325 th Pl	Federal Way	98023
Star Lake	4014 S 270 th St	Kent	98032
Sunnycrest	24629 42 nd Ave S	Kent	98032
Twin Lakes	4400 SW 320 th St	Federal Way	98023
Valhalla	27847 42 nd Ave S	Auburn	98001
Wildwood	2405 S 300 th St	Federal Way	98003
Woodmont (K-8)	26454 16 th Ave S	Des Moines	98198

MIDDLE SCHOOLS (6-8)

Federal Way Public Academy (6-10)	34620 9 th Ave S	Federal Way	98003
Illahee	36001 1 st Ave S	Federal Way	98003
Kilo	4400 S 308 th St	Auburn	98001
Lakota	1415 SW 314 th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360 th ST	Auburn	98001
Totem	26630 40 th Ave S	Kent	98032
TAFA @ Saghalie (6-12)	33914 19 th Ave SW	Federal Way	98023

HIGH SCHOOLS (9-12)

Decatur	2800 SW 320 th St	Federal Way	98023
Federal Way	30611 16 th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288 th St	Auburn	98001
Todd Beamer	35999 16 th Ave S	Federal Way	98003
Career Academy at Truman	31455 28 th Ave S	Federal Way	98003

ADDITIONAL SCHOOLS

Internet Academy (K-12)	31455 28 th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21 st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28 th Ave S	Federal Way	98003

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332 nd	Federal Way	98003
Federal Way Memorial Field	1300 S 308 th St	Federal Way	98003
Educational Services Center	33330 8 th Ave S	Federal Way	98003
Support Services Center	1211 S 332 nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320 th St	Federal Way	98003
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Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335 th Streets - 10.04 Acres
73	N of SW 320 th and east of 45 th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 st Way S and S 342 nd St – Minimal acreage
96	S 308 th St and 14 th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
On-going	Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
II	Thomas Jefferson High School	Replace Existing Building, Increase Capacity	Capital bond request
II	Illahee Middle School	Replace Existing Building	Capital bond request
II	Totem Middle School	Replace Existing Building	Capital bond request
II	Lake Grove Elementary	Replace Existing Building, Increase Capacity	Capital bond request
II	Mirror Lake Elementary	Replace Existing Building, Increase Capacity	Capital bond request
II	Olympic View K-8 School	Replace Existing Building, Increase Capacity	Capital bond request
II	Star Lake Elementary	Replace Existing Building, Increase Capacity	Capital bond request
II	Wildwood Elementary	Replace Existing Building, Increase Capacity	Capital bond request
II	Memorial Stadium	Replace Existing Facility	Capital bond request
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

As part of the multi-phase plan, the District intends to increase capacity for elementary and high school students with expansion at the Thomas Jefferson, Lake Grove, Mirror Lake, Olympic View, Star Lake, and Wildwood sites. Increased capacity at the five elementary schools listed and additional elementary schools in later phases, supplant the need for construction of a twenty-fourth elementary school. Only projects in Phase II with plans to increase capacity are included in the impact fee calculation for this plan.

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS
--------------	----------	-----------------------------

No current plans for additional facilities.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	(\$308,593)
Land Sale Funds (2)	(\$4,468,978)
Bond or Levy Funds (3)	\$7,599,847
School Construction Assistance Program (SCAP) (4)	\$10,549,488
TOTAL	\$13,371,764

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (5)	\$116,000,000
Levy Funds (6)	\$20,000,000
Bond Funds (7)	\$304,000,000
Land Fund Sales (8)	\$0
Impact Fees (9)	\$1,400,000
TOTAL	\$441,400,000

Actual and Planned Expenditures

Total Secured Funding and Projected Revenue	\$454,771,764
--	----------------------

NEW SCHOOLS	Estimated and Prior Years	Budget 2017-18	2018 2018-19	2019 2019-20	2020 2020-21	2021 2021-22	2022 2022-23	2023 2023-24	Total 2017-2023	Total Cost
MODERNIZATION AND EXPANSION										
Federal Way High School (10)	\$76,000,000	\$20,000,000	\$10,000,000						\$30,000,000	\$106,000,000
Lake Grove Elementary (11)		\$13,800,000	\$13,800,000						\$27,600,000	\$27,600,000
Mirror Lake Elementary (11)		\$13,800,000	\$13,800,000						\$27,600,000	\$27,600,000
Star Lake Elementary (11)		\$13,800,000	\$13,800,000						\$27,600,000	\$27,600,000
Wildwood Elementary (11)		\$13,800,000	\$13,800,000						\$27,600,000	\$27,600,000
Olympic View K-8 School (11)			\$14,700,000	\$14,700,000	\$14,700,000				\$44,100,000	\$44,100,000
Thomas Jefferson High School (11)					\$37,500,000	\$37,500,000	\$37,500,000	\$37,000,000	\$149,500,000	\$149,500,000
SITE ACQUISITION										
Norman Center (Employment Transition Program) (12)	\$1,425,000	\$225,000	\$235,000	\$235,000					\$695,000	\$2,120,000
TEMPORARY FACILITIES										
Portables (13)		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$1,400,000	\$1,400,000
TOTAL	\$77,425,000	\$75,625,000	\$80,335,000	\$15,135,000	\$52,400,000	\$37,700,000	\$37,700,000	\$37,200,000	\$336,095,000	\$413,520,000

NOTES:

- These fees are currently being held in a King County, City of Federal Way and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/16.
- This is year end balance on 12/31/16.
- This is the 12/31/16 balance of bond funds and capital levy funds. This figure includes interest earnings.
- This represents the balance of SCAP which will be used to support the rebuilding of Federal Way High School. This is the balance on 12/31/16.
- This is remaining anticipated SCAP for the rebuilding of Federal Way High School. Application for funds was made in July 2013. Also included is the anticipated SCAP for projects included in the upcoming bond measure.
- These include \$30m of the \$60m six-year levy approved in November 2012.
- In November 2017, the District will have a \$450m bond measure on the ballot for voter consideration. The amount included in the finance plan is for those projects which will create additional capacity.
- Projected sale of surplus properties.
- These are projected fees based upon anticipated residential developments in the District, \$25,000 per month over the next 6 years.
- Project budget has been adjusted to match current project cost estimates.
- Project budgets based on current cost estimates.
- Norman Center was purchased in 2010 to house the Employment Transition Program. The \$2.1m purchase has been financed through a state approved LOCAL program through 2020.
- These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

SECTION 2 - MAPS OF DISTRICT BOUNDARIES

Federal Way Public Schools has twenty-one elementary schools (grades K-5), two schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and two small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Career Academy at Truman High School serves students in grades 9-12. In addition to these programs, TAFE @ Sashalie serves students in grades 6-12 who reside within the service area.

The following maps show the service area boundaries for each school, by school type. (Career Academy at Truman High School and Federal Way Public Academy serve students from throughout the District). The identified boundaries are reviewed annually. Any change in grade configuration or adoption of programs that affect school populations may necessitate a change in school service areas.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new development has its major impact on the facilities immediately adjacent to that development. School Districts are different. If the District does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

Adjusting boundaries requires careful consideration by the District and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

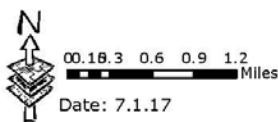
It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.



FEDERAL WAY PUBLIC SCHOOLS

- | | |
|--|---|
| ■ ELEMENTARY SCHOOLS | ■ MIDDLE SCHOOLS |
| 1 ADELAIDE ELEMENTARY | 36 FW PUBLIC ACADEMY |
| 2 BRIGADOON ELEMENTARY | 30 ILLAHEE MIDDLE SCHOOL |
| 3 CAMELOT ELEMENTARY | 31 KILO MIDDLE SCHOOL |
| 4 ENTERPRISE ELEMENTARY | 32 LAKOTA MIDDLE SCHOOL |
| 5 GREEN GABLES ELEMENTARY | 33 SACAJAWEA MIDDLE SCHOOL |
| 6 LAKE DOLLOFF ELEMENTARY | 37 SEQUOYAH MIDDLE SCHOOL |
| 7 LAKE GROVE ELEMENTARY | 35 TOTEM MIDDLE SCHOOL |
| 8 LAKELAND ELEMENTARY | 38 TAF @ SAGHALIE |
| 9 MARK TWAIN ELEMENTARY | |
| 10 MEREDITH HILL ELEMENTARY | |
| 11 MIRROR LAKE ELEMENTARY | ■ HIGH SCHOOLS |
| 12 NAUTILUS K-8 SCHOOL | 40 DECATUR HIGH |
| 13 OLYMPIC VIEW ELEMENTARY | 41 FEDERAL WAY HIGH |
| 14 PANTHER LAKE ELEMENTARY | 421 THOMAS JEFFERSON HIGH |
| 15 RAINIER VIEW ELEMENTARY | 45 TODD BEAMER HIGH |
| 16 SHERWOOD FOREST ELEMENTARY | 490 CAREER ACADEMY @ TRUMAN |
| 17 SILVER LAKE ELEMENTARY | 51 ETP/NORMAN CENTER |
| 18 STAR LAKE ELEMENTARY | |
| 19 SUNNYCREST ELEMENTARY | ■ ADMINISTRATIVE SITES |
| 20 TWIN LAKES ELEMENTARY | |
| 21 VALHALLA ELEMENTARY | |
| 22 WILDWOOD ELEMENTARY | |
| 23 WOODMONT K-8 SCHOOL | |
| ■ FWPS PROPERTY | |

ELEMENTARY BOUNDARIES

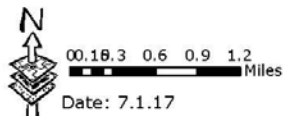




**FEDERAL WAY
PUBLIC SCHOOLS**

- | | |
|--|---|
| ■ ELEMENTARY SCHOOLS | ■ MIDDLE SCHOOLS |
| 1 ADELAIDE ELEMENTARY | 36 FW PUBLIC ACADEMY |
| 2 BRIGADOON ELEMENTARY | 30 ILLAHEE MIDDLE SCHOOL |
| 3 CAMELOT ELEMENTARY | 31 KILO MIDDLE SCHOOL |
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| 11 MIRROR LAKE ELEMENTARY | 40 DECATUR HIGH |
| 12 NAUTILUS K-8 SCHOOL | 41 FEDERAL WAY HIGH |
| 13 OLYMPIC VIEW ELEMENTARY | 421 THOMAS JEFFERSON HIGH |
| 14 PANTHER LAKE ELEMENTARY | 45 TODD BEAMER HIGH |
| 15 RAINIER VIEW ELEMENTARY | 490 CAREER ACADEMY @ TRUMAN |
| 16 SHERWOOD FOREST ELEMENTARY | 51 ETP/NORMAN CENTER |
| 17 SILVER LAKE ELEMENTARY | |
| 18 STAR LAKE ELEMENTARY | ■ ADMINISTRATIVE SITES |
| 19 SUNNYCREST ELEMENTARY | |
| 20 TWIN LAKES ELEMENTARY | |
| 21 VALHALLA ELEMENTARY | |
| 22 WILDWOOD ELEMENTARY | |
| 23 WOODMONT K-8 SCHOOL | |
| ■ FWPS PROPERTY | |

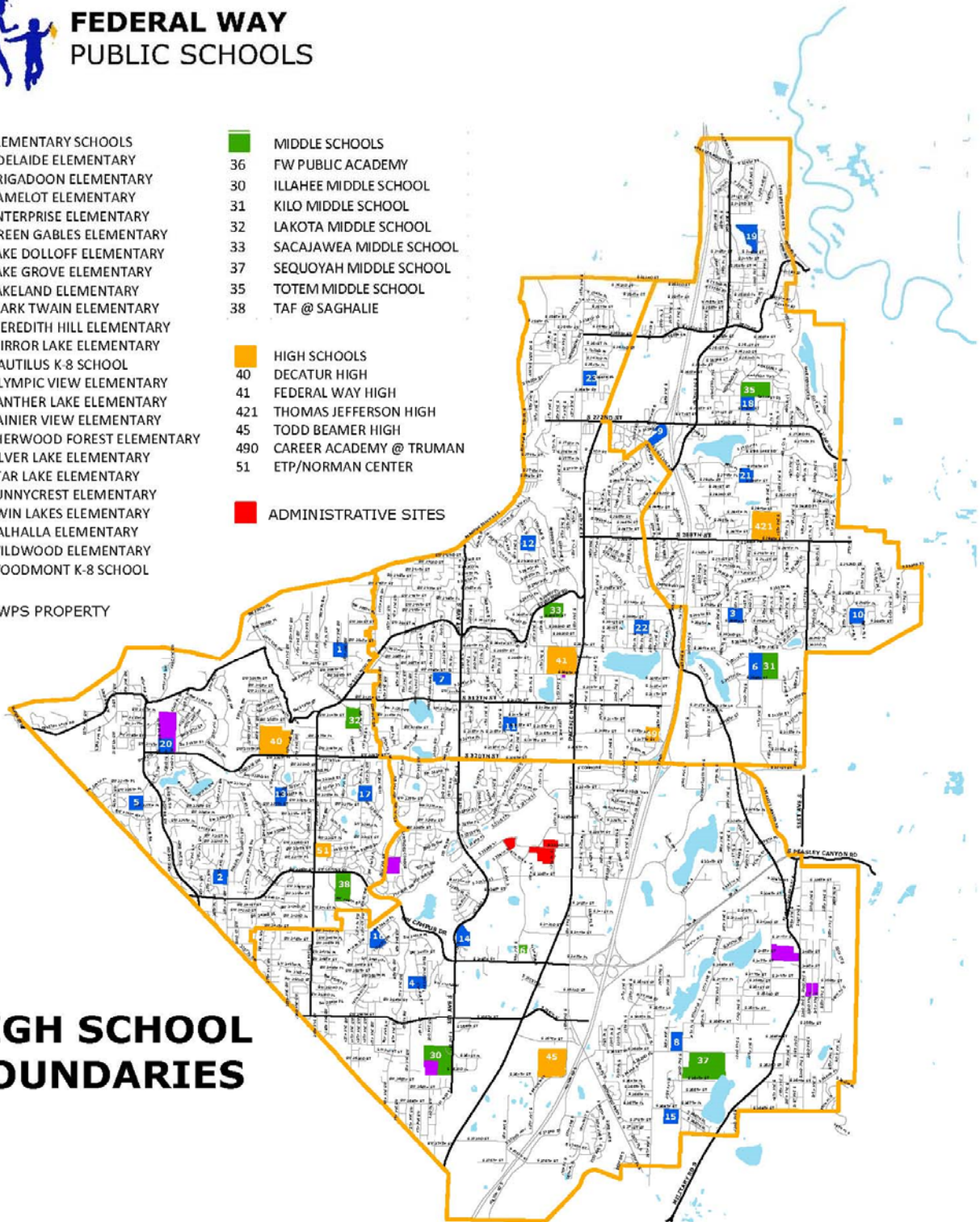
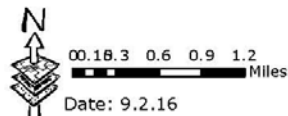
**MIDDLE SCHOOL
BOUNDARIES**





- | | |
|--|---|
| ■ ELEMENTARY SCHOOLS | ■ MIDDLE SCHOOLS |
| 1 ADELAIDE ELEMENTARY | 36 FW PUBLIC ACADEMY |
| 2 BRIGADOON ELEMENTARY | 30 ILLAHEE MIDDLE SCHOOL |
| 3 CAMELOT ELEMENTARY | 31 KILO MIDDLE SCHOOL |
| 4 ENTERPRISE ELEMENTARY | 32 LAKOTA MIDDLE SCHOOL |
| 5 GREEN GABLES ELEMENTARY | 33 SACAJAWEA MIDDLE SCHOOL |
| 6 LAKE DOLLOFF ELEMENTARY | 37 SEQUOYAH MIDDLE SCHOOL |
| 7 LAKE GROVE ELEMENTARY | 35 TOTEM MIDDLE SCHOOL |
| 8 LAKELAND ELEMENTARY | 38 TAF @ SAGHALIE |
| 9 MARK TWAIN ELEMENTARY | |
| 10 MEREDITH HILL ELEMENTARY | ■ HIGH SCHOOLS |
| 11 MIRROR LAKE ELEMENTARY | 40 DECATUR HIGH |
| 12 NAUTILUS K-8 SCHOOL | 41 FEDERAL WAY HIGH |
| 13 OLYMPIC VIEW ELEMENTARY | 421 THOMAS JEFFERSON HIGH |
| 14 PANTHER LAKE ELEMENTARY | 45 TODD BEAMER HIGH |
| 15 RAINIER VIEW ELEMENTARY | 490 CAREER ACADEMY @ TRUMAN |
| 16 SHERWOOD FOREST ELEMENTARY | 51 ETP/NORMAN CENTER |
| 17 SILVER LAKE ELEMENTARY | |
| 18 STAR LAKE ELEMENTARY | ■ ADMINISTRATIVE SITES |
| 19 SUNNYCREST ELEMENTARY | |
| 20 TWIN LAKES ELEMENTARY | |
| 21 VALHALLA ELEMENTARY | |
| 22 WILDWOOD ELEMENTARY | |
| 23 WOODMONT K-8 SCHOOL | |
| ■ FWPS PROPERTY | |

HIGH SCHOOL BOUNDARIES



SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2018 through 2024

Capacity Summaries

King County Impact Fees - Single and Multi-Family Units

Building Capacities

This Capital Facilities Plan establishes the District’s “standard of service” in order to ascertain the District’s current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District’s current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with McCleary. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, with the implementation of McCleary which requires a significant reduction in K-3 class sizes, elementary capacity, in this Plan, will be calculated based on the number of classroom spaces, the number of students assigned to each classroom and the extent of support facilities available for students, staff, parents, and the community.

Class Size Guidelines	FWPS Historical “Standard of Service”	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	20	17	25-28
Grades 1-2	20	17	25-28
Grade 3	25	17	28
Grades 4-5	25	25	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:

Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:

Each middle school and high school requires the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:

Each middle school has computer labs, except Totem Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP/Headstart:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP and Headstart program at 6 schools (4 elementary & 3 high schools). These programs decrease capacity at those sites. The District has recently leased space to expand or possibly relocate existing preschool programs.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

**ELEMENTARY BUILDING
PROGRAM CAPACITY**

School Name	Headcount
Adelaide	353
Brigadoon	299
Camelot	277
Enterprise	345
Green Gables	401
Lake Dolloff	400
Lake Grove	353
Lakeland	371
Mark Twain	430
Meredith Hill	375
Mirror Lake	262
Nautilus (K-8)	466
Olympic View	353
Panther Lake	347
Rainier View	405
Sherwood Forest	390
Silver Lake	400
Star Lake	337
Sunnycrest	405
Twin Lakes	341
Valhalla	406
Wildwood	372
Woodmont (K-8)	357
TOTAL	8,445

Elementary Average	367
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**MIDDLE SCHOOL BUILDING
PROGRAM CAPACITY**

School Name	Headcount	FTE
Illahee	855	864
Kilo	779	787
Lakota	786	794
Sacajawea	694	701
Sequoyah	585	591
Totem	795	803
TAFA @ Saghalie	598	604
Federal Way Public Academy	183	185
TOTAL	5,275	5,329

*Middle School Average	727	735
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**HIGH SCHOOL BUILDING
PROGRAM CAPACITY**

School Name	Headcount	FTE
Decatur	1243	1,329
Federal Way	1684	1,801
Thomas Jefferson	1224	1,309
Todd Beamer	1085	1,160
TAFA @ Saghalie	155	166
Career Academy at Truman	159	170
Federal Way Public Academy	116	124
Employment Transition Program	48	51
TOTAL	5,714	6,111

*High School Average	1,309	1,400
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Notes:

* Federal Way Public Academy, Career Academy at Truman High School, Employment Transition Program and TAFA @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

Portable Locations

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or child care programs, or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

The following page provides a list of the location of the portable facilities, used for educational facilities by Federal Way Public Schools.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

PORTABLE LOCATIONS

**PORTABLES LOCATED
AT ELEMENTARY SCHOOLS**

	INS TRUCTIONAL	NON INS TRUCTIONAL*
Adelaide	1	2
Brigadoon		1
Camelot	1	
Enterprise	2	1
Green Gables		1
Lake Dolloff	1	1
Lake Grove		2
Lakeland		
Mark Twain	3	
Meredith Hill	1	2
Mirror Lake	6	4
Nautilus	1	2
Olympic View	1	1
Panther Lake	3	1
Rainier View	4	1
Sherwood Forest	3	1
Silver Lake	1	3
Star Lake	3	1
Sunnycrest	6	
Twin Lakes	1	2
Valhalla	4	
Wildwood	4	
Woodmont	3	
TOTAL	49	26

**PORTABLES LOCATED
AT HIGH SCHOOLS**

	INS TRUCTIONAL	NON INS TRUCTIONAL
Decatur	8	1
Federal Way		
Thomas Jefferson	10	
Todd Beamer	8	
TOTAL	26	1

**PORTABLES LOCATED
AT SUPPORT FACILITIES**

MOT	
TDC	9
Former TAFA	20
TOTAL	29

**DISTRICT PORTABLES IN USE FOR ECEAP
AND/OR HEADSTART**

Sherwood Forest	1
Total	1

**PORTABLES LOCATED
AT MIDDLE SCHOOLS**

	INS TRUCTIONAL	NON INS TRUCTIONAL
Illahee		3
Kilo		7
Lakota		
Sacajawea	3	
Sequoyah	2	
Totem		
TAFA @ Saghalie		4
TOTAL	5	14

*Non-instructional portables at Lake Dolloff, Mirror Lake, and Nautilus will be in use as Instructional portables in the 2017-18 school year.

Student Forecast

Student enrollment projections are a basic component of budget development. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made on the basis of projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts, and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

The first method is a statistical cohort analysis that produces ten distinct forecasts. These are forecast of enrollment for one year. The projections vary depending on the number of years of historical information and how they are weighted.

A second method is a projection using an enrollment projection software package that allows the user to project independently at school or grade level and to aggregate these projections for the district level. The Enrollment Master™ software provides statistical methods including trend line, standard grade progression (cohort) and combinations of these methods. This software produces a five-year projection of school enrollment.

In December 2012, the District contracted a demographer to develop projections for the Federal Way School District. The report was complete in March 2013. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County. Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of

something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2023. This model produces a projection that is between 23,000 and 24,000 when applied to the low, medium and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models. An update to the District projections was provided in December 2016.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

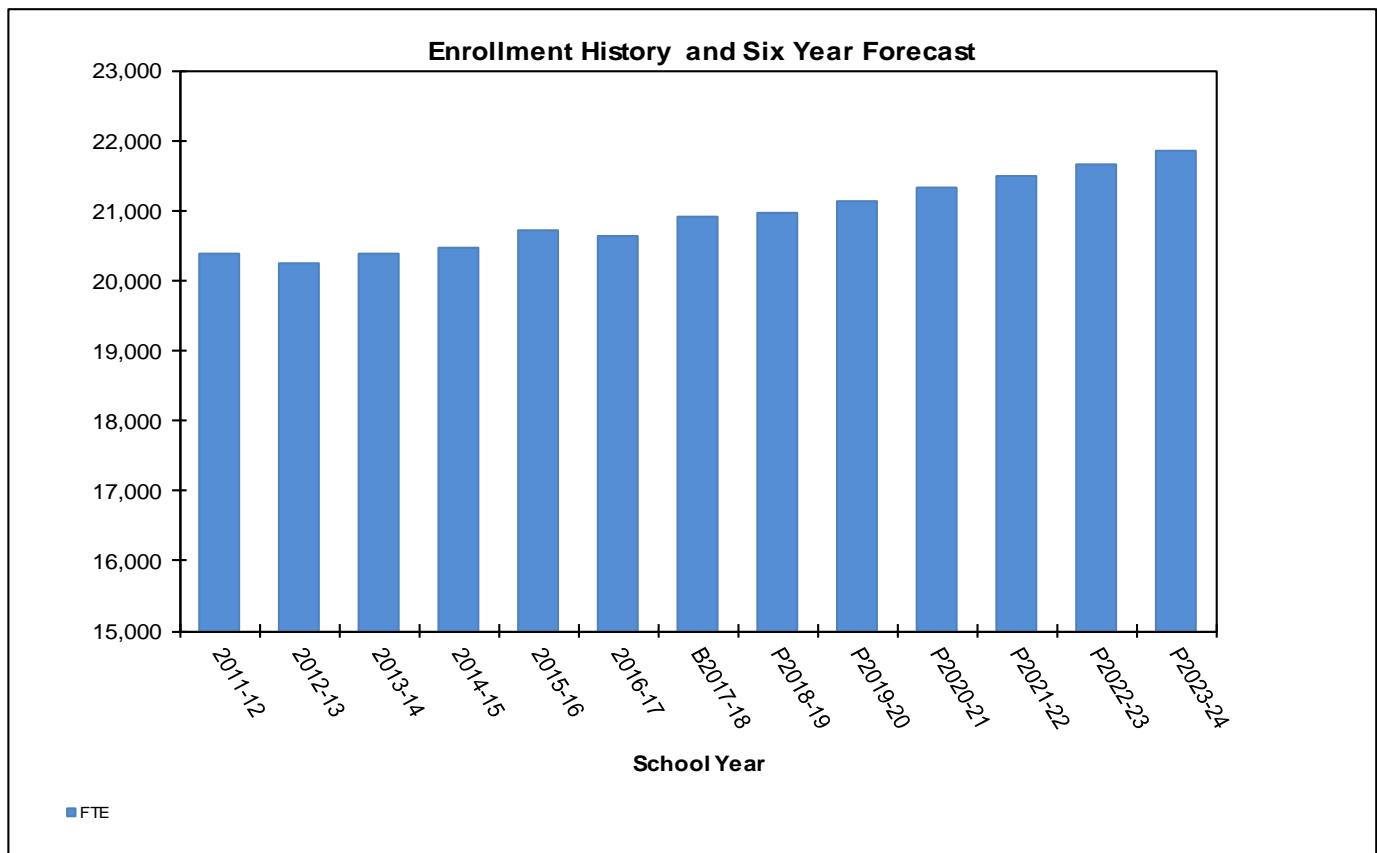
Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

Full Time Equivalent Enrollment History and Projections

Simplified FTE (K Headcount = .5 FTE; Middle School FTE=.99 Headcount; High School FTE = .935Headcount)

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12 FTE	Percent Change
2012	2011-12	8,800	5,134	6,448	20,382	
2013	2012-13	8,914	4,963	6,367	20,244	-0.7%
2014	2013-14	9,230	4,801	6,354	20,384	0.7%
2015	2014-15	9,177	4,884	6,402	20,462	0.4%
2016	2015-16	9,397	5,047	6,273	20,717	1.2%
2017	2016-17	9,589	4,986	6,063	20,638	-0.4%
2018	B2017-18	9,748	5,105	6,063	20,916	1.3%
2019	P2018-19	9,621	5,166	6,178	20,965	0.2%
2020	P2019-20	9,561	5,422	6,149	21,132	0.8%
2021	P2020-21	9,615	5,496	6,209	21,320	0.9%
2022	P2021-22	9,725	5,421	6,359	21,505	0.9%
2023	P2022-23	9,806	5,294	6,548	21,648	0.7%
2024	P2023-24	9,880	5,270	6,689	21,839	0.9%

Elementary K-5 Middle School 6-8 High School 9-12



Capacity Summaries

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized in spreadsheet format, with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - ALL GRADES

	Budget		-- Projected --				
Calendar Year	2017	2018	2019	2020	2021	2022	2023
School Year	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
CAPACITY							
BUILDING PROGRAM							
HEADCOUNT CAPACITY	19,451	19,451	19,451	19,451	20,091	20,251	20,251
FTE CAPACITY	19,822	19,822	19,822	19,822	19,822	19,822	19,822
Add Capacity				640	160		
Adjusted Program Headcount Capacity	19,451	19,451	19,451	20,091	20,251	20,251	20,251
Adjusted Program FTE Capacity	19,822	19,822	19,822	20,462	19,982	19,822	19,822

ENROLLMENT

Basic FTE Enrollment	20,916	20,965	21,132	21,320	21,505	21,648	21,839
Internet Academy Enrollment (AAFTE)	(315)	(315)	(315)	(315)	(315)	(315)	(315)
Basic FTE Enrollment without Internet Academy	20,601	20,650	20,817	21,005	21,190	21,333	21,524

SURPLUS OR (UNHOUSED)							
PROGRAM FTE CAPACITY	(779)	(828)	(995)	(543)	(1,208)	(1,511)	(1,702)

RELOCATABLE CAPACITY

Current Portable Capacity	2,129	2,171	2,171	2,171	1,898	1,877	1,877
Add New Portable Capacity	42						
Subtract Portable Capacity				(273)	(21)		
Adjusted Portable Capacity	2,171	2,171	2,171	1,898	1,877	1,877	1,877

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE							
CAPACITY	1,392	1,343	1,176	1,355	669	366	175

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - ELEMENTARY SCHOOLS

CAPACITY		Budget		-- Projected --				
	Calendar Year	2017	2018	2019	2020	2021	2022	2023
	School Year	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
BUILDING PROGRAM								
HEAD COUNT CAPACITY		8,462	8,462	8,462	8,462	9,102	9,262	9,262
FTE CAPACITY		8,462	8,462	8,462	8,462	9,102	9,262	9,262
Add/Subtract capacity total								
Add capacity at:								
Lake Grove					160			
Mirror Lake					205			
Olympic View						160		
Star Lake					145			
Wildwood					130			
Adjusted Program Headcount Capacity		8,462	8,462	8,462	9,102	9,262	9,262	9,262
Adjusted Program FTE Capacity		8,462	8,462	8,462	9,102	9,262	9,262	9,262

ENROLLMENT

Basic FTE Enrollment	9,748	9,621	9,561	9,615	9,725	9,806	9,880
Internet Academy (AAFTE) ¹	(36)	(36)	(36)	(36)	(36)	(36)	(36)
Basic FTE Enrollment without Internet Academy	9,712	9,585	9,525	9,579	9,689	9,770	9,844

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	(1,250)	(1,123)	(1,063)	(477)	(427)	(508)	(582)
---	----------------	----------------	----------------	--------------	--------------	--------------	--------------

RELOCATABLE CAPACITY²

Current Portable Capacity	1,029	1,071	1,071	1,071	798	777	777
Add/Subtract portable capacity							
Add portable capacity at:							
Nautilus	42						
Subtract portable capacity at:							
Mirror Lake				(126)			
Olympic View					(21)		
Star Lake				(63)			
Wildwood				(84)			
Adjusted Portable Capacity	1,071	1,071	1,071	798	777	777	777

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	(179)	(52)	8	321	350	269	195
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NOTES:

- 1 Internet Academy students are included in projections but do not require full time use of school facilities.
- 2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

CAPACITY SUMMARY - MIDDLE SCHOOLS

CAPACITY		Budget		-- Projected --				
	Calendar Year	2017	2018	2019	2020	2021	2022	2023
	School Year	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
BUILDING PROGRAM								
HEADCOUNT CAPACITY		5,275	5,275	5,275	5,275	5,275	5,275	5,275
FTE CAPACITY		5,249	5,249	5,249	5,249	5,249	5,249	5,249
Add/Subtract capacity								
Adjusted Program Headcount Capacity		5,275	5,275	5,275	5,275	5,275	5,275	5,275
Adjusted Program FTE Capacity		5,249	5,249	5,249	5,249	5,249	5,249	5,249

ENROLLMENT

Basic FTE Enrollment	5,105	5,166	5,422	5,496	5,421	5,294	5,270
Internet Academy (AAFTE) ¹	(74)	(74)	(74)	(74)	(74)	(74)	(74)
Basic FTE Enrollment without Internet Academy	5,031	5,092	5,348	5,422	5,347	5,220	5,196

SURPLUS OR (UNHOUSED)							
PROGRAM CAPACITY	218	157	(99)	(173)	(98)	29	53

RELOCATABLE CAPACITY²

Current Portable Capacity	325	325	325	325	325	325	325
Add/Subtract portable capacity							
Adjusted Portable Capacity	325	325	325	325	325	325	325

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE							
CAPACITY	543	482	226	152	227	354	378

NOTES:

- 1 Internet Academy students are included in projections but do not require full time use of school facilities.
- 2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

CAPACITY SUMMARY - HIGH SCHOOLS

CAPACITY		Budget		-- Projected --				
	Calendar Year	2017	2018	2019	2020	2021	2022	2023
	School Year	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23	2023-24
BUILDING PROGRAM								
HEADCOUNT CAPACITY		5,714	5,714	5,714	5,714	5,714	5,714	5,714
FTE CAPACITY		6,111	6,111	6,111	6,111	6,111	6,111	6,111
Add/Subtract capacity								
Thomas Jefferson High School ⁴								
Adjusted Program Headcount Capacity		5,714	5,714	5,714	5,714	5,714	5,714	5,714
Adjusted Program FTE Capacity		6,111	6,111	6,111	6,111	6,111	6,111	6,111

ENROLLMENT

Basic FTE Enrollment	6,063	6,178	6,149	6,209	6,359	6,548	6,689
Internet Academy (AAFTE) ¹	(205)	(205)	(205)	(205)	(205)	(205)	(205)
Basic Ed without Internet Academy	5,858	5,973	5,944	6,004	6,154	6,343	6,484

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	253	138	167	107	(43)	(232)	(373)
---	------------	------------	------------	------------	-------------	--------------	--------------

RELOCATABLE CAPACITY²

Current Portable Capacity	775	775	775	775	775	775	775
Add/Subtract portable capacity							
Adjusted Portable Capacity	775	775	775	775	775	775	775

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY³	1,028	913	942	882	732	543	402
---	--------------	------------	------------	------------	------------	------------	------------

NOTES:

1. Internet Academy students are included in projections but do not require full time use of school facilities.
2. Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.
3. Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.
4. Current project timelines estimate the completion of Thomas Jefferson HS in 2024.

King County, the City of Federal Way, and the City of Kent Impact Fee Calculations

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities. To determine an equitable fee throughout unincorporated King County, a formula was established. This formula can be found in King County Code 21A and was substantially adopted by the City of Federal Way and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

- STUDENT GENERATION FACTOR ANALYSIS

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2018 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years

- IMPACT FEE CALCULATION

On page 30, the 2018 variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act, generate the results below:

	<i>Plan Year 2017</i>	Plan Year 2018
Single Family Units	\$3,198	\$6,842
Multi-Family Units	\$8,386	\$20,086
Mixed-Use Residential ¹	\$4,193	\$10,043

A year over year comparison of formula variables can be found on page 33.

¹ In accordance with the City of Federal Way Ordinance No. 95-249.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

STUDENT GENERATION
NEW CONSTRUCTION IN PRIOR 5 YEARS

Single Family Student Generation

	Number of	Number of	Number of	Number of	Elementary	Middle School	High School	Total
	Single Family	Elementary	Middle School	High School	Student	Student	Student	Student
DEVELOPMENT	Dwellings	Students	Students	Students	Factor	Factor	Factor	Factor
(17) Hibbford Glen	15	10	2	1	0.6667	0.1333	0.0667	0.8667
(17) Vista Pointe	105	16	2	7	0.1524	0.0190	0.0667	0.2381
(16) Jefferson Place	11	5	1	1	0.4545	0.0909	0.0909	0.6363
(16) Star Lake East	30	3	4	5	0.1000	0.1333	0.1667	0.4000
(15) Swan Song	29	7	2	3	0.2414	0.0690	0.1034	0.4138
(15) Wynstone East	114	30	21	26	0.2632	0.1842	0.2281	0.6755
(14) North Lake Rim	37	4	4	4	0.1081	0.1081	0.1081	0.3243
(14) Wynstone	44	13	6	7	0.2955	0.1364	0.1591	0.5910
(13) Lake Point	22	3	4	5	0.1364	0.1818	0.2273	0.5455
(13) Saghalie Firs	34	6	7	4	0.1765	0.2059	0.1176	0.5000
Total	441	97	53	63				
Student Generation*					0.2200	0.1202	0.1429	0.4830

Multi-Family Student Generation - City of Federal Way

	Number of	Number of	Number of	Number of	Elementary	Middle School	High School	Total
	Multi Family	Elementary	Middle School	High School	Student	Student	Student	Student
DEVELOPMENT	Dwellings	Students	Students	Students	Factor	Factor	Factor	Factor
(17) Kitt's Corner	216	138	48	54	0.6389	0.2222	0.2500	1.1111
(16) Kandila Townhomes	27	3	2	3	0.1111	0.0741	0.1111	0.2963
(15) Park 16	293	179	77	116	0.6109	0.2628	0.3959	1.2696
Total	536	320	127	173				
Student Generation*					0.5970	0.2369	0.3228	1.1567

* Student Generation rate is based on totals.

FEDERAL WAY PUBLIC SCHOOLS 2018 CAPITAL FACILITIES PLAN

IMPACT FEE

School Site Acquisition Cost:

	Facility Acreage	Cost / Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary				0.2200	0.5970	\$0	\$0
Middle School				0.1202	0.2369	\$0	\$0
High School	4.85	\$216,718	51	0.1429	0.3228	\$2,942	\$6,646
TOTAL						\$2,942	\$6,646

School Construction Cost:

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	94.09%	\$38,934,000	800	0.2200	0.5970	\$10,074	\$27,337
Middle School	97.26%			0.1202	0.2369	\$0	\$0
High School	96.98%	\$9,867,000	150	0.1429	0.3228	\$9,116	\$20,593
TOTAL						\$19,190	\$47,930

Temporary Facility Cost:

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	5.91%	\$172,993	42	0.2200	0.5970	\$54	\$145
Middle School	2.74%			0.1202	0.2369	\$0	\$0
High School	3.02%			0.1429	0.3228	\$0	\$0
TOTAL						\$54	\$145

State Matching Credit Calculation:

	Construction Cost Allocation/Sq Ft	Sq. Ft. Student	State Match	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$213.23	90	65.59%	0.2200	0.5970	\$2,769	\$7,515
Middle School	\$213.23			0.1202	0.2369	\$0	\$0
High School	\$213.23	130	65.59%	0.1429	0.3228	\$2,598	\$5,869
Total						\$5,367	\$13,384

Tax Payment Credit Calculation

	SFR	MFR
Average Assessed Value (March 2017)	\$294,328	\$109,489
Capital Bond Interest Rate (March 2017)	3.95%	3.95%
Net Present Value of Average Dwelling	\$2,393,217	\$890,268
Years Amortized	10	10
Property Tax Levy Rate	\$1.31	\$1.31
Present Value of Revenue Stream	\$3,135	\$1,166

	<u>Single Family Residences</u>	<u>Multi-Family Residences</u>	<u>Mixed-Use Residential¹</u>
Mitigation Fee Summary			
Site Acquisition Cost	\$2,942	\$ 6,646	\$ 6,646
Permanent Facility Cost	\$19,190	\$ 47,930	\$ 47,930
Temporary Facility Cost	\$54	\$ 145	\$ 145
State Match Credit	\$ (5,367)	\$ (13,384)	\$ (13,384)
Tax Payment Credit	\$ (3,135)	\$ (1,166)	\$ (1,166)
Sub-Total	\$ 13,683	\$ 40,171	\$ 40,171
50% Local Share	\$ 6,842	\$ 20,086	\$ 20,086
Calculated Impact Fee	\$ 6,842	\$ 20,086	\$ 10,043

¹In accordance with the City of Federal Way Ordinance No. 95-249

SECTION 4

SUMMARY OF CHANGES FROM THE 2017 CAPITAL FACILITIES PLAN

The 2018 Capital Facilities Plan is an updated document, based on the 2017 Capital Facilities Plan. The changes between the 2017 Plan and the 2018 Plan are listed below.

SECTION I - THE CAPITAL FACILITIES PLAN

SIX-YEAR FINANCE PLAN

The Six Year Finance Plan has been rolled forward to reflect 2018-2024 and adjusted for anticipated Federal Way High School construction schedule and anticipated new construction based on a November 2017 bond vote. The plan is found on page 9.

SECTION III - SUPPORT DOCUMENTATION

CAPACITY

Changes to the Building Program Capacities calculation are found on page 17.

PORTABLES

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on page 19.

STUDENT FORECAST

The Student Forecast now covers 2018 through 2024 Enrollment history and projections are found on page 22.

CAPACITY SUMMARY

The changes in the Capacity Summary are a reflection of the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 24-27.

IMPACT FEE CALCULATION - KING COUNTY CODE 21A

The Impact Fees have changed as a result of changes in several factors. The updates made to the variables in the Impact Fee calculation, generate a change in the Impact Fee between the 2017 Capital Facilities Plan and the 2018 Capital Facilities Plan. A summary of these changes can be found on page 32 and 33.

IMPACT FEE CALCULATION CHANGES FROM 2017 TO 2018

STUDENT GENERATION FACTORS

Student Generation factors are based on rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation. The changes in student Generation factors between the 2017 Capital Facilities Plan and the 2018 Capital Facilities Plan are due to developments that were deleted or added based upon the age of the developments and the year placed in the survey. The Student Generation worksheet is found on page 29.

SCHOOL CONSTRUCTION COSTS

The anticipated cost based on the estimate for replacing Thomas Jefferson High is \$149,500,000. For Impact Fee calculation, the District will use the estimated Maximum Allowable Construction Cost of \$89,700,000, which is 60% of the total anticipated cost. The replacement will add a total of 200 additional seats, with 50 seats dedicated for preschool capacity. Only additional capacity for grade 9-12 seats will be used in the impact fee calculation. The current permanent capacity of Thomas Jefferson High is 1309. The addition of 150 grade 9-12 seats will increase permanent capacity by 11%.

Total Cost **$\$149,500,000 \times .6 \times .11 = \$9,867,000$**

The anticipated cost based on the estimate for replacing Lake Grove, Mirror Lake, Olympic View, Star Lake, and Wildwood elementaries is \$154,500,000. For Impact Fee calculation, the District will use the estimated Maximum Allowable Construction Cost of \$92,700,000, which is 60% of the total anticipated cost. The replacement will add a total of 960 additional seats. The additional seats will include new preschool capacity at Lake Grove, Mirror Lake, and Star Lake and 6-8 capacity at Olympic View, as well as adding additional K-5 capacity. Only capacity for grade K-5 seats will be used in the impact fee calculation. The current permanent capacity of these schools is 1902. The addition of 800 grade K-5 seats will increase permanent capacity by 42%.

Total Cost **$\$154,500,000 \times .6 \times .42 = \$38,934,000$**

SCHOOL ACQUISITION COSTS

The district purchased the Norman Center to house the Employment Transition Program and to allow for the expansion of the ECEAP program. The purchase and use of this site increased our high school permanent capacity by 51 students.

Total Cost **$\$2,100,000 / 2 = \$1,050,000$**

Cost per Acre **$\$1,050,000 / 4.85 = \$216,718$**

The District will use the above formulas created as a base for the 2018 Capital Facilities Plan. The capacity of these schools may vary from year to year as programs are added or changed and construction cost may increase over time.

IMPACT FEE CALCULATION CHANGES FROM 2017 TO 2018

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	95.30% to 95.86%	Report #3 OSPI
Percent Temporary Facilities	4.70% to 4.14%	Updated portable inventory
Average Cost of Portable Classrooms	\$178,686 to \$172,993	Updated 5-yr rolling average of portables purchased and placed by 2016.
Construction Cost Allocation	\$213.23 to \$213.23	Change effective July 2016
State Match	65.59% to 65.59%	Change effective July 2016
Average Assessed Value		Per Puget Sound Educational Service District (ESD 121)
	SFR- \$274,781 to \$294,328	
	MFR- \$106,352 to \$109,489	
Capital Bond Interest Rate	3.27% to 3.95%	Market Rate
Property Tax Levy Rate	\$1.37 to \$1.31	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		<i>Note: Student generation factors for are single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.</i>
Elementary	.2471 to .2200	
Middle School	.1408 to .1202	
High School	.1379 to .1429	
Multi-Family -		<i>Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.</i>
Elementary	.5375 to .5970	
Middle School	.2813 to .2369	
High School	.2594 to .3228	
Impact Fee		
	SFR- \$3,198 to \$6,842	SFR based on the updated calculation
	MFR - \$8,386 to \$20,086	MFR based on the updated calculation

The Ends

A BRIGHT FUTURE FOR EACH SCHOLAR

In an environment of equity, regardless of race, socio economics, language, cultural backgrounds and other exceptionalities, each scholar will graduate with the academic knowledge and 21st century skills ready to succeed as a responsible citizen.

- **SUB END 1 – EACH SCHOLAR - GRADUATION AND ADVANCEMENT**

Each student will graduate with the prerequisite skills and confidence to access college, career, and other post-secondary experiences.

- **SUB END 2 – A DREAM - ACADEMIC ACHIEVEMENT**

Each scholar, at every grade level, will perform at or above the state or district standards in all disciplines.

- **SUB END 3 – A VOICE - WHOLE CHILD: PERSONAL RESPONSIBILITY AND CITIZENSHIP**

Each scholar will be empowered to take responsibility for his/her academic success and exhibit positive, ethical behaviors treating others with dignity and respect.



**FEDERAL WAY
PUBLIC SCHOOLS**

Federal Way Public Schools
33330 8th Avenue S
Federal Way, Washington 98003
(253) 945-2000

Kent School District

Capital Facilities

Plan

2017-2018 - 2022-2023



April 2017

Kent School District

SIX - YEAR CAPITAL FACILITIES PLAN

2017-2018 ~ 2022-2023

April 2017

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7295



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Kent School District

Six-Year Capital Facilities Plan

Table of Contents

Section	Page Number
I Executive Summary	2
II Six-Year Enrollment Projection & History	4
III District Standard of Service	9
IV Inventory, Capacity & Maps of Existing Schools	12
V Six-Year Planning & Construction Plan – Site Map	17
VI Portable Classrooms	20
VII Projected Classroom Capacity	21
VIII Finance Plan, Cost Basis and Impact Fee Schedules	26
IX Summary of Changes to Previous Plan	33
X Appendixes	35

I Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Kent School District (the "District") as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2017 for the 2016-2017 school year.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with Board Policies, taking into account a longer or shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee-implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Program capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional transitional capacity.

Kent School District is the fifth largest (fte basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI.

The District received authorization from the Office of Superintendent of Public Instruction to temporarily re-open the former Kent Elementary School at 317 Fourth Ave South in Kent. This facility will be used to house the kindergarten and early child education classes for both Kent and Neely-O'Brien Elementary Schools to alleviate overcrowding at those schools. This building re-opened in fall 2014 as the Kent Valley Early Learning Center.

The District's standard of service, enrollment history and projections, and use of transitional facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the transitional use of portables.

A financing plan is included in Section VIII which demonstrates the District's ability to implement this Plan. Pursuant to the requirements of the Growth Management Act, this Plan will be updated annually with changes in the impact fee schedules adjusted accordingly.

II Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years. *(See Table 2, page 8 and map page 37)*. The student generation factor is the basis for the growth projections from new developments. *(See Page 5)*

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system. *(See Table 1, page 7)* 8.19% of 25,032 King County live births in 2012 is projected for 2,050 students expected in Kindergarten for October 1, 2017. This is an increase of 402 live births in King County over the previous year. *(See Table 2, page 8)*

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

The first grade population of Kent School District is traditionally 1-3% larger than the kindergarten population due to growth and transfers to the District. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year. Projections for October 1, 2017-2022 are from OSPI Report 1049 – Determination of Projected Enrollments.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections. *(see map page 37)*

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.398	
	Middle School	.096	
	Senior High	<u>.185</u>	
	Total		.679
Multi-Family	Elementary	.117	
	Middle School	.028	
	Senior High	<u>.029</u>	
	Total		.174

The student generation factor is based on a survey of 2,757 single-family dwelling units and 1,831 multi-family dwelling units with no adjustment for occupancy rates. Please refer to Appendix D on Page 37 of the Capital Facilities Plan for details of the Student Generation Factor survey.

In preparing the 2017-2018 to 2022-2023 Capital Facilities Plan the District contracted with Davis Demographics and Planning (DDP) of Riverside California, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor. DDP used a larger sample of single family residences than the district did in previous plans and included both "garden" and "urban style" apartments in the calculation for multi-family residences.

Urban style apartments typically have four stories, a central lobby and entrance, elevator access to all floors and have a central corridor with apartments on each side. These apartments have little or no surface street parking, with parking located beneath the building; retail may or may not be included with the building. If there is retail it will generally be located on the first floor. These apartments seldom have swimming pools and do not have playgrounds for children.

Garden style apartments will have very little studio apartments and will have more three bedroom apartments than the urban style and in theory generate more students enrolled in school. These apartments will also have lawns, club houses, swimming pools and places for children to play.

The District felt that it is important to include both styles of apartments for the student generation factor. Though it is anticipated that few students will come from the urban style, they are now part of the mix in Kent and thus should be included in mix of multi-family housing units.

Within the district's borders there are several low-income and multi-family housing projects coming on-line during 2017-2018. Once developed and occupancy occurring the District does recognize that the student generation for multi-family housing will likely increase for the 2018 Capital Facilities Plan.

KENT SCHOOL DISTRICT No. 415

OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY

LB = Live Births LB in 1999 LB in 2000 LB in 2001 LB in 2002 LB in 2003 LB in 2004 LB in 2005 LB in 2006 LB in 2007 LB in 2008

October HC Enrollment	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
King County Live Births ¹	21,863	22,431	22,874	22,680	24,244	24,899	25,222	25,057	24,514	24,630
Increase / Decrease	-349	568	443	-194	1,564	655	323	-165	-543	116
Kindergarten / Birth % ¹	8.30%	8.47%	8.33%	8.13%	8.18%	8.57%	8.40%	8.34%	8.34%	8.17%
Kindergarten	1815	1901	1905	1845	1983	2134	2119	2090	2045	2,013
Grade 1	1876	1923	1961	1996	1888	2017	2186	2127	2131	2,067
Grade 2	2051	1918	1966	1942	2016	1905	2055	2190	2163	2,163
Grade 3	2036	2087	1977	2002	1983	2082	1922	2070	2176	2,195
Grade 4	2052	2066	2052	1956	2024	2000	2087	1956	2089	2,195
Grade 5	2023	2050	2091	2086	1974	2044	2008	2116	1958	2,103
Grade 6	2105	2082	2075	2135	2135	2026	2079	2023	2058	1,952
Grade 7 Middle School	2136	2122	2117	2095	2105	2139	2046	2104	1974	2,021
Grade 8 "	2185	2148	2173	2153	2111	2139	2121	2091	2100	2,021
Grade 9 - Senior High	2564	2579	2472	2440	2471	2455	2483	2428	2093	2,105
Grade 10	2481	2248	2217	2238	2272	2092	2046	2151	2165	2,099
Grade 11	1962	2059	2046	2048	1995	1933	1873	1802	1818	1,865
Grade 12	1576	1648	1712	1694	1658	1646	1539	1576	1742	1,730
Total Enrollment ²	26,862	26,831	26,764	26,630	26,615	26,612	26,564	26,724	26,512	26,529

Yearly Headcount
Increase / Decrease

17

Cumulative Increase

-333

¹ This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

² Enrollment reported to the state on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and college-only Running Start students.

**KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION**

Full Day Kindergarten at all Elem	LB in 2010	LB in 2011	LB in 2012	LB in 2013	LB in 2014	LB Est. 2015	LB Est. 2016
	A C T U A L	P R O J E C T I O N					
October	2016	2017	2018	2019	2020	2021	2022
King County Live Births ¹	24,630	25,032	24,910	25,348	24,975	24,926	24,877 ¹
Increase / Decrease	0	402	-122	438	-373	-49	-49
Kindergarten / Birth % ²	8.17%	8.19%	8.21%	8.06%	8.16%	8.16%	8.16%
FD Kindergarten @ 1.0	2013	2,050	2,046	2,042	2,038	2,034	2,030
Grade 1	2067	2,043	2,081	2,077	2,073	2,069	2,065
Grade 2	2163	2,092	2,068	2,107	2,103	2,098	2,094
Grade 3	2195	2,188	2,116	2,092	2,131	2,127	2,122
Grade 4	2195	2,215	2,208	2,135	2,111	2,150	2,146
Grade 5	2103	2,210	2,230	2,223	2,150	2,126	2,165
Grade 6	1952	2,112	2,219	2,239	2,232	2,159	2,135
Grade 7	2021	1,944	2,104	2,210	2,230	2,223	2,151
Grade 8	2021	2,042	1,964	2,125	2,233	2,253	2,246
Grade 9	2105	2,214	2,236	2,150	2,326	2,445	2,467
Grade 10	2099	1,869	1,966	1,985	1,909	2,065	2,171
Grade 11	1865	1,819	1,620	1,704	1,720	1,655	1,790
Grade 12	1730	1,634	1,594	1,420	1,493	1,507	1,450
Total Enrollment Projection ³	26,529	26,432	26,452	26,509	26,749	26,911	27,032
Yearly Increase/Decrease ³		-97	20	57	240	162	121
Yearly Increase/Decrease %		-0.37%	0.08%	0.22%	0.91%	0.61%	0.45%

Total Enrollment Projection	26,529	26,432	26,452	26,509	26,749	26,911	27,032
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¹ Kindergarten enrollment projection for 2017 is based on Kent SD percentage of live births in King County five years previous.

Live births for King County are estimates for years 2020-2022.

² Kindergarten projection is calculated by using the District's previous year percentage of King County births five years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECSE - Early Childhood Special Education preschoolers)

³ Headcount Projections for 2017 - 2022 from OSPI Report 1049 - Determination of Projected Enrollments

⁴ Oct. 2016 P223 Headcount is 26,532 & FTE 26,190.15. Full Headcount with ECE Preschool & Running Start students = 28,089

G R O W T H P R O J E C T I O N S - Adjustments for current economic factors

For facilities planning purposes, this six-year enrollment projection anticipates conservative enrollment growth from new development currently in some phase of planning or construction in the district.

III Current Kent School District "Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities. *(See Appendix A, B & C)*

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

Class size for Kindergarten is planned for an average of 23 or fewer students.
Class size for grades 1 - 3 is planned for an average of 23 or fewer students.
Class size for grades 4 - 6 is planned for an average of 27 or fewer students.

Class size for Kindergarten and grades 1, 2 and 3 for schools that qualify for high poverty funding (14 elementary schools for 2017-18) is planned for an average of 17 or fewer students.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Some students have scheduled time in a computer lab. Students may also be provided music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

English Language Learners (E L L)
Education for Disadvantaged Students (Title I) – Federal Program

Learning Assisted Programs (LAP) – State Program
Highly Capable Students-State Program
Reading, Math or Science Labs
Dual Language Programs in 4 elementary schools

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 depending on the program:

Early Childhood Special Education (ECSE) -3-4 yr. old students with disabilities
Tiered Intervention in Inclusive Education Support Center Programs
Integrated Programs & Resource Rooms (for special remedial assistance)
Self-contained Inclusive Education Support Center Programs (SC)
School Adjustment Programs for students with behavioral disorders (SA)
Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASCDD)
Speech & Language Therapy & Programs for Hearing Impaired students
Occupational & Physical Therapy Programs (OT/PT)
The Outreach Program (TOP) for 18-21 year old secondary students

Some newer buildings have been constructed to accommodate most of these programs; some older buildings have been modified, and in some circumstances, these modifications reduce the classroom capacity of the buildings. When programs change, program capacity is updated 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.

Class size for grades 7 – 8 is planned for an average of 28.6 or fewer students.
Class size for grades 9 – 12 is planned for an average of 30.6 or fewer students.

Similar to Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the program capacity of the permanent school buildings.

Identified secondary students will also be provided other educational opportunities in classrooms for programs designated as follows:

Computer, Multi-Media & Technology Labs & Programs
Technology Academy at Kent-Meridian High School & Mill Creek Middle School
Science Programs & Labs – Biology, Chemistry, Physics, Oceanography,
Astronomy, Meteorology, Marine Biology, General Science, etc.
English Language Learners (E L L)

Music Programs – Band, Orchestra, Chorus, Jazz Band, etc.
Art Programs – Painting, Design, Drawing, Ceramics, Pottery, Photography, etc.
Theater Arts – Drama, Stage Tech, etc.
Journalism and Yearbook Classes
Highly Capable (Honors or Gifted) and Advanced Placement Programs
International Baccalaureate (“IB”) Program
JROTC - Junior Reserve Officers Training Corps

Career & Technical Education Programs (CTE - Vocational Education)
Family & Consumer Science – Culinary Arts, Sewing, Careers w/Children/Educ., etc.
Child Development Preschool and Daycare Programs
Health & Human Services – Sports Medicine, Sign Language, Cosmetology, etc.

Business Education – Word Processing, Accounting, Business Law & Math, Marketing, Economics, Web Design, DECA, FBLA (Future Business Leaders).

Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals, Automotive & Manufacturing Technology, Welding, Drafting, Drawing, CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, ASL, etc.

Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture.

Kent Phoenix Academy- Performance Learning Center, Gateway, Virtual High School and Kent Success programs

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the District has determined that the standard utilization rate is 85% for secondary schools. Program capacity at elementary schools reflects 100% utilization at the elementary level.

I V Inventory and Capacity of Existing Schools

Currently, the District has permanent program capacity to house 27,103 students and transitional (portable) capacity to house 2,085. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity. (See *Table 3 on Page 13*). The ratio between permanent capacity and portable capacity is 94.9%-5.1%.

The program capacity is periodically updated for changes in programs, additional classrooms and new schools. Program capacity has been updated in this Plan to reflect program changes implemented in the Fall of 2015.

For the 2015-2016 school year and beyond the state has a mandated lower class size in 14 elementary schools that are classified as high poverty. The new class size in grades K-1, 2 and 3 will be 17 students for every teacher.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B and C. Maps of existing schools are included on Pages 14-16.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

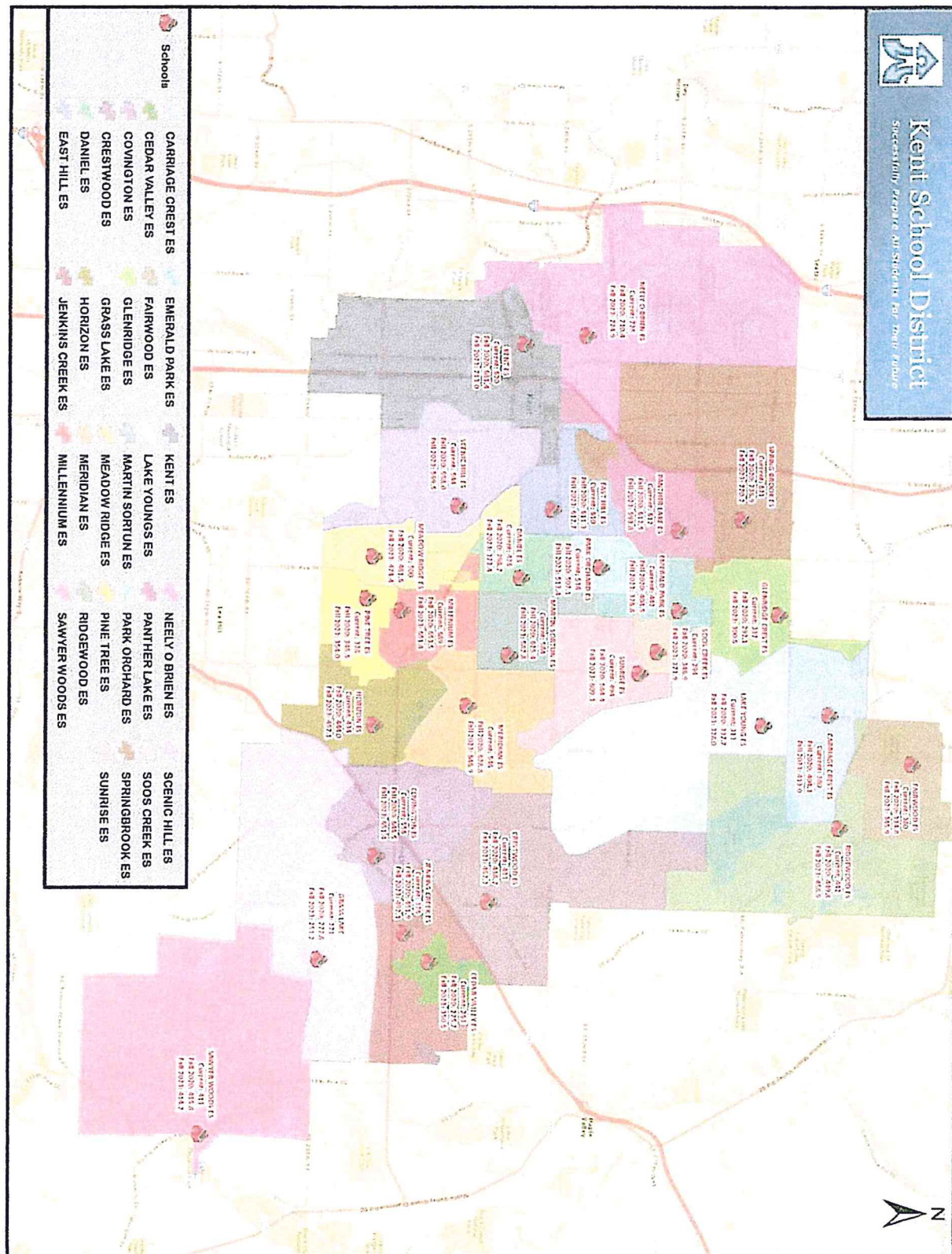
Kent Mountain View Academy serves Grades 3 – 12 with transition, choice and home school assistance programs. It is located in the former Grandview School in the western part of the district in Des Moines. This school was originally designed as an elementary school and is included in the elementary capacity for this Plan.

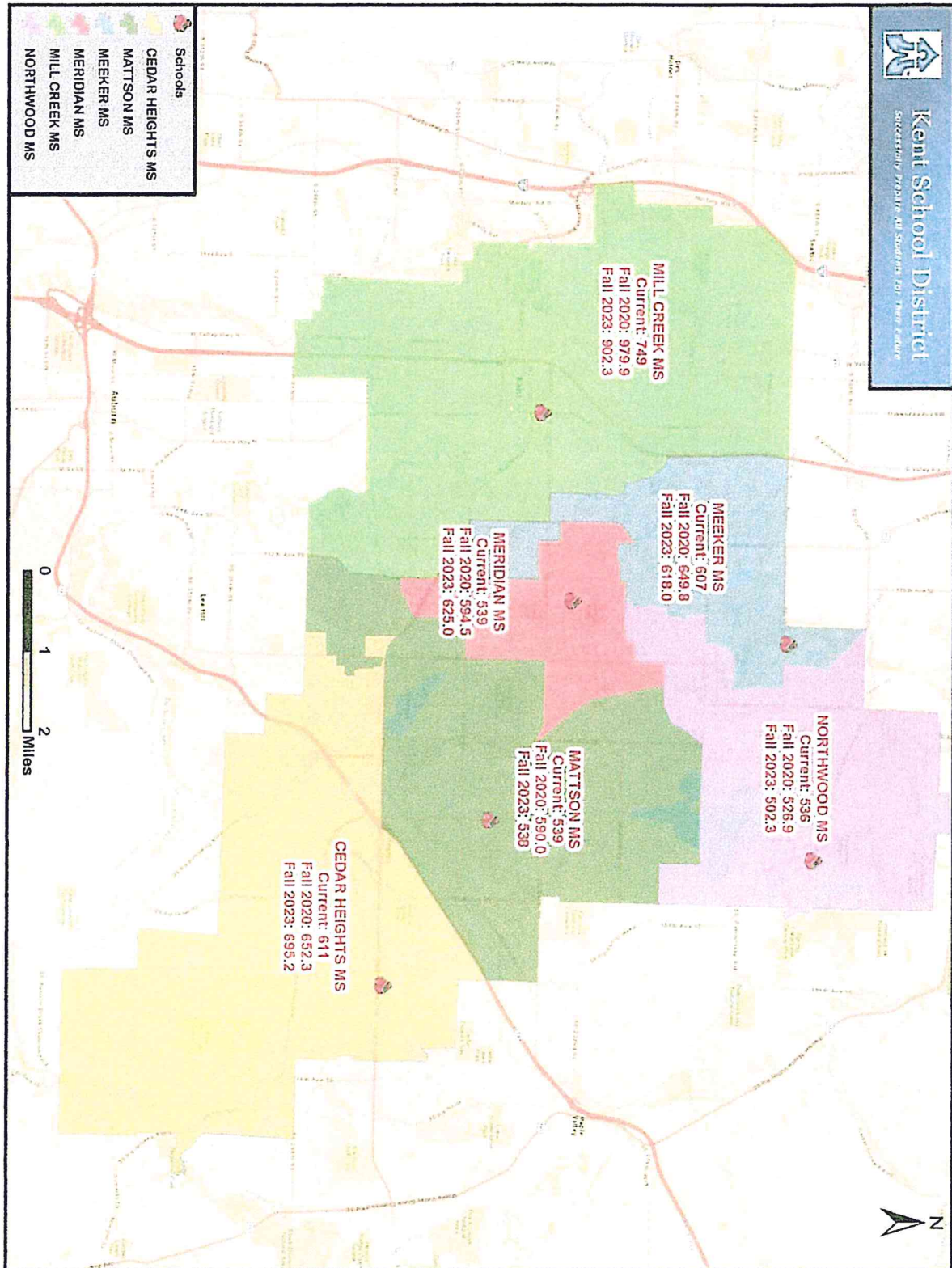
Kent Phoenix Academy is a non-traditional high school opened in fall 2007 in the renovated site and building that formerly served Sequoia Middle School. Kent Phoenix Academy has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success.

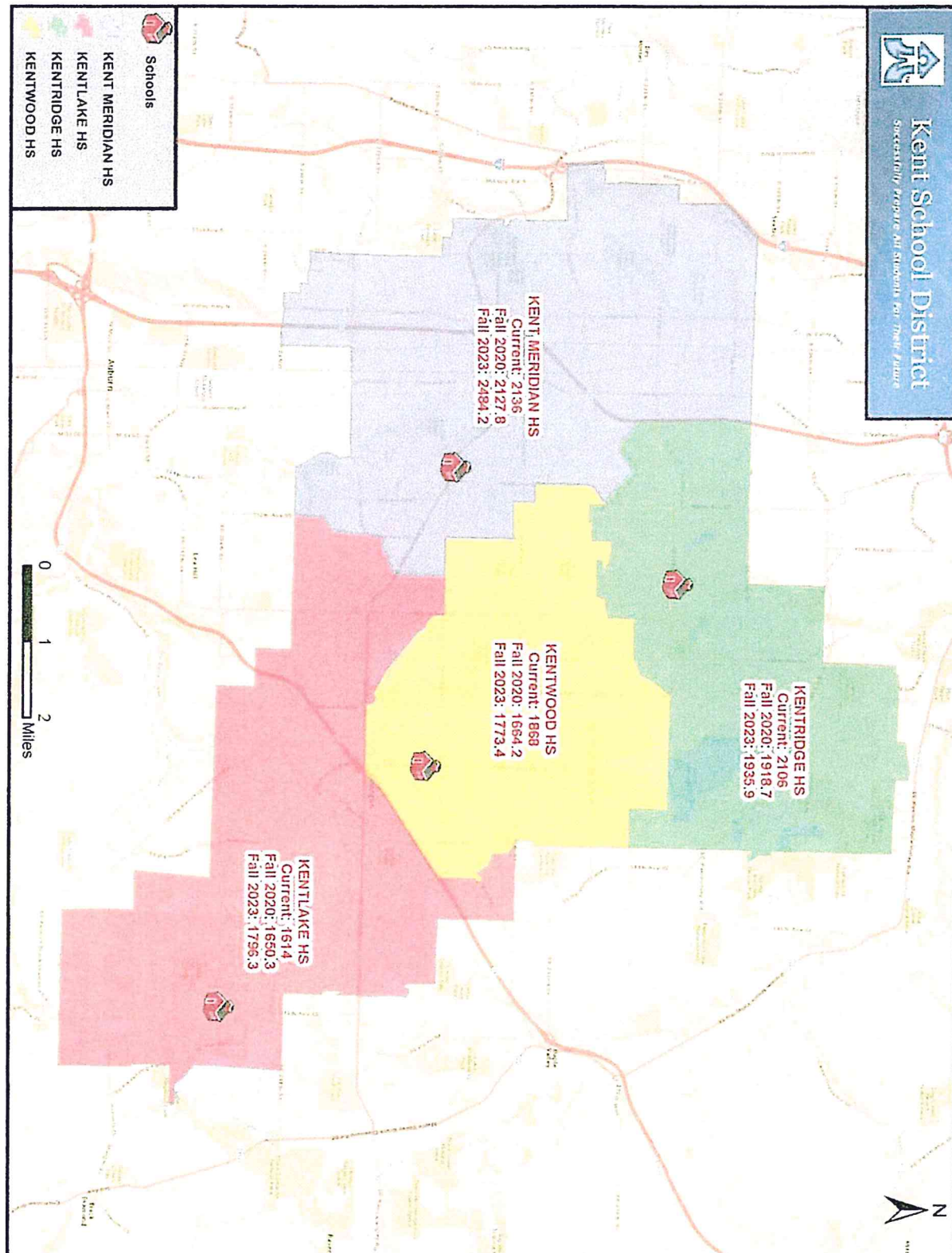
iGrad - In partnership with Green River College, Kent School District has pioneered the Individualized Graduation and Degree Program or "iGrad". iGrad offers a second chance to students age 16-21 who have dropped out of high school and want to earn a high school diploma. iGrad is not included in this Capital Facilities Plan because it is served in leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 300 students.

KENT SCHOOL DISTRICT No. 415
INVENTORY and CAPACITY of EXISTING SCHOOLS

				2016-17
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	428
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	360
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	478
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	408
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	464
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	477
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	386
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	432
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	431
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	428
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	477
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	384
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	454
Kent Valley Early Learning Center	2014	KV	317 —4th Ave S, Kent, WA 98032	318
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	497
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	455
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	454
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	497
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	478
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	454
Panther Lake Elementary	2009	PL	20831 - 108th Avenue SE, Kent 98031	497
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	463
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	487
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	477
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	477
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	454
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	360
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	396
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	477
Elementary TOTAL				12,848
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	895
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	787
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	832
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	792
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032	916
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	926
Middle School TOTAL				5,148
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030	1,904
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	1,957
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,277
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,159
Senior High TOTAL				8,297
Kent Mountain View Academy	1997	MV/LC	22420 Military Road, Des Moines 98198	396
Kent Phoenix Academy	2007	PH	11000 SE 264th Street, Kent 98030	414
DISTRICT TOTAL				27,103







V Six-Year Planning and Construction Plan

In November 2017, the voters of the Kent School District approved a bond measure for \$252 million. This new bonding authority will provide for a replacement for Covington Elementary school (with increased capacity due to growth), a new elementary school in the Kent Valley (site to be determined), twenty additional classrooms throughout the district as well as other infrastructure projects.

At the time of preparation of this Plan in spring of 2017, the following projects to increase capacity either are in the planning phase or will start in spring 2017.

- Planning is complete for a replacement school for Covington Elementary School in first quarter of 2019. The project will start in spring of 2017 with planned completion in fall 2018. The project is funded with a combination of bond funds (bonds issued in February 2017), state assistance and impact fees.
- Planning is in progress for an additional elementary school in the Kent Valley in 2020 or beyond. The project will be funded with bonds funds and impact fees.
- Planning is in progress to add an additional 20 classrooms to elementary schools. The locations will be determined by need. The project will be funded with bonds funds and impact fees.
- Enrollment projections reflect future need for additional capacity at the elementary school level. Future facility and site needs are reflected in this Plan.
- Some funding for lease or purchase of additional portables may be provided by impact fees as needed. Sites are based on need for additional capacity.

As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from school and bus stops as well as bus pull-outs and turn-arounds for school buses.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future. *(See Table 4 on Page 18 & Site map on Page 19).*

Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for purchase of additional sites but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements and some property may be traded or sold to meet future facility needs. The Board of Directors has started the process to sell surplus property in the spring of 2015.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions and Projects Planned to Provide Additional Capacity

SCHOOL / FACILITY / SITE							Projected Completion Date	Projected Program Capacity	% for new Growth			
LOCATION							Type	Status				
										Approximate	Approximate	
# on Map	ELEMENTARY											
5	Replacement for Covington Elementary	SE 256th Street & 154th Ave SE	Replacement Elementary	Planning	2018-19		630	19%				
	Covington Elem - Capacity to be replaced	17070 SE Wax Road, Covington	Elementary	Utilized			530					
	New Elementary School	Kent Valley	Elementary Addition	Planning	2020-2021		600	100%				
	20 Additional Permanent Classrooms	Various schools where needed	Elementary Addition	Planning	2019-2022		480	100%				
MIDDLE SCHOOL & SENIOR HIGH												
No new projects required for Secondary Schools at this time & Secondary Schools are excluded from Impact Fee formula.												
TEMPORARY FACILITIES										Additional Capacity		
	Portables ¹	TBD - For placement as needed	New	Planning	2017+		24 - 31 each	100%				
# on Map	2 OTHER SITES ACQUIRED									Land Use Designation	Type	Land Use Jurisdiction
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Urban	Elementary	City of Covington							
5	Covington area West (Halleson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Urban	Elementary	City of Covington							
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Rural	Elementary	King County							
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Rural	Secondary	King County							
2	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058	Urban	Elementary	King County							
1	So. King Co. Activity Center (former Nike site)	SE 167 & 170 SE, Renton 98058	Rural	TBD	King County							
12	South Central site (Yeh-Wms)	SE 286th St & 124th Ave SE, Auburn 98092	Urban	TBD	King County							
Notes:												
¹ TBD - To be determined - Some sites are identified but placement, timing and/or configuration of portables has not been determined.												
² Numbers correspond to sites on Site Bank Map on Page 20. Other Map site locations are parcels identified in Table 7 on Page 30.												

[illegible]

The Board will continue annual review of standard of service and those decisions will be reflected in the each update of the Capital Facilities Plan.

V I Portable Classrooms

The Plan references use of portable as interim or transitional capacity and facilities.

Currently, the District utilizes portables to house students in excess of permanent capacity and for program purposes at some school locations. *(Please see Appendices A, B, C)*

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class size, program capacity and the need for additional permanent capacity, the District anticipates the need to purchase or lease additional portables during the next six-year period.

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim or transitional facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies and educational restructuring will continue to be examined.

VII Projected Six-Year Classroom Capacity

As stated in Section IV, the program capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 22-25).*

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment "snapshot in time" to report enrollment for the year.

Kent School District continues to be the fifth largest district (both fte and headcount basis) in the state of Washington. P-223 Headcount for October 2016 was 26,529 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students. A full headcount of all students enrolled in October 2016 totals 28,089, which include ECSE and college-only Running Start students.

In October 2016, there were 1,015 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Five hundred eighty-nine of these students attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy concurrency requirements through the transitional use of portables. *(See Table 5 and Tables 5 A-B-C on Pages 22-25).*

This does not mean that some schools will not experience overcrowding. There may be a need for additional portables and/or new schools to accommodate growth within the District. New schools may be designed to accommodate placement of future portables. School attendance area changes, limited and costly movement of portables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

TOTAL DISTRICT

SCHOOL YEAR	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23			
	Actual	P	R	O	J	E	C	T	E	D
Permanent Program Capacity ¹	27,103	27,103	27,103	27,103	27,323	27,443	28,163			
Changes to Permanent Capacity ¹										
Capacity Increase (F)										
Replacement school with projected increase in capacity:										
Covington Elementary Replacement (U) ²					630					
To Replace current Covington Elementary capacity					-530					
New Elementary School in Kent Valley ³							600			
Additional Permanent Classrooms					120	120	120		120	
Permanent Program Capacity Subtotal	27,103	27,103	27,103	27,323	27,443	28,163	28,283			
Interim Portable Capacity ⁴										
Elementary Portable Capacity Required	1,440	1,656	1,728	1,440	1,248	456	336			
Middle School Portable Capacity Required ⁷	0	0	0	0	0	0	0			
Senior High School Portable Capacity Required ⁷	0	0	0	0	0	0	0			
	1,440	1,656	1,728	1,440	1,248	456	336			
TOTAL CAPACITY ¹	28,543	28,759	28,831	28,763	28,691	28,619	28,619			
TOTAL ENROLLMENT/ PROJECTION ⁵	26,529	26,432	26,452	26,509	26,749	26,911	27,032			
DISTRICT AVAILABLE CAPACITY ⁶	2,014	2,327	2,379	2,254	1,942	1,708	1,587			

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Replacement school for Covington Elementary will increase capacity and will be built on a different existing urban site.

³ New Elementary School on site in Kent Valley to be determined.

⁴ 2016-17 total classroom portable capacity is 1440. Some additional relocatable used for program purposes.

⁵ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

⁶ School capacity meets concurrency requirements and no impact fees are proposed for secondary schools.

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23			
	Actual	P	R	O	J	E	C	T	E	D
Elementary Permanent Capacity ¹	12,848	13,244	13,244	13,244	13,244	13,464	13,584	14,304		
Kent Mountain View Academy ²	396									
Changes to Elementary Capacity										
Covington Elementary Replacement (U) ³					630					
Will replace current Covington Elementary capacity					-530					
New Elementary School in Kent Valley								600		
Additional Permanent Classrooms ⁴					120	120	120	120		
Subtotal	13,244	13,244	13,244	13,464	13,584	14,304	14,424			
Portable Capacity Required ¹	1,440	1656	1728	1440	1248	456	336			
TOTAL CAPACITY ^{1/2}	14,684	14,900	14,972	14,904	14,832	14,760	14,760			
Adjusted for FULL Day Kindergarten Headcount										
ENROLLMENT / PROJECTION ⁵	14,688	14,910	14,968	14,915	14,838	14,763	14,757			
SURPLUS (DEFICIT) CAPACITY	-4	-10	4	-11	-6	-3	3			
Number of Portables Required	60	69	72	60	52	19	14			

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Kent Mountain View Academy is a special program serving students in Grades 3 - 12.
The school building (formerly Kent Learning Center & Grandview Elem.) was designed as an elementary school.

³ Replacement school for Covington Elementary will increase capacity and is planned for a different existing urban site.

⁴ Additional classrooms will be placed at schools with the greatest need for alleviate overcrowding

⁵ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.
Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECSE Preschoolers.

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

MIDDLE SCHOOL - Grades 7 - 8

SCHOOL YEAR	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23
	Actual	P R O J E C T E D					

Middle School Permanent Capacity ¹	5,148	5,148	5,148	5,148	5,148	5,148	5,148	5,148
---	-------	-------	-------	-------	-------	-------	-------	-------

No Changes to Middle School Capacity

Subtotal	5,148	5,148	5,148	5,148	5,148	5,148	5,148	5,148
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Portable Capacity Required ¹	0	0	0	0	0	0	0	0
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TOTAL CAPACITY ^{1 & 3}	5,148	5,148	5,148	5,148	5,148	5,148	5,148	5,148
-------------------------------------	-------	-------	-------	-------	-------	-------	-------	-------

ENROLLMENT / PROJECTION ²	4,042	3,986	4,068	4,335	4,463	4,476	4,397
--------------------------------------	-------	-------	-------	-------	-------	-------	-------

SURPLUS (DEFICIT) CAPACITY	1,106	1,162	1,080	813	685	672	751
----------------------------	-------	-------	-------	-----	-----	-----	-----

Number of Portables Required	0	0	0	0	0	0	0
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No Classroom Portables required at middle schools at this time. Some Portables used for classroom and program purposes.

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

³ Surplus capacity due to grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2016-17	2017-18	2018-19	2019-20	2020-21	2021-22	2022-23		
	Actual	P	R	O	J	E	C	T	E

Senior High Permanent Capacity ¹	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711
---	-------	-------	-------	-------	-------	-------	-------	-------

Includes Kent Phoenix Academy ²

No Changes to High School Capacity

Subtotal	8,711	8,711	8,711	8,711	8,711	8,711	8,711	8,711
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Portables Capacity Required ¹	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---

TOTAL CAPACITY ¹	8,711	8,711	8,711	8,711	8,711	8,711	8,711
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ENROLLMENT / PROJECTION ³	7,799	7,536	7,416	7,259	7,448	7,672	7,878
--------------------------------------	-------	-------	-------	-------	-------	-------	-------

SURPLUS (DEFICIT) CAPACITY	912	1,175	1,295	1,452	1,263	1,039	833
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Number of Portables Required	0	0	0	0	0	0	0
------------------------------	---	---	---	---	---	---	---

No Classroom Portables required at this time. Some Portables used for classroom and program purposes.

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² Kent Phoenix Academy opened in Fall 2007 serving grades 9 - 12 with four special programs.

³ Actual October Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2017-2018 through 2022-2023. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

The plan calls for the replacement of Covington Elementary in 2018-19 which will increase the capacity of the current school by approximately 20%. Some impact fees will be utilized as part of the finance plan.

The plan also includes an additional elementary school in the Kent Valley and the siting will be determined at a later date. The district does have two sites where the school could be placed and a decision has not been made. This new school will increase the capacity at the elementary level by 600 students. Some impact fees are scheduled to be part of the overall finance plan.

To address overcrowding at our elementary schools, the plan also includes twenty additional permanent classrooms at the schools of the greatest need. A decision as to the placing of these classrooms has not been made. These classrooms will be at the schools with the most overcrowding. Some impact fees are scheduled to be part of the overall finance plan.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described above are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which will fund the replacement of Covington Elementary as well as other infrastructure projects.

The Finance Plan includes new portables to be purchased or leased to provide additional capacity and some may be funded from impact fees.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future and reported in annual updates of the Capital Facilities Plan. No impact fees are requested for secondary schools in this Plan.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 27-28 for a summary of the cost basis.

VIII Finance Plan - Cost Basis Summary

For impact fee calculations, construction costs are based on cost of the last elementary school, adjusted for inflation, and projected cost of the future elementary schools and additional classrooms.

Elementary School	Cost	Projected Cost
Cost of Panther Lake Elementary Replacement (Opened in Fall 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2018)		\$46,077,470
Projected cost of New Elementary School Kent Valley (Projected to open in 2020)		\$46,000,000
20 Additional permanent Classrooms		\$16,829,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 on page 29 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on pages 31 and 32 include a "District Adjustment" which is equal to the amount of increase that the impact fee formulas total for this year and adjusted for the increase in the Consumer Price Index (2.6%) for the Seattle metropolitan area.

**KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN**

SCHOOL FACILITIES	*	2017	2018	2019	2020	2021	2022	TOTAL	Secured Local & State	Unsecured State ² or Local ³	Impact Fees ⁵
Estimated											
PERMANENT FACILITIES											
Covington Elementary Replacement ¹	F		\$46,077,470					\$46,077,470	\$37,777,470		\$8,300,000
New Elementary School-Kent Valley	F				\$46,000,000			\$46,000,000		\$46,000,000	\$1,840,000
Elementary Site Acquisition (10 acres)				\$1,100,000				\$1,100,000	\$1,056,000		\$44,000
20 Additional Permanent Classrooms	F		\$4,207,250	\$4,207,250	\$4,207,250	\$4,207,250		\$16,829,000	\$15,146,100		\$605,000
NO Secondary School Projects at this time.											
TEMPORARY FACILITIES											
Additional portables ³⁻⁴	U		\$1,125,000 9 portables	\$393,750 3 portables				\$1,518,750			\$1,518,750
OTHER											
N / A											
Totals		\$0	\$51,409,720	\$5,701,000	\$50,207,250	\$4,207,250	\$0	\$111,525,220	\$53,979,570	\$46,000,000	\$12,307,750

* F = Funded U = Unfunded

NOTES:

¹ Based on estimates of actual or future construction costs from Facilities Department. (See Page 26 for Cost Basis Summary)

² The District anticipates receiving some State Funding Construction Assistance for some projects.

³ Facility needs are pending review. Some of these projects may be funded with impact fees.

⁴ Cost of portables based on current cost and adjusted for inflation for future years.

⁵ Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 15 Years

Type & # on Map	School / Site	Purchased/S old	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary							
13 / Urban	Panther Lake Elementary Replacement Site	2008	10200 SE 216 St, Kent 98031	9.40	\$4,485,013	\$477,129	\$110,077 Elem site average
12/Urban	Property Sale-29.7 acres of Plemons-Yeh site	2016	SSE 124th Ave and 284th ST SE	29.70	\$947,536	\$31,904	
	Property Sale-Scarsella site	2015	2900 Kent Black Diamond RD SE	13.25	\$330,000	\$24,906	
			Elementary Site Subtotal	52.35	\$5,762,549		
Middle School							
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,883	\$686,883 Middle Schl Site Avg.
			Middle School Site Subtotal	1.23	\$844,866		
Senior High							
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564	\$524,564 Sr HI Site Average
			Senior High Site Subtotal	6.31	\$3,310,000		
<div>Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.</div>							
Properties purchased prior to 1996							
1 / Rural	So. King County Activity Center (Nike site) purchased prior to 1996.						
4 / Urban	Site - Covington area North (So of Mattson MS)	1984					
3 / Rural	Site - Ham Lake east (Pollard)	1992					
8 / Rural	Site - SE of Lake Morton area (West property)	1993					
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
				Total Acreage & Cost		Total Average Cost / Acre	
				59.89 \$9,917,415		\$165,594	

**KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.398
Middle School (Grades 7 - 8)	0.096
Senior High (Grades 9 - 12)	0.185
Total	0.679

Projected Increased Student Capacity

Elementary	2,516
Middle School	0
Senior High Addition	0

Required Site Acreage per Facility

Elementary (required)	11
Middle School (required)	21
Senior High (required)	32

New Facility Construction Cost

Elementary *	\$46,077,470
Middle School	\$0
Senior High *	\$0

* See cost basis on Pg. 26

Temporary Facility Square Footage

Elementary	142,980
Middle School	10,736
Senior High	22,192
Total	175,908

Permanent Facility Square Footage

Elementary (Includes KMVA)	1,470,543
Middle School	660,904
Senior High	1,110,415
Total	3,241,862

Total Facilities Square Footage

Elementary	1,613,523
Middle School	671,640
Senior High	1,132,607
Total	3,417,770

Developer Provided Sites / Facilities

Value	0
Dwelling Units	0

Student Generation Factors - Multi-Family

Elementary	0.117
Middle School	0.028
Senior High	0.029
Total	0.174

OSPI - Square Footage per Student

Elementary	90
Middle School	117
Senior High	130
Special Education	144

Average Site Cost / Acre

Elementary	\$110,077
Middle School	\$686,883
Senior High	\$524,564

Temporary Facility Capacity & Cost

Elementary @ 24	\$125,000
Middle School @ 29	\$0
Senior High @ 31	\$0

State Funding Assistance Credit

District Funding Assistance Percentage	56.96%
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Construction Cost Allocation

CCA - Cost/Sq. Ft. (Effective July 2016)	\$213.23
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District Average Assessed Value

Single Family Residence	\$328,047
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District Average Assessed Value

Multi-Family Residence	\$143,332
------------------------	-----------

Bond Levy Tax Rate/\$1,000

Current / \$1,000 Tax Rate	\$1.03
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General Obligation Bond Interest Rate

Current Bond Interest Rate	3.95%
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CPI Inflation Factor

2.60%

KENT SCHOOL DISTRICT IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE

Site Acquisition Cost per Single Family Residence

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$110,077	630	0.398	\$764.95
A 2 (Middle School)	21	\$0	1,065	0.070	\$0
A 3 (Senior High)	32	\$0	1,000	<u>0.138</u>	\$0
				0.606	
				A ⇨	<u>\$764.95</u>

Permanent Facility Construction Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$46,077,470	630	0.398	0.903	\$26,285.66
B 2 (Middle School)	\$0	900	0.096	0.984	\$0
B 3 (Senior High)	\$0	1,600	<u>0.185</u>	0.998	\$0
			0.679		
				B ⇨	<u>\$26,285.66</u>

Temporary Facility Cost per Single Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$125,000	24	0.398	0.097	\$201.07
C 2 (Middle School)	\$0	29	0.070	0.016	\$0
C 3 (Senior High)	\$0	31	<u>0.138</u>	0.02	\$0
			0.606		
				C ⇨	<u>\$201.07</u>

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Construction Cost Allocation	SPI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$213.23	90	0.5696	0.398	\$4,350.55
D 2 (Middle School)	\$213.23	117	0	0.096	\$0
D 3 (Senior High)	\$213.23	130	0	<u>0.185</u>	\$0
				D ⇨	<u>\$4,350.55</u>

Tax Credit per Single Family Residence

Average SF Residential Assessed Value	\$328,047		
Current Debt Service Rate / \$1,000	\$1.03		
Current Bond Interest Rate	3.95%		
Years Amortized (10 Years)	10	TC ⇨	\$1,988.27

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇨ 0

Fee Recap

A = Site Acquisition per SF Residence	\$764.95	
B = Permanent Facility Cost per Residence	\$26,285.66	
C = Temporary Facility Cost per Residence	<u>\$201.07</u>	
Subtotal		\$27,251.68
D = State Match Credit per Residence	\$4,350.55	
TC = Tax Credit per Residence	<u>\$1,988.27</u>	
Subtotal	-	<u>\$6,338.82</u>

Total Unfunded Need	\$20,912.86	
50% Developer Fee Obligation		\$10,456
FC = Facility Credit (if applicable)		0
District Adjustment (see page 28 for explanation)		(5,221)
Net Fee Obligation per Residence - Single Family		<u>\$5,235</u>

KENT SCHOOL DISTRICT

IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$110,077	630	0.117	\$224.87
A 2 (Middle School)	21	\$0	1,065	0.028	\$0
A 3 (Senior High)	32	\$0	1,000	0.029	\$0
				0.174	
				A ⇒	<u>\$224.87</u>

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$46,077,470	630	0.117	0.903	\$7,727.19
B 2 (Middle School)	\$0	1,065	0.028	0.984	\$0
B 3 (Senior High)	\$0	1,600	0.029	0.998	\$0
			0.174		
				B ⇒	<u>\$7,727.19</u>

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$125,000	24	0.117	0.097	\$59.11
C 2 (Middle School)	\$0	29	0.028	0.016	\$0
C 3 (Senior High)	\$0	31	0.029	0.02	\$0
			0.174		
				C ⇒	<u>\$59.11</u>

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$213.23	90	0.5696	0.117	\$1,278.93
D 2 (Middle School)	\$213.23	117	0	0.022	\$0
D 3 (Senior High)	\$213.23	130	0	0.039	\$0
				D ⇒	<u>\$1,278.93</u>

Tax Credit per Multi-Family Residence Unit

Average MF Residential Assessed Value	\$143,332			
Current Debt Service Rate / \$1,000	\$1.03			
Current Bond Interest Rate	3.95%			
Years Amortized (10 Years)	10	TC ⇒		\$1,156.85

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units
0	0

FC ⇒ 0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$224.87	
B = Permanent Facility Cost per MF Unit	\$7,727.19	
C = Temporary Facility Cost per MF Unit	\$59.11	
Subtotal		\$8,011.17
D = State Match Credit per MF Unit	\$1,278.93	
TC = Tax Credit per MF Unit	\$1,156.85	
Subtotal		<u>\$2,435.78</u>

Total Unfunded Need	\$5,575.39	
50% Developer Fee Obligation	\$2,788	
FC = Facility Credit (if applicable)	0	
District Adjustment (see page 28 for explanation)	(\$518)	
Net Fee Obligation per Residential Unit - Multi-family	<u>\$2,267</u>	

IX Summary of Changes to June 2016 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the May 2016 Plan are summarized here.

Changes to capacity continue to reflect fluctuations in class size as well as program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The student headcount enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all elementary schools.

The district expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility needs will be reviewed in the future.

The impact fees for 2017 will increase by the percentage increase of the consumer price index for the Seattle metropolitan area in. For 2016, the increase was 2.6%. For single-family residences, the fee will increase by \$135 to \$5,235. The impact fee for multi-family units will increase by \$57 to \$2,210.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.257	0.398	
Single Family (SF)	MS	0.070	0.096	
	SH	0.138	0.185	
	Total	0.465	0.679	0.214 Increase
Student Generation Factor	Elem	0.111	0.117	
Multi-Family (MF)	MS	0.022	0.028	
	SH	0.039	0.029	
	Total	0.172	0.174	0.002 Increase
State Funding Assistance Ratios ("State Match")		56.96%	56.96%	Per OSPI Website
Area Cost Allowance		\$213.23	\$213.23	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$307,784	\$328,047	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$123,109	\$143,332	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.398	\$1.0269	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.27%	3.95%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$5,100	\$5,235	Increase of \$135 or 2.6%
Impact Fee - Multi-Family	MF	\$2,210	\$2,267	Increase of \$57 or 2.6%

KENT SCHOOL DISTRICT NO. 415
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of PORTABLES - FTE and HEADCOUNT ENROLLMENT

K S D ELEMENTARY SCHOOL	ABR	Number of Std or High Cap Classrooms	Std/High Cap Capacity at 24 average ¹	² SE / IP	² Special Program Capacity	2016-17 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 24 average ¹	10/1/2013 P223 FTE ³ Enrollment	10/1/2013 P223 Hdcount Enrollment	HI POV
o = ECE & h = Highly Capable Programs												
Carriage Crest	CC	20	418	5	20	438	0	0	0	392.53	427	N
Cedar Valley	CV/e	17	355	6	30	385	2	1	24	305.00	305	Y
Covington	CO/e	21	439	5	26	465	2	1	24	442.00	474	Y
Crestwood	CW	18	376	4	0	376	2	2	48	462.34	493	N
East Hill	EH	21	439	5	12	451	0	7	168	514.03	515	Y
Emerald Park	EP	21	439	2	0	439	3	0	0	454.50	491	Y
Fairwood	FW/e	20	418	3	0	418	1	2	48	399.10	434	N
George T. Daniel Elem	DE	21	439	5	26	465	0	5	120	514.00	514	Y
Glenridge	GR	20	418	4	0	418	2	0	0	453.50	486	Y
Grass Lake	GL/h	20	418	4	20	438	1	0	0	406.50	427	N
Horizon	HE	20	418	2	0	418	3	0	0	442.00	469	Y
Jenkins Creek	JC	21	439	7	44	483	3	1	24	318.00	349	N
Kent Elementary	KE/h	23	481	3	0	481	2	4	96	642.00	642	Y
Kent Valley ELC	KV	14	293	0	0	293	0	0	0			
Lake Youngs	LY/h	26	543	7	20	563	0	0	0	476.33	500	N
Martin Sortun	MS	22	460	3	24	484	1	2	48	568.50	615	Y
Meadow Ridge	MR/e	17	355	2	32	387	0	5	120	545.00	545	Y
Meridian Elementary	ME/h	21	439	3	20	459	3	2	48	566.50	612	N
Millennium Elementary	ML	20	418	3	24	442	0	1	24	567.00	567	Y
Neely-O'Brien	NO	20	418	5	0	418	7	5	120	768.00	768	Y
Panther Lake (New)	PL	21	439	5	20	459	4	1	24	650.00	650	Y
Park Orchard	PO	18	376	7	54	430	2	0	0	541.06	543	Y
Pine Tree	PT/h	21	439	4	10	449	3	0	0	520.03	521	Y
Ridgewood	RW/h	21	439	1	0	439	1	2	48	493.53	527	N
Sawyer Woods	SW	21	439	2	0	439	0	0	0	413.22	448	N
Scenic Hill	SH	17	355	6	68	423	4	3	72	642.00	642	Y
Soos Creek	SC/e	15	313	4	20	333	3	0	0	323.00	349	Y
Springbrook	SB	17	355	4	10	365	2	0	0	497.00	497	Y
Sunrise	SR/h	21	439	2	0	439	3	0	0	495.53	534	N
Kent Min. View Academy	MV	14	293	3	60	353	0	0	0	112.00	112	N
Elementary TOTAL ^{1/2}		589	12,308	116	540	12,848	54	44	1,056	13,924.20	14,456	

¹ Elementary classroom capacity is based on average of 24; 20-22 in K-3 & 29 in Grades 4-6. Includes adjustments for class size reduction or special program changes.

² Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 16 Standard + 1 Computer Lab + 1 Music + 1 Integrated Program classroom.

³ All elementary schools have Full Day Kindergarten - 12 FDK programs are State-funded. FTE reports Kind @ .5 & SF-FDK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0.

⁴ Elementary schools have 100% space utilization rate with no adjustments for part-time use of classrooms. Counts exclude ECE Preschoolers & space is reserved for ECE classrooms.

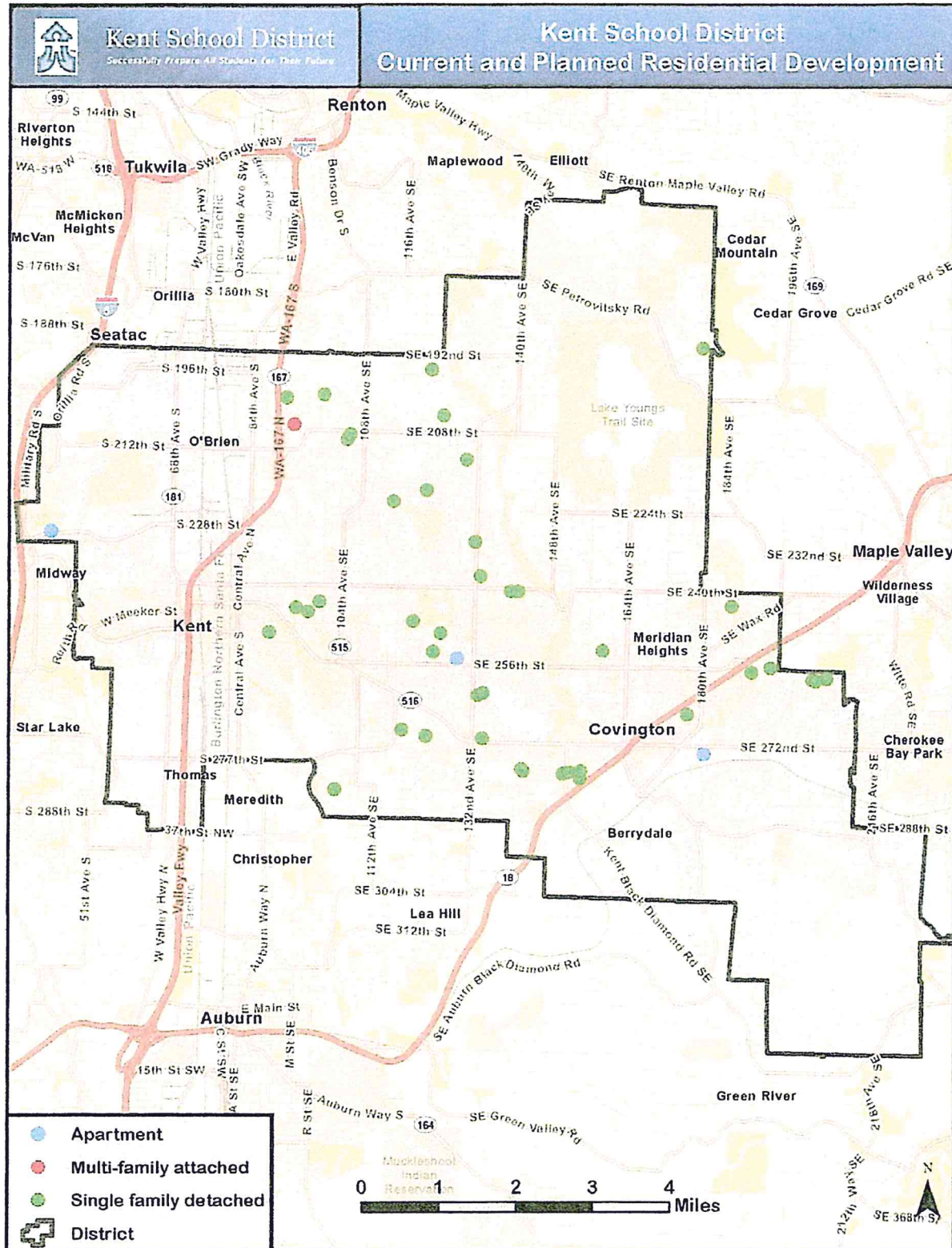
KENT SCHOOL DISTRICT No. 415
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of PORTABLES - FTE and HEADCOUNT ENROLLMENT

K S D MIDDLE SCHOOL	ABR	# of Std	Standard Capacity ² at 25-29 Cisrms	SE / IP		Special Ed ELL Cis	Special Ed Prgm Cisrms	Special ¹ Program Capacity	2016-17 Program Capacity ²	Program Use Portables	Classroom Use Portables	Relocatable Capacity at 29 ea.	10/1/2016		10/1/2016 Headcount ³ Enrollment				
				ELL	Cis								P223 FTE ³ Enrollment	Enrollment					
Cedar Heights Middle School	CH	30	740	8	84	3	71	895	2	0	0	662.60	663						
Mattson Middle School	MA	24	592	6	76	5	119	787	4	0	0	632.42	633						
Meeker Middle School	MK	29	715	8	93	1	24	832	0	0	0	609.00	609						
Meridian Middle School	MJ	26	641	5	56	4	95	792	4	1	29	597.00	597						
Mill Creek Middle School	MC	33	813	5	55	2	48	916	0	2	58	825.40	826						
Northwood Middle School	NW	33	813	2	18	4	95	926	0	0	0	648.80	649						
Kent Mountain View Academy (Grades 3 - 12) Middle School Grade 7 - 8 Enrollment															See Elem				
Middle School TOTAL															10	3	87	4,040.22	4,042

APPENDIX B

K S D SENIOR HIGH SCHOOL		ABR	# of		Standard Capacity at 25-31 Cisrms	SE / IP		Special Ed		Spec Prgm Cisrms	Special ¹ Program Capacity	2016-17		Program Use Portables	Classroom Use Portables	Relocatable Capacity at 31 ea.	10/1/2015	
			Std	Cisrms		ELL	Cis	Capacity ELL	Capacity			Program Capacity ²	Program Capacity ²				P223 FTE ³ Enrollment	Headcount ³ Enrollment
Kent-Meridian Senior High	KM	56		1,476	12	157	12	271	1,904	1	10	310	1,907.60	1,998				
Kentlake Senior High	KL	58		1,423	13	153	16	381	1,957	0	0	0	1,343.45	1,400				
Kentridge Senior High	KR	65		1,713	13	136	18	428	2,277	1	2	62	2,006.00	2,076				
Kentwood Senior High	KW	60		1,581	9	102	20	476	2,159	2	6	186	1,862.61	1,962				
Kent Mountain View Academy (Grades 3 - 12)				Senior High Grade 9 - 12 Enrollment														
Kent Phoenix Academy	PH			414					414					86.86	90			
Regional Justice Center ⁴	RJ	N/A							N/A					264.40	273			
Senior High TOTAL		239		6,607	47	548	66	1,556	8,711	4	18	558	7,470.92	7,799				
APPENDIX C																		
Excludes Running Start & Early Childhood Ed students																		
DISTRICT TOTAL		972		23,605	201	1,490	85	2,008	27,103	84	81	2,085	26,187.10	26,529.00				

¹ Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.
² Secondary school capacity is adjusted for 85% utilization rate. Facility Use Study was updated for program changes in 2015-16
³ Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECSE & College-only Running Start students. Full headcount including ECE & RS = 28,090.
Some totals may be slightly different due to rounding.
⁴ 12 Juveniles served at King County Regional Justice Center are reported separately for Institutional Funding on Form E-672.



KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	Units	STUDENTS				Student Generation Factor			
		Total	Elem	MS	HS	Total	Elem	MS	HS
Adler's Cove	91	75	49	7	19	0.824	0.538	0.077	0.209
Alyssa Lane	1	0	0	0	0	0.000	0.000	0.000	0.000
Autumn Glen	20	8	3	0	5	0.400	0.150	0.000	0.250
Aqua Vista Estates	2	0	0	0	0	0.000	0.000	0.000	0.000
Avalon Court	26	10	8	0	2	0.385	0.308	0.000	0.077
Battisti	1	0	0	0	0	0.000	0.000	0.000	0.000
Benchmark	55	24	12	3	9	0.436	0.218	0.055	0.164
Benson Hills Div No. 01	1	0	0	0	0	0.000	0.000	0.000	0.000
Benson Place	1	1	1	0	0	1.000	1.000	0.000	0.000
The Braun	5	10	5	2	3	2.000	1.000	0.400	0.600
Brookside Court	2	0	0	0	0	0.000	0.000	0.000	0.000
Cantera	75	36	20	4	12	0.480	0.267	0.053	0.160
Cedar Terrace	1	5	1	1	3	5.000	1.000	1.000	3.000
Clark Lake Estates Div No. 01 & No. 02	33	21	12	3	6	0.636	0.364	0.091	0.182
Cornerstone	106	70	44	11	15	0.660	0.415	0.104	0.142
Cottonwood Court	6	7	4	1	2	1.167	0.667	0.167	0.333
Covington Heights	0	0	0	0	0	0.000	0.000	0.000	0.000
Covington Plat	0	0	0	0	0	0.000	0.000	0.000	0.000
Covington Pointe	11	0	0	0	0	0.000	0.000	0.000	0.000
Crown Terrace	1	0	0	0	0	0.000	0.000	0.000	0.000
Eagle Creek	46	34	19	8	7	0.739	0.413	0.174	0.152
Eastmont	27	12	9	1	2	0.444	0.333	0.037	0.074
El Cove	3	4	2	0	2	1.333	0.667	0.000	0.667
Erwin Estates	1	0	0	0	0	0.000	0.000	0.000	0.000
Fairhaven Div No. 3	2	0	0	0	0	0.000	0.000	0.000	0.000
Fairwood Park Div No. 05	1	0	0	0	0	0.000	0.000	0.000	0.000
Fern Crest Div No. 1	7	10	5	1	4	1.429	0.714	0.143	0.571
Fern Crest Div No. 2	67	57	29	7	21	0.851	0.433	0.104	0.313
Fern Crest Div No. 3	19	19	13	2	4	1.000	0.684	0.105	0.211
Fern Crest West	96	95	51	19	25	0.990	0.531	0.198	0.260
Flower Court	31	16	12	1	3	0.516	0.387	0.032	0.097
Forest Ridge Court	10	5	3	1	1	0.500	0.300	0.100	0.100
Gage's Grove	22	24	16	1	7	1.091	0.727	0.045	0.318
Garrison Glen	32	8	6	1	1	0.250	0.188	0.031	0.031

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	Units	STUDENTS				Student Generation Factor			
		Total	Elem	MS	HS	Total	Elem	MS	HS
Guinn Crest No.2	1	0	0	0	0	0.000	0.000	0.000	0.000
Haley's Ridge	20	14	7	3	4	0.700	0.350	0.150	0.200
Hawkesbury Div No. 01	33	14	8	1	5	0.424	0.242	0.030	0.152
Highland Estates South	25	19	11	5	3	0.760	0.440	0.200	0.120
Highland Park Townhouses BSP	16	1	1	0	0	0.063	0.063	0.000	0.000
Homestead Acres Div No. 02	1	0	0	0	0	0.000	0.000	0.000	0.000
Johnson Nels	2	0	0	0	0	0.000	0.000	0.000	0.000
Kam Singh	11	7	5	1	1	0.636	0.455	0.091	0.091
Kara III	1	0	0	0	0	0.000	0.000	0.000	0.000
Kentara	43	9	6	1	2	0.209	0.140	0.023	0.047
Kentlake Highlands Div 1A	113	99	54	20	25	0.876	0.478	0.177	0.221
Kentlake Highlands Div 1B	115	93	55	17	21	0.809	0.478	0.148	0.183
Kentlake Highlands Div 2	10	6	4	0	2	0.600	0.400	0.000	0.200
Kentlake Highlands Div 3	63	47	29	8	10	0.746	0.460	0.127	0.159
Lake Desire Summer Home Trs	3	0	0	0	0	0.000	0.000	0.000	0.000
Lake Desire View	4	8	4	1	3	2.000	1.000	0.250	0.750
Lake Meridian Point	29	16	11	1	4	0.552	0.379	0.034	0.138
Lake Morton Trs	4	0	0	0	0	0.000	0.000	0.000	0.000
Landmark	18	10	7	0	3	0.556	0.389	0.000	0.167
Laurel Glen	17	23	13	4	6	1.353	0.765	0.235	0.353
Lochows Lake Sawyer Trs	1	0	0	0	0	0.000	0.000	0.000	0.000
Malik Ridge	11	7	4	3	0	0.636	0.364	0.273	0.000
Maple Creek	17	18	12	2	4	1.059	0.706	0.118	0.235
MCKENNA MEADOWS	5	2	0	1	1	0.400	0.000	0.200	0.200
Meadows at Lake Sawyer	2	0	0	0	0	0.000	0.000	0.000	0.000
Medallion of Kent	19	9	3	1	5	0.474	0.158	0.053	0.263
Meridian Pointe 12	12	4	2	0	2	0.333	0.167	0.000	0.167
Meridian Trace	1	0	0	0	0	0.000	0.000	0.000	0.000
Meridian Valley Country Club	3	0	0	0	0	0.000	0.000	0.000	0.000
Meridiana No. 02 & No. 03	2	3	1	1	1	1.500	0.500	0.500	0.500
Millbrook Heights	13	20	16	1	3	1.538	1.231	0.077	0.231
Morford Meadows South	11	4	2	1	1	0.364	0.182	0.091	0.091
Morgan's Creek	3	3	1	0	2	1.000	0.333	0.000	0.667
Morgan's Place	45	23	11	1	11	0.511	0.244	0.022	0.244

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	Units	STUDENTS				Student Generation Factor			
		Total	Elem	MS	HS	Total	Elem	MS	HS
Mountain Meadows Estates	3	0	0	0	0	0.000	0.000	0.000	0.000
Mountain View Vista	21	4	1	2	1	0.190	0.048	0.095	0.048
Mulder Plat	23	29	12	8	9	1.261	0.522	0.348	0.391
North Parke Meadows	8	6	3	0	3	0.750	0.375	0.000	0.375
North Shore of Lake Sawyer	2	0	0	0	0	0.000	0.000	0.000	0.000
Olympic Peak Estates	6	1	1	0	0	0.167	0.167	0.000	0.000
Panther Glen	8	13	9	2	2	1.625	1.125	0.250	0.250
Panther Lake Garden Trs	2	0	0	0	0	0.000	0.000	0.000	0.000
Parkview	43	35	24	6	5	0.814	0.558	0.140	0.116
Pierces First	1	0	0	0	0	0.000	0.000	0.000	0.000
Pine Tree Farms	6	1	0	0	1	0.167	0.000	0.000	0.167
Plateau at Panther Lake	103	86	54	7	25	0.835	0.524	0.068	0.243
Rainier Vista at Jenkins Creek	130	70	48	4	18	0.538	0.369	0.031	0.138
Reserve at Maple Valley	62	14	8	2	4	0.226	0.129	0.032	0.065
Rhododendron Estates	9	5	1	0	4	0.556	0.111	0.000	0.444
Ridge at Garrison Creek	22	21	11	2	8	0.955	0.500	0.091	0.364
Ridge at Lake Sawyer Div II	5	1	1	0	0	0.200	0.200	0.000	0.000
Ridge at Panther Lake Div I	4	1	1	0	0	0.250	0.250	0.000	0.000
Royal Crest Estates	17	22	12	6	4	1.294	0.706	0.353	0.235
Shady Lake	4	4	3	0	1	1.000	0.750	0.000	0.250
Single Family Housing (Unnamed dev)	203	172	96	22	54	0.847	0.473	0.108	0.266
Soos Creek Five Acre Tracts	1	0	0	0	0	0.000	0.000	0.000	0.000
Soos Creek Park	1	0	0	0	0	0.000	0.000	0.000	0.000
Spring Brook Five-Acre Trs	15	16	10	4	2	1.067	0.667	0.267	0.133
Starcrest 2nd	1	0	0	0	0	0.000	0.000	0.000	0.000
Sunnfjord	57	46	24	9	13	0.807	0.421	0.158	0.228
Sunny Hill No. 02	2	3	0	0	3	1.500	0.000	0.000	1.500
Tahoma Vista	18	16	12	0	4	0.889	0.667	0.000	0.222
Timberlane Estates Div No. 01	1	1	1	0	0	1.000	1.000	0.000	0.000
Uneedan Orchard Trs	5	2	2	0	0	0.400	0.400	0.000	0.000
Vila Real	127	82	47	11	24	0.646	0.370	0.087	0.189
Village Creek Estates	31	36	23	6	7	1.161	0.742	0.194	0.226
Vista Park	2	0	0	0	0	0.000	0.000	0.000	0.000
Washington Central Imp	6	1	0	0	1	0.167	0.000	0.000	0.167

KENT SCHOOL DISTRICT No. 415
Survey for Student Generation Factor

Single Family Developments	Units	STUDENTS				Student Generation Factor			
		Total	Elem	MS	HS	Total	Elem	MS	HS
Watermans Acre Trs	2	0	0	0	0	0.000	0.000	0.000	0.000
Wembley Park I	67	30	17	9	4	0.448	0.254	0.134	0.060
Wembley Park II	22	11	5	4	2	0.500	0.227	0.182	0.091
West Creek Court	11	14	5	2	7	1.273	0.455	0.182	0.636
West Shore of Lake Sawyer	1	0	0	0	0	0.000	0.000	0.000	0.000
Wilsons	1	0	0	0	0	0.000	0.000	0.000	0.000
Wingfield	111	63	41	5	17	0.568	0.369	0.045	0.153
Wingfield North	46	26	13	2	11	0.565	0.283	0.043	0.239
Wooddale & Woodgrove at Fairwood	52	17	11	4	2	0.327	0.212	0.077	0.038
Woodford Place	15	11	6	2	3	0.733	0.400	0.133	0.200
Woodside at McGarvey Park Div 3, 5, 6	4	3	3	0	0	0.750	0.750	0.000	0.000
Totals	2,757	1,873	1,096	266	511	0.679	0.398	0.096	0.185
Multi-Family Developments	Units	STUDENTS				Student Generation Factor			
		Total	Elem	MS	HS	Total	Elem	MS	HS
Copper Ridge at Chestnut	39	1	1	0	0	0.026	0.026	0.000	0.000
East Point	97	41	25	4	12	0.423	0.258	0.041	0.124
Grandview Apts.	261	0	0	0	0	0.000	0.000	0.000	0.000
Heights at Ridgeview	70	2	2	0	0	0.029	0.029	0.000	0.000
Highland Park Townhouses BSP	16	3	3	0	0	0.188	0.188	0.000	0.000
Kent Station Div 2	154	0	0	0	0	0.000	0.000	0.000	0.000
Laurel Lane Homes	27	7	5	0	2	0.259	0.185	0.000	0.074
Maplewood Grove	17	5	2	2	1	0.294	0.118	0.118	0.059
New polaris Apts	200	72	48	14	10	0.360	0.240	0.070	0.050
NOVO/Dedar Springs Apts.	168	8	3	3	2	0.048	0.018	0.018	0.012
Parks at Kent	148	61	44	12	5	0.412	0.297	0.081	0.034
Platform Apartments	176	5	3	0	2	0.028	0.017	0.000	0.011
Riverview North	185	78	57	14	7	0.422	0.308	0.076	0.038
Stonebridge Village	32	7	4	1	2	0.219	0.125	0.031	0.063
Viewcrest	190	11	8	1	2	0.058	0.042	0.005	0.011
Watertree Place	42	13	8	1	4	0.310	0.190	0.024	0.095
Unnamed - Apartments	9	5	2	0	3	0.556	0.222	0.000	0.333
Totals	1,831	319	215	52	52	0.174	0.117	0.028	0.028



AGENDA BILL APPROVAL FORM

Agenda Subject:

Ordinance No. 6668 (Snyder)

Date:

December 11, 2017

Department:

Community Development &
Public Works

Attachments:

[Agenda Bill for Ordinance No. 6668](#)
[Ordinance No. 6668](#)

Budget Impact:

Current Budget: \$0
Proposed Revision: \$0
Revised Budget: \$0

Administrative Recommendation:

City Council adopt Ordinance No. 6668.

Background Summary:

See the attached agenda bill.

Reviewed by Council Committees:

Other: Legal & Planning

Councilmember:**Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

ORD.B



AGENDA BILL APPROVAL FORM

Agenda Subject: ZOA17-0007; Ordinance # 6668 to revise school district impact fees for year 2018		Date: November 28, 2017
Department: Community Development & Public Works Dept.	Attachments: Ordinance No. 6668	Budget Impact: (none)
Administrative Recommendation: City Council to introduce and adopt Ordinance No. 6668 to revise school impact fees for 2018.		
Background Summary: <p>Title 19 (Impact Fees) of the Auburn City Code contains standards and regulations pertaining to the collection of impact fees in the City of Auburn. Specifically, Chapter 19.02 (School Impact Fees) addresses the establishment, calculation, collection and amendment of school impact fees within the municipal boundaries of the City of Auburn. The city originally established school impact fees in 1998 by Ordinance No. 5078. Portions of four school districts occur within the City limits.</p> <p>Pursuant to Code Section 19.02.060 (Annual Council Review) of the Auburn City Code, on at least an annual basis, the Auburn City Council shall review the information submitted by the Districts pursuant to ACC 19.02.050. The review shall be in conjunction with any update of the capital facilities plan element of the city's comprehensive plan. The City Council may also at this time determine if an adjustment to the amount of the impact fees is necessary.</p> <p>The City of Auburn Annual Comprehensive Plan Amendment process for 2017 included requests for City approval of the Capital Facilities Plans of the four districts as follows:</p> <ul style="list-style-type: none"> * 2017 - 2023 Auburn School District Capital Facilities Plan; * 2018-2023 Dieringer School District Capital Facilities Plan; * 2018 Federal Way School District Capital Facilities Plan; and * 2017-2018 through 2022-2023 Kent School District Capital Facilities Plan. <p>These requests were submitted in accordance with the provisions of Section 19.02.050 (Submission of District Capital Facilities Plan and Data) of the Auburn City Code.</p> <p>The School Districts' Capital Facilities Plans are contained in the working notebooks (three-ring binders) for the 2017 Annual Comprehensive Plan Amendments, distributed to the City Council prior to the 11-27-17 study session.</p>		
Reviewed by Council & Committees: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Arts Commission <input type="checkbox"/> Airport <input type="checkbox"/> Hearing Examiner <input type="checkbox"/> Human Services <input type="checkbox"/> Park Board <input checked="" type="checkbox"/> Planning Comm. </div> <div style="width: 45%;"> COUNCIL COMMITTEES: <input type="checkbox"/> Finance <input type="checkbox"/> Municipal Serv. <input checked="" type="checkbox"/> Planning & CD <input type="checkbox"/> Public Works <input type="checkbox"/> Other _____ </div> </div>		Reviewed by Departments & Divisions: <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;"> <input type="checkbox"/> Building <input type="checkbox"/> Cemetery <input type="checkbox"/> Finance <input type="checkbox"/> Fire <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Public Works </div> <div style="width: 45%;"> <input type="checkbox"/> M&O <input type="checkbox"/> Mayor <input type="checkbox"/> Parks <input checked="" type="checkbox"/> Planning <input type="checkbox"/> Police <input type="checkbox"/> Human Resources </div> </div>
Action: Committee Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Council Approval: <input type="checkbox"/> Yes <input type="checkbox"/> No Call for Public Hearing ____/____/____ Referred to _____ Until ____/____/____ Tabled _____ Until ____/____/____		
Councilmember:		Staff: Snyder
Meeting Date: December 4, 2017		Item Number:

Definition

The city's code section 19.02 contains the city's regulations governing school impact fees. It provides the following definition:

"Impact fee" means a payment of money imposed upon development as a condition of development approval to pay for school facilities needed to serve new growth and development that is reasonably related to the new development that creates additional demand and need for public facilities, that is a proportionate share of the cost of the school facilities, and that is used for such facilities that reasonably benefit the new development.

Related Authority

Other key points of the city's regulations include:

- ❖ The impact fee shall be based on a capital facilities plan adopted by the school district and incorporated by reference by the city as part of the capital facilities element of the city's comprehensive plan, adopted pursuant to Chapter 36.70A RCW, for the purpose of establishing the fee program.
- ❖ Separate fees shall be calculated for single-family and multifamily types of dwelling units, and separate student generation rates must be determined by the district for each type of dwelling unit.
- ❖ The fee shall be calculated on a district-wide basis using the appropriate factors and data supplied by the district. The fee calculations shall also be made on a district-wide basis to assure maximum utilization of all available school facilities in the district which meet district standards.
- ❖ As a condition of the city's authorization and adoption of a school impact fee ordinance, the city and the applicable district shall enter into an interlocal agreement governing the operation of the school impact fee program, and describing the relationship and liabilities of the parties. The agreement must provide that the district shall hold the city harmless for all damages.
- ❖ On an annual basis (by July 1st or on a date agreed to by district and the city and stipulated in the interlocal agreement), any district for which the city is collecting impact fees shall submit the Capital facilities plan and supporting information to the city.
- ❖ Applicants for single-family and multifamily residential building permits shall pay the total amount of the impact fees assessed before the building permit is issued, using the impact fee schedules in effect, unless the fee has been deferred pursuant to City Ordinance No. 6341.
- ❖ The impact fee calculation shall be based upon the formula set forth in ACC 19.02.110, "Impact fee formula". The formula is the city's determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020. Based on this formula, the "Fee Obligation" is the "Total Unfunded Need" x 50% = Fee Calculation.

The Capital Facilities Plans that were approved by each of the school boards contain proposed school impact fees for each of the Districts. The requests for adjustment of the school impact fees are required to be submitted concurrent with the submittal of the Capital Facilities Plans. Under City regulations a separate letter request is only required to be submitted to the city when the fee adjustment is requested to increase.

Council Review and Decision

The establishment of the actual fees occurs through separate Council action amending Chapter 19.02 of the Auburn City Code. Section 19.02.060, (Annual Council Review) specifies the following:

“On at least an annual basis, the city council shall review the information submitted by the district pursuant to ACC 19.02.050. The review shall be in conjunction with any update of the capital facilities plan element of the city's comprehensive plan. The city council may also at this time determine if an adjustment to the amount of the impact fees is necessary; provided, that any school impact fee adjustment that would increase the school impact fee shall require the submittal of a written request for the adjustment by the applicable school district concurrent with the submittal of the annual capital facilities plan pursuant to ACC 19.02.050. In making its decision to adjust impact fees, the city council will take into consideration the quality and completeness of the information provided in the applicable school district capital facilities plan and may decide to enact a fee less than the amount supported by the capital facilities plan.”

Section 19.02.060 establishes that the Auburn City Council is not obligated to accept the fees proposed by the School Districts within their submitted Capital Facilities Plans and may establish fees that the Council determines are more appropriate and consistent with the public's interest in reasonably mitigating school impacts within the affected portion of the City.

Recommendation (Contained in draft Ordinance No. 6668)

Auburn School District:

The Auburn School District indicated by letter submitted with their Capital Facilities Plan, that they are requesting an increase in school impact fees for the year 2018. The year 2018 for single-family dwellings is proposed to be \$3,321.86, a decrease of \$2,147.51 and the requested fee for multiple-family dwellings is \$2,081.29, an increase of \$441.59. The actual impact fees are established by ordinance through subsequent City Council action.

Dieringer School District:

The Dieringer School District indicated by letter submitted with their Capital Facilities Plan that they are requesting an increase in school impact fees for year 2018. The year 2018 fees for single-family dwellings as identified in the CFP is proposed to be \$3,760.00, an increase of \$360.00 and the requested fee for multiple family dwellings is \$1,081.00; a decrease of \$678.00. The actual impact fees are established by ordinance through subsequent City Council action.

While, a proposed fee calculation of \$3,760.00 for single family residential and \$1,081.00 for multiple family residential is identified based on their Capital Facilities Plan, related to this, the Pierce County Council by Ordinance No. 2017-78 adopted November 7, 2017; effective January 1, 2018, establishing a school impact fee for the Dieringer School District of \$3,485.00 for single family residential and \$1,081.00 for multiple family residential (See Exhibit). Pierce County routinely establishes a uniform rate for all districts within their jurisdiction and only makes yearly adjustments based on the Consumer Price Index. The Dieringer School District is the only school district common to both the jurisdictions of the City of Auburn and Pierce County.

It appears appropriate to establish a fee applicable in the City of Auburn for the Dieringer School district that is the same as the fee implemented in Pierce County's fee since it is more appropriate and consistent with the public's interest in reasonably mitigating school impacts within the affected portion of the City. The draft Ordinance No. 6668 has been prepared to reflect school impact fees that are the same as Pierce County's school impact fee and differs from what the Dieringer School District has requested, as historically has been done.

Federal Way School District:

The Federal Way School District indicated by letter submitted with their Capital Facilities Plan that they are requesting an increase in school impact fees for year 2018. The year 2018 fees for single-family dwellings is proposed to be \$6,842.00, representing an increase of \$3,644.00 and the requested fee for multi-family dwellings is \$20,086.00, an increase of \$11,700.00. The actual impact fees are established by ordinance through subsequent City Council action.

According to communication from Tanya Nascimento, Student & Demographic Forecaster of the Federal Way Public Schools, there are several factors which have driven the multiple family impact fees to increase quite significantly in this plan. One factor is an increase in observed multiple-family student generation rates. When calculating the impact fees for their capital facilities plan, the District can only use actual student generation rates, either based on district or the King County average. Prior to 2016, there had been no multi-family developments in our District, so we were using the King County average. In 2015, the first of three multi-family developments was opened and fully occupied in the City of Federal Way. The second was opened and occupied in late 2016 and the third was opened in fully occupied in summer of 2017. The first two developments have been included in the generation rate calculation for this plan. The specific generation rates can be found on Page 29. These multiple-family complexes are generating more than one student per unit which is significantly higher than past developments within the School District.

In addition to the high student generation rates, the District completed work with its Facilities Planning Committee which determined a need for additional capacity at a number of schools. As a result of this work, Phase II of the District's plan will be placed on the November ballot for a bond request. The facilities impacted during Phase II can be found on Page 7 of the Capital Facilities Plan. Anticipated funding for this project can be found on the Six-Year Finance Plan on Page 9. The Finance Plan outlines the anticipated timeline for beginning and completion of the various projects. It is important to note that not all projects within Phase II will create additional capacity. Only costs associated with increasing needed capacity are used in the formula for calculating Impact Fees. The specific cost calculations are outlined on Page 32 of the Capital Facilities Plan.

Kent School District

The Kent School District indicated by letter submitted with their Capital Facilities Plan that they are requesting an increase in school impact fees for year 2018. The year 2018 fees for single-family dwellings is proposed to be \$2,267.00, representing an increase of \$57.00 and the requested fee for multi-family dwellings is \$5,235.00, an increase of \$135.00. The actual impact fees are established by ordinance through subsequent City Council action.

Scheduling of Actions

A review and discussion of the School District Capital Facilities Plans school impact fee changes and Ordinance No. 6668 was held by City Council at the Study Session November 27, 2017. City Council consideration is planned for December 4, 2017.

ORDINANCE NO. 6 6 6 8

**AN ORDINANCE OF THE CITY COUNCIL OF THE CITY
OF AUBURN, WASHINGTON AMENDING SECTIONS
19.02.115, 19.02.120, 19.02.130 AND 19.02.140 OF THE
AUBURN CITY CODE RELATING TO SCHOOL IMPACTS
FEES**

WHEREAS, the City of Auburn has adopted a school impact fee ordinance and collects school impact fees on behalf of certain school districts located or located in part within the City of Auburn; and

WHEREAS, the Auburn School District, Dieringer School District, Federal Way School District, and the Kent School District, each being located in part within the City of Auburn, have provided the City of Auburn with updated capital facilities plans to be considered during the City's 2017 annual comprehensive plan amendment process that addresses among other things, the appropriate school impact fee for single family residential dwellings and multi- family residential dwellings for each district; and

WHEREAS, the Auburn School District issued a Determination of Non-Significance for the 2017 - 2023 Auburn School District Capital Facilities Plan June 9, 2017; the Dieringer School District issued a Determination of Non- Significance for the 2018-2023 Dieringer School District Capital Facilities Plan May 16, 2017; the Federal Way School District issued a Determination of Non-Significance for the 2018 Federal Way School District Capital Facilities Plan May 12, 2017; and the Kent School District issued a Determination of Non-Significance for the 2017-2018 through 2022-2023 Kent School District Capital Facilities Plan May 9, 2017; and

WHEREAS the City of Auburn issued a Determination of Non-Significance (DNS) on September 19, 2017 for the City of Auburn Year 2017 city-initiated comprehensive plan map and text amendments (File No. SEP17-0014), and

WHEREAS, after proper notice published in the City's official newspaper at least ten (10) days prior to the date of hearing, the Auburn Planning Commission on October 18, 2017 and November 1, 2017 conducted public hearings on the proposed Auburn School District 2017-2023 Capital Facilities Plan, the proposed Dieringer School District 2018 - 2023 Capital Facilities Plan; the proposed Federal Way School District 2018 Capital Facilities Plan; and for the proposed Kent School District 2017-2018 through 2022-2023 Capital Facilities Plan; and

WHEREAS, following the conclusion of the public hearing on October 18, 2017 and November 1, 2017, and subsequent deliberations, the Auburn Planning Commission, following individual positive motions, made separate recommendations to the Auburn City Council on the approval of the Auburn School District 2017-2023 Capital Facilities Plan, the Dieringer School District 2018 - 2023 Capital Facilities Plan; the Federal Way School District 2018 Capital Facilities Plan; and for the Kent School District 2017-2018 through 2022-2023 Capital Facilities Plan; and

WHEREAS, the Auburn City Council reviewed the recommendations of the Auburn Planning Commission on the school district capital facilities plans at a regularly scheduled study session on November 27, 2017; and

WHEREAS, the Auburn City Council considered the recommendations of the Auburn Planning Commission on the capital facilities plans at a regularly scheduled

meeting on December 4, 2017, and a positive motion approved the Auburn School District 2017-2023 Capital Facilities Plan, the Dieringer School District 2018 - 2023 Capital Facilities Plan; the Federal Way School District 2018 Capital Facilities Plan; and for the Kent School District 2017-2018 through 2022-2023 Capital Facilities (Ordinance No. 6667); and

WHEREAS, on November 27, 2017 the Auburn City Council at a regularly scheduled study session reviewed amendments to Title 19 (Impact Fees) and more specifically, Chapter 19.02 (School Impact Fees) pertaining to school impact fees for single family residential dwelling units and multi-family dwelling units to be applied in the City of Auburn for the Auburn School District; Dieringer School District, Federal Way School District, and the Kent School District; respectively, based on the aforementioned capital facilities plans for each of these districts; and

WHEREAS, the Auburn City Code provides for adjustments to school impact fees based on a review of the capital facilities plans for each of the districts; and

WHEREAS, Section 19.02.060 (Annual Council Review) of the Auburn City Code specifies that the Auburn City Council will in making its decision to adjust impact fees take into consideration the quality and completeness of the information provided in the applicable school district capital facilities plan and may decide to enact a fee less than the amount supported by the capital facilities plan. NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Amendment to the City Code. Section 19.02.115 of the Auburn City Code is hereby amended to read as follows.

Ordinance No. 6668
November 16, 2017
Page 3 of 7

19.02.115 Impact fee calculation and schedule for the Dieringer School District.

The impact fee calculation and schedule below is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Dieringer School District Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2017~~2018~~, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$3,400.00~~\$3,485.00

Per Multifamily Dwelling Unit ~~\$1,759.00~~\$1,081.00

(Ord. 6627 § 1, 2016; Ord. 6581 § 1, 2016; Ord. 6542 § 1, 2014; Ord. 6488 § 1, 2013; Ord. 6445 § 1, 2012; Ord. 6393 § 1, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 1, 2010; Ord. 6279 § 1, 2009; Ord. 6214 § 1, 2008; Ord. 6134 § 1, 2007; Ord. 6060 § 1, 2006; Ord. 5950 § 2, 2005.)

Section 2. Amendment to the City Code. Section 19.02.120 of the Auburn City

Code is hereby amended to read as follows.

19.02.120 Impact fee calculation and schedule for the Auburn School District.

The impact fee calculation and schedule is based upon a review of the impact fee calculation for single-family residences and for multifamily residences set forth in the most recent version of the Auburn School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2017~~2018~~, or the effective date of this ordinance
whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$5,469.37~~ \$3,321.86

Per Multifamily Dwelling Unit ~~\$1,639.70~~ \$2,081.29

(Ord. 6627 § 1, 2016; Ord. 6581 § 2, 2016; Ord. 6542 § 2, 2014; Ord.
6488 § 2, 2013; Ord. 6445 § 2, 2012; Ord. 6393 § 2, 2011; Ord. 6341 § 2,
2011; Ord. 6340 § 2, 2010; Ord. 6279 § 2, 2009; Ord. 6214 § 2, 2008;
Ord. 6134 § 2, 2007; Ord. 6060 § 2, 2006; Ord. 5950 § 1, 2005; Ord. 5793
§ 1, 2003; Ord. 5232 § 1, 1999.)

Section 3. Amendment to the City Code. Section 19.02.130 of the Auburn City

Code is hereby amended as follows.

19.02.130 Impact fee calculation and schedule for the Kent School
District.

The impact fee calculation and schedule is based upon a review of the
impact fee and calculation for single-family residences and for multifamily
residences set forth in the most recent version of the Kent School District's
Capital Facilities Plan adopted by the Auburn city council as an element of
the Auburn comprehensive plan. The calculation is the determination of
the appropriate proportionate share of the costs of public school capital
facilities needed to serve new growth and development to be funded by
school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, 2017~~2018~~, or the effective date of this ordinance
whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$5,100.00~~ \$5,235.00

Per Multifamily Dwelling Unit ~~\$2,210.00~~ \$2,267.00

(Ord. 6627 § 1, 2016; Ord. 6581 § 3, 2016; Ord. 6542 § 3, 2014; Ord.
6488 § 3, 2013; Ord. 6445 § 3, 2012; Ord. 6393 § 3, 2011; Ord. 6341 § 2,
2011; Ord. 6340 § 3, 2010; Ord. 6279 § 3, 2009; Ord. 6214 § 3, 2008;
Ord. 6134 § 3, 2007; Ord. 6060 § 3, 2006; Ord. 5950 § 1, 2005; Ord. 5233
§ 1, 1999.)

Section 4. Amendment to the City Code. Section 19.02.140 of the Auburn City

Code is hereby amended to read as follows.

19.02.140 Impact fee calculation and schedule for the Federal Way School District.

The impact fee calculation and schedule is based upon a review of the impact fee and calculation for single-family residences and for multifamily residences set forth in the most recent version of the Federal Way School District's Capital Facilities Plan adopted by the Auburn city council as an element of the Auburn comprehensive plan. The calculation is the determination of the appropriate proportionate share of the costs of public school capital facilities needed to serve new growth and development to be funded by school impact fees based on the factors defined in ACC 19.02.020.

Effective January 1, ~~2017~~2018, or the effective date of this ordinance whichever is later, the school impact fee shall be as follows:

Per Single-Family Dwelling Unit ~~\$3,198.00~~\$6,842.00

Per Multifamily Dwelling Unit ~~\$8,386.00~~\$20,086.00

(Ord. 6627 § 1, 2016; Ord. 6581 § 4, 2016; Ord. 6542 § 4, 2014; Ord. 6488 § 4, 2013; Ord. 6445 § 4, 2012; Ord. 6393 § 4, 2011; Ord. 6341 § 2, 2011; Ord. 6340 § 4, 2010; Ord. 6279 § 4, 2009; Ord. 6214 § 4, 2008; Ord. 6134 § 4, 2007; Ord. 6060 § 4, 2006; Ord. 6042 § 1, 2006.)

Section 5. Constitutionality and Invalidity. If any section, subsection sentence, clause, phrase or portion of this Ordinance, is for any reason held invalid or unconstitutional by any Court of competent jurisdiction such portion shall be deemed a separate, distinct and independent provision, and such holding shall not affect the validity of the remaining portions thereof.

Section 6. The provisions of this ordinance are declared to be separate and severable. The invalidity of any clause, sentence, paragraph, subdivision, section or portion of this ordinance, or the invalidity of the application thereof to any person or circumstance shall not affect the validity of the remainder of this ordinance, or the validity of its application to other persons or circumstances.

Section 7. Implementation. The Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 8. Effective Date. This Ordinance shall take effect and be in force five days from and after its passage, approval and publication as provided by law.

INTRODUCED: _____

PASSED: _____

APPROVED: _____

CITY OF AUBURN

ATTEST:

NANCY BACKUS, MAYOR

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

Published: _____



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5323 (Snyder)

Date:

December 13, 2017

Department:

CD & PW

Attachments:

[Resolution No. 5323](#)

[Amendment No. 4](#)

[Existing Agreement and Amendments 1 through](#)

[3](#)

Budget Impact:

\$29,471.00

Administrative Recommendation:

City Council adopt Resolution No. 5323.

Background Summary:

Resolution No. 5323, authorizes the Mayor to execute a 4th Amendment to the Transit Service Direct Financial Partnership Agreement between the City of Auburn, King County and the Pierce County Transit Benefit Authority (Pierce Transit).

In 2008, the City entered into the original agreement to provide for additional transit service within the City and in 2010 implemented the Lakeland Hills-Auburn Sounder Station Shuttle Service (Route 497). In September of 2017, Sound Transit added an additional train service on weekdays to both the morning and evening commute periods to and from Seattle, respectively. Amendment #4 to the Agreement provides for increased shuttle service on Route 497 to meet these additional weekday trains. If the Agreement is approved, the additional service is anticipated to begin by January 8, 2018.

The Agreement splits the costs of the Route 497 shuttle service three ways between the City, King County Metro, and Pierce Transit. The additional costs to the City to provide this additional service for 2018 is \$29,472.00. This will require a future 2018 budget amendment to fund and funding is available within the 102 Arterial Street Fund.

In 2016, the annual ridership of Route 497 was at 67,250 boardings. Through October of 2017 the annual ridership was already at 65,372 boardings and is anticipated to continue growing.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

RES.A

RESOLUTION NO. 5323

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A FOURTH AMENDMENT TO THE TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT BETWEEN THE CITY OF AUBURN, KING COUNTY AND PIERCE COUNTY PUBLIC TRANSIT BENEFIT AUTHORITY (PIERCE TRANSIT)

WHEREAS, on December 22, 2008 the City of Auburn, King County, and Pierce County Public Transit Benefit Authority entered into a Transit Service Direct Financial Partnership Agreement (the "Agreement"); and

WHEREAS, The agreement has been amended three times to extend the service beyond the expiration date in the original agreement; and

WHEREAS, the third amendment extends service until February 9, 2020; and

WHEREAS, Sound Transit has increased the Sounder train service to accommodate additional rider demand; and

WHEREAS, Parking at Auburn Station is no longer adequate to meet demand from commuters; and

WHEREAS, the 4th amendment will provide two additional transit trips between Lakeland Hills and Auburn Station to meet the additional Sounder train service, which will help to mitigate parking issues in downtown Auburn associated with the Station, and Section 8 of the Agreement provides that the Agreement may be amended or modified by written agreement of the Parties, and further provides that such amendments and modifications may be made for

the County by Metro's General Manager when such amendments are consistent with the intent and purpose of the Agreement.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, HEREBY RESOLVES as follows:

Section 1. That the Mayor is hereby authorized to execute a 4th amendment to the Transit Service Direct Financial Partnership Agreement between the City of Auburn and King County, which amendment shall be in substantial conformity with the amendment attached hereto as Exhibit "A".

Section 2. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2017.

CITY OF AUBURN

ATTEST:

NANCY BACKUS, MAYOR

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

AMENDMENT No. 4
to the
TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT
between
KING COUNTY
and
THE CITY OF AUBURN, WASHINGTON
and
PIERCE TRANSIT

This Amendment No. 4 to the Transit Service Direct Financial Partnership Agreement ("Amendment No. 4" or the "Fourth Amendment") is made by and between King County, a home rule charter county of the State of Washington, by and through its Department of Transportation, Metro Transit Division (hereinafter the "County" or "Metro Transit") and the City of Auburn (the "City") and the Pierce County Public Transportation Benefit Authority ("Pierce Transit"), both Washington municipal corporations (referred to collectively as "Service Partner," whether one entity or multiple entities), all of which entities may be referred to hereinafter separately as "Party" or together as "Parties."

WHEREAS, on December 22, 2008 the Parties entered into a Transit Service Direct Financial Partnership Agreement (the "Agreement"); and

WHEREAS, Section 4.1 of the Agreement provides that each service specified in Attachment A to the Agreement will expire five (5) years after the start of service , unless extended pursuant to the terms of the Agreement; and

WHEREAS, Section 4.1 of the Agreement further provides that if, after five (5) years the enhanced transit service described in Section 1 of Attachment A to the Agreement is deemed viable by the County pursuant to the performance indicators set forth in Section 2.2 of the Agreement and the additional performance benchmarks specified in Attachment A of the Agreement, and the Parties desire to have Pierce Transit continue to provide the enhanced transit service beyond the initial period, the Agreement may be extended by the Parties; and

WHEREAS, the transit service enhancements provided for in Part I of Attachment A in the Agreement were implemented on or about February 9, 2010; and

WHEREAS, in December 2014 the Parties extended the Agreement to provide the enhanced transit service described in Part I of Attachment A (i.e., Lakeland Hills-Auburn Sounder Station route) until March 12, 2016, during which the Parties agreed to evaluate whether or not to extend the Agreement again consistent with the provisions of Section 4.1 of the Agreement; and

WHEREAS, in January 2016 the Parties extended the Agreement to provide the enhanced transit service described in Part I of Attachment A (i.e., Lakeland Hills-Auburn Sounder

Station route) until February 9, 2020, and adjusted the monetary contributions of the Parties to reflect increases to Pierce Transit's operating and capital costs for providing Route 497; and

WHEREAS, Section 8 of the Agreement provides that the Agreement may be amended or modified by written agreement of the Parties, and further provides that such amendments and modifications may be made for the County by Metro's General Manager when such amendments are consistent with the intent and purpose of the Agreement.

NOW, THEREFORE, in consideration of the terms, conditions and mutual covenants set forth herein, the Parties agree to amend the Agreement as follows:

1. Attachment A – I. Lakeland Hills Partnership

A. Service Description

Add the following:

Beginning on Monday, January 8, 2018, an additional one (1) AM trip and one (1) PM trip will be operated by Pierce Transit on Route 497 to connect with new Sound Transit Sounder train trips serving the Auburn Station.

B. Monetary Contributions

The Parties agree that beginning January 8, 2018 and through the term of this extension, the costs for providing eight (8) weekday AM northbound and eight (8) weekday PM southbound trips on the Lakeland Hills service (Route 497) will be divided equally between the three parties, King County, City of Auburn and Pierce Transit.

The total annual Service costs are estimated below. The Parties will each be responsible for one-third (1/3) of the total costs.

2017	Operating Cost (\$99.78/hr x 4,697 annual hrs.)	Capital Cost	TOTAL COST
AUBURN	\$ 156,226	\$ 23,718	\$ 179,944
KING COUNTY	\$ 156,226	\$ 23,718	\$ 179,944
PIERCE TRANSIT	\$ 156,226	\$ 23,718	\$ 179,944
ANNUAL TOTAL:	\$ 468,678	\$ 71,154	\$ 539,832

3. No Other Modifications.

Except as specifically provided for in this Amendment No. 4, all other provisions of the Agreement shall remain unchanged and in full force and effect.

4. Effective Date.

This Amendment No. 4 shall be effective upon execution by the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment No. 4 to the Agreement as of the date set forth below their signatures.

KING COUNTY

CITY OF AUBURN

By: _____
Rob Gannon
General Manager, Metro Transit Division
Department of Transportation

By: _____
Nancy Backus
Mayor
City of Auburn

Date: _____

Date: _____

PIERCE TRANSIT

By: _____
Sue Dreier
Chief Executive Officer
Pierce Transit

Date: _____

**TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT
BY AND BETWEEN
KING COUNTY
AND
THE CITY OF AUBURN, WASHINGTON
AND
PIERCE TRANSIT**

THIS TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT (the "Agreement") is made by and between King County, a political subdivision of the State of Washington and home rule charter county with broad powers to provide public transportation within the County's geographic boundaries, by and through the King County Department of Transportation, Metro Transit Division (the "County" or "Metro Transit"), the City of Auburn and the Pierce County Public Transportation Benefit Authority (or "Pierce Transit") (both Washington municipal corporations) (Referred to collectively as "Service Partner," whether one entity or multiple entities), all of which entities may be referred to hereinafter individually as "City of Auburn" or "Pierce Transit" or collectively as the "Parties."

WHEREAS, in September 2006 the King County Council adopted Ordinance 15582, the *Transit Now* ordinance, directing the submission of a proposition to King County voters to fix and impose an additional sales and use tax of one-tenth of one percent to fund expansion of the King County Metro public transportation system and a variety of transit service improvements; and

WHEREAS, the *Transit Now* ordinance identified a number of transit service measures to be implemented using the one-tenth of one percent sales and use tax collected through *Transit Now* that focus on capital, operating, and maintenance improvements that are expected to expand and improve bus service on local streets and arterials within King County; and

WHEREAS, mutually beneficial contractual arrangements with other public and private entities ("service partnerships") that leverage public and private funds to provide both new and better bus service to cities and major employers is one of four key strategies (the "Service Partnership Program") identified in the *Transit Now* proposition approved by King County voters in the general election on November 7, 2006; and

WHEREAS, the Service Partnership Program is also designed and intended to support the service development objectives and financial strategies of the Metro Transit's *Ten-Year Strategic Plan for Public Transportation 2007-2016*; and

WHEREAS, the Service Partnership Program will provide commute alternatives for Pierce County residents who work in King County; and

WHEREAS, the *Ten-Year Strategic Plan for Public Transportation 2007 - 2016* adopted by the King County Council November 13, 2007 Strategy IM-3 exempts service partnerships, schedule maintenance, contracted services or partnership agreements from subarea allocation and reduction requirements; and

WHEREAS, Service Partner has submitted an application for a direct financial partnership for transit service and has met the criteria established by the County for awarding such partnerships; and

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
Page 1 of 16

WHEREAS, the proposal submitted by Service Partner has been deemed to show a potential gain in ridership; and

WHEREAS, the proposal submitted by Service Partner has been approved by the King County Council,

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES, COVENANTS AND AGREEMENTS SET FORTH HEREIN, AND FOR OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH ARE HEREBY ACKNOWLEDGED BY THE PARTIES, THE PARTIES HEREBY AGREE AS FOLLOWS:

1. PURPOSE OF AGREEMENT

The purpose of this Agreement is to enter into a mutually beneficial contractual relationship for enhanced transit services consistent with the goals and directives of the *Transit Now* ordinance and initiative as authorized by King County Council Ordinance 15582 (approved in September 2006) and passed by the voters of King County as *Transit Now* in the general election on November 7, 2006 to leverage sustainable local resources for transit service and to increase transit ridership.

This Agreement establishes the responsibilities of the Parties in relation to the transit service partnership, including methods for financing, implementing, monitoring, improving and terminating the partnership.

2. COUNTY'S RESPONSIBILITIES

- 2.1 The County will provide transit service enhancements in accordance with the service specifications set forth in Section II.C of Attachment A, which is incorporated herein and made a part of this Agreement by this reference, pursuant to which the County and City of Auburn will share the fully allocated cost of the increased service hours at a rate of not more than two-thirds from County funds to not less than one-third from City of Auburn funds (actual contribution specified in Attachment A). Fully allocated costs include the cost of fuel, maintenance, driver wages, service supervision, infrastructure maintenance, revenue collection, scheduling, rider information, data analysis; and administrative and management costs. The County's cost allocation model will be used to determine the City of Auburn's contribution for service described in Section II of Attachment A. The County will manage the service in accordance with its regular procedures and as may be further specified in this Agreement. The Parties understand and agree that, notwithstanding Service Partner's financial contribution, the transit service referenced herein will be open to the general public.
- 2.2 The County will include the new transit service enhancements provided for under this Agreement in its annual route performance monitoring. Enhanced transit service provided for via service partnerships will be expected to perform at or above the Metro Transit subarea average for its particular type of service in at least three of the four standard indicators monitored in Metro's annual *Route Performance Report*:
- a) Rides per revenue hour;
 - b) The ratio of fare revenue to operating expense;
 - c) Passenger miles per revenue hour; and
 - d) Passenger miles divided by platform miles.

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
Page 2 of 16

2.3 More specific benchmarks applicable to the enhanced transit service provided for herein are set forth in Attachment A. Three (3) years after implementation of the enhanced transit service provided for herein and annually thereafter, the County will make a determination as to the productivity and viability of the service. The County will notify Service Partner of its assessment of the service's productivity, performance, and ongoing viability. If the County deems that changes can be made to improve the service, the County and Service Partner will discuss possible modifications and may agree on any decisions to modify the service enhancements provided for herein, provided, however, that any such modifications shall be consistent with the requirements set forth in KCC 28.94.020(B)(2). After consultation with Service Partner, if the County determines that the enhanced service provided for herein is not viable based upon performance, and proposed changes are insufficient to boost productivity beyond a minimum threshold as may be established and the Parties cannot agree on a substitute investment on a different route or a different corridor, the County will notify Service Partner of its intention to terminate the Agreement. Throughout, the County recognizes that statutory responsibility for making significant changes to, or eliminating, services described in Section I of Attachment A rests with Pierce Transit.

2.4 **Monetary Contributions.** The County will contribute, via payment of billings from Pierce Transit twice per year, as specified in Section 5.2 of this Agreement, no more than two thirds of the cost of the enhanced service described in Section I of Attachment A. The amount of the County's actual yearly monetary contributions are to be determined by application of the cost allocation calculation specified in Section I of Attachment A, which is attached hereto and incorporated herein by this reference. If application of that cost allocation formula yields a higher dollar amount, the County shall pay the larger amount.

3. SERVICE PARTNER'S RESPONSIBILITIES

3.1 **Monetary Contributions.** Service Partner will contribute at least one-third of the cost of the enhanced service described in Attachment A, in an amount not less than US\$100,000 per year for at least five (5) years to add to existing transit service or a minimum of US\$200,000 per year for at least five (5) years to implement new transit service. The foregoing dollar amounts represent the minimum monetary contributions that Service Partner will be responsible for pursuant to this Agreement. The amount of Service Partner's actual yearly monetary contributions, over and above the minimum yearly contributions specified in this Subsection 3.1, are to be determined by application of the cost allocation calculations specified in Attachment A, which is attached hereto and incorporated herein by this reference. If application of those cost allocation formulae yields a higher dollar amount, Service Partner shall pay the larger amount.

3.2 **Transit Service Enhancements.** In addition to the financial contributions referenced in Subsection 3.1, the City of Auburn will undertake a number of additional actions that are expected to increase ridership on the enhanced bus services provided for herein, including, but not limited to implementation of transportation demand management programs, parking management, service promotions, and communication infrastructure and transit signal priority improvements. The transit service enhancements to be undertaken by the City of Auburn pursuant to this Agreement are set forth more fully in Attachment A, which is attached hereto and incorporated herein by this reference. The Parties acknowledge and agree that the goal of this Agreement is to increase ridership. Toward that end, the Parties agree to work together in good faith to refine the details of the required transit service enhancements in order to assure effective and timely implementation.

3.3 Pierce Transit will establish and operate transit service enhancements in accordance with the service specifications set forth in Section I.C of Attachment A, which is incorporated herein and made a part of this Agreement by this reference, pursuant to which the County and Service Partner

will share the cost of the increased service hours at a rate of not more than two-thirds from County funds to not less than one-third from Partner funds (actual contribution specified in Attachment A). While Pierce Transit will hold authority and responsibility for conducting public participation processes in advance of any significant service modification, as defined by Pierce Transit's adopted service modification procedures, Pierce Transit will work together with the County and City of Auburn in the design and implementation of such changes. Pierce Transit's cost allocation model will be used to determine the County and Service Partner contributions for service described in Section I of Attachment A. Pierce Transit will provide performance data using its standard ridership and service monitoring practices. The Parties understand and agree that, notwithstanding the Parties' financial contributions, the transit service referenced herein will be open to the general public.

4. TERM OF AGREEMENT

- 4.1 This Agreement shall commence upon signing by the Parties and, for each service specified in Attachment A, expire five (5) years after the start of that service, unless extended or earlier terminated pursuant to the terms of this Agreement. If after five (5) years the enhanced transit service described in Section II of Attachment A is deemed viable by the County pursuant to the performance indicators set forth in Section 2.2 of this Agreement and the additional performance benchmarks specified in Attachment A, and the City of Auburn desires to have Metro Transit continue to provide the enhanced transit service beyond the initial five year period, this Agreement may be extended by the Transit General Manager for an additional five years without additional approval by the King County Council. If after five (5) years the enhanced transit service described in Section I of Attachment A is deemed viable by the County pursuant to the performance indicators set forth in Section 2.2 of this Agreement and the additional performance benchmarks specified in Attachment A, and the Parties desire to have Pierce Transit continue to provide the enhanced transit service beyond the initial five year period, this Agreement may be extended by the Parties for an additional five years without additional approval by the King County Council or Pierce Transit Board of Commissioners.
- 4.2 This Agreement is subject to review and approval by the King County Council and, if necessary, the governing bodies of any other governmental entities that are a Party to this Agreement.

5. INVOICES/PAYMENT PROCEDURES

- 5.1 The County will invoice the City of Auburn twice each year for its contribution, as specified in Section 3.1 of this Agreement, to the transit service described in Section II of Attachment A. The City of Auburn will receive two (2) billings each calendar year for the actual costs incurred by the County to operate or manage the service.
- 5.2 Pierce Transit will invoice the County and the City of Auburn twice each year, as specified in Section 2.4 of this Agreement, for the transit service described in Section I of Attachment A. The County and City of Auburn will receive two (2) billings each calendar year for the actual costs incurred by Pierce Transit to operate the service.
- 5.3 Estimates of the total service costs based on scheduled service hours are shown in Attachment A. These estimates will be adjusted in January each year, based on the per mile and per hour rates for that year. King County will provide these adjustments to the City of Auburn for service described in Section II of Attachment A. Pierce Transit will provide adjustments to King County and the City of Auburn for service described in Section I of Attachment A.

5.4 The City of Auburn shall make payment to the County within forty-five (45) days after receipt of an invoice. Should the City of Auburn fail to pay the County the amount due within forty-five (45) days of receipt of a billing invoice from the County, a late payment assessment shall be applied to any outstanding balance due for that invoice. The late payment assessment shall be fixed at the maximum rate allowable under Washington state law.

5.5 The County and City of Auburn shall make payment to Pierce Transit within forty-five (45) days after receipt of an invoice. Should either the County or City of Auburn fail to pay Pierce Transit the amount due within forty-five (45) days of receipt of a billing invoice from the Pierce Transit, a late payment assessment shall be applied to any outstanding balance due for that invoice. The late payment assessment shall be fixed at the maximum rate allowable under Washington state law.

6. INDEMNIFICATION AND LEGAL RELATIONS

6.1 It is understood and agreed that this Agreement is solely for the benefit of the Parties hereto and gives no right to any other person or entity. No joint venture or partnership is formed as a result of this Agreement. No employees or agents of one Party or its contractors or subcontractors shall be deemed, or represent themselves to be, employees, agents, contractors or subcontractors of the other Party.

6.2 Each Party shall comply, and shall ensure that its contractors and subcontractors, if any, comply with all federal, state and local laws, regulations, and ordinances applicable to the work and services to be performed under this Agreement.

6.3 Each Party shall protect, defend, indemnify and save harmless the other Party, its elected officials, officers, officials, employees and agents while acting within the scope of their employment as such, from any and all costs, claims, judgments, and/or awards of damages, arising out of or in any way resulting from each Party's own negligent acts or omissions. Each Party agrees that it is fully responsible for the acts and omissions of its own subcontractors, their employees and agents, acting within the scope of their employment as such, as it is for the acts and omissions of its own employees and agents. Each Party agrees that its obligations under this provision extend to any claim, demand, and/or cause of action brought by or on behalf of any of its employees or agents. The foregoing indemnity is specifically and expressly intended to constitute a waiver of each Party's immunity under Washington's Industrial Insurance Act, RCW Title 51, as respects the other Party only, and only to the extent necessary to provide the indemnified Party with a full and complete indemnity of claims made by the indemnitor's employees. The Parties acknowledge that these provisions were specifically negotiated and agreed upon by them.

6.4 Each Party's rights and remedies in this Agreement are in addition to any other rights and remedies provided by law.

6.5 This Agreement shall be interpreted in accordance with the laws of the State of Washington. The Superior Court of King County, Washington, located in Seattle, Washington, shall have exclusive jurisdiction and venue over any legal action arising under this Agreement.

6.6 The provisions of this section shall survive any termination of this Agreement.

7. INSURANCE REQUIREMENTS

Each party shall self-insure or procure and maintain for the duration of the Agreement, insurance or self-insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of this agreement by the Parties.

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
Page 5 of 16

8. CHANGES AND MODIFICATIONS

This Agreement may be amended or modified only by prior written agreement signed by the Parties hereto. Such amendments and modifications may be executed by the General Manager of the County's Transit Division without additional Council approval, so long as any such amendments are consistent with the intent and purpose of this Agreement.

9. TERMINATION OF AGREEMENT

9.1 Either Party may terminate this Agreement, in whole or in part, in writing if the other Party substantially fails to fulfill any or all of its obligations under this Agreement through no fault of the other; provided, however, that, insofar as practicable, the Party terminating the Agreement will give not less than 135 calendar days prior to the County's February, June or September service change, by written notice delivered by certified mail, return receipt requested, of intent to terminate.

9.2 In addition to termination under Paragraph 8.1 of this Section, the County or Pierce Transit may terminate this Agreement pursuant to the provisions of Section 2.3 of this Agreement, in whole or in part, provided, that the other parties to this agreement will be given not less than 135 calendar days prior to the County's February, June or September service change, by written notice delivered by certified mail, return receipt requested, of intent to terminate.

9.3 If any Party terminates, the other Parties will pay the County and/or Pierce Transit a pro-rated amount for services performed in accordance with the Agreement to the date of termination.

10. FORCE MAJEURE

All Parties shall be excused from performing their obligations under this Agreement during the time and to the extent that it is prevented from performing by a cause beyond its control, including, but not limited to: any incidence of fire, flood, earthquake or acts of nature; strikes or labor actions; commandeering material, products, or facilities by the federal, state or local government; and/or national fuel shortage; when satisfactory evidence of such cause is presented to the other Party, and provided further that such non-performance is beyond the control and is not due to the fault or negligence of the Party not performing. In no event, however, shall this provision eliminate the obligation to make payment to the County for work performed in accordance with this Agreement.

11. WAIVER OF DEFAULT

Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of this Agreement unless stated to be such in writing, signed by authorized Parties and attached to the original Agreement.

12. ASSIGNMENT

This Agreement shall be binding upon the Parties, their successors, and assigns; provided, however, that no Party shall assign or transfer in any manner any interest, obligation or benefit of this Agreement without the others' prior written consent.

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
Page 6 of 16

13. **NO THIRD PARTY BENEFICIARIES**

Nothing in this Agreement, express or implied, is intended to confer on any person or entity other than the Parties hereto and their respective successors and assigns any rights or remedies under or by virtue of this Agreement.

14. **MUTUAL NEGOTIATION AND CONSTRUCTION**

This Agreement and each of the terms and provisions hereof shall be deemed to have been explicitly negotiated between, and mutually drafted by, the Parties, and the language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either Party.

15. **ALL TERMS AND CONDITIONS**

This Agreement merges and supersedes all prior negotiations, representations and agreements between the Parties related to the subject matter hereof and constitutes the entire agreement between the Parties. This Agreement may be amended only by written agreement of the Parties.

This Agreement contains all the terms and conditions agreed upon by the Parties. No other understandings, oral or otherwise, regarding the subject matter of this Agreement shall be deemed to exist or to bind any of the Parties hereto.

16. **CONTACT PERSONS**

The County and Service Partner shall designate a contact person for purposes of sending inquiries and notices regarding the execution and fulfillment of this Agreement.

	Service Partner	
Contact Name	Joe Welsh	Kelly Hayden
Organization	City of Auburn Public Works	Pierce Transit
Title	Transportation Planner	Director of Service Planning
Address	25 W. Main Street	P.O. Box 99070
	Auburn, WA 98001	Lakewood, WA 98499
Telephone	253-804-5050	253-984-8217
Fax	253-931-3053	253-589-6364
E-Mail	jwelsh@auburnwa.gov	khayden@piercetransit.org

	King County	
Contact Name	Matt Hansen	
Title	Supervisor, Market Development, Metro Transit Division	
Address	YES-TR-0600	
	400 Yesler Way	
	Seattle, WA 98104	
Telephone	206-263-3598	
Fax	206-684-2058	
E-Mail	matt.hansen@kingcounty.gov	

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
Page 7 of 16

17. Each Party warrants and represents that its execution of this Agreement has been authorized by its governing body, via King County Ordinance No. 16041 dated March 24, 2008, and via City of Auburn Resolution No. 4418, dated November 17, 2008, and via Pierce Transit Resolution No. 08-035 dated October 13, 2008.
18. **Effective Date.** This Agreement shall take effect when it is signed by all the Parties hereto.

IN WITNESS WHEREOF the Parties hereto have executed this Agreement on the 22nd day of December, 2008.

KING COUNTY

By: [Signature]
Title: CM
Date: 12/22/08

CITY OF AUBURN

By: [Signature]
Title: MAYOR
Date: NOV 17 2008

PIERCE TRANSIT

By: [Signature]
Title: CEO
Date: 12/1/08

ATTACHMENT A
Direct Financial Partnership Scope of Work
City of Auburn
Pierce Transit

For the purpose of defining the responsibilities of the three partners, this attachment is divided into two parts:

- Part I. Lakeland Hills (Partners are King County, Pierce Transit and the City of Auburn).
- Part II. Routes 910 and 919 (Partners are City of Auburn and King County).

The table in the appendix to this attachment depicts the overall cost estimates as a combined partnership.

I. Lakeland Hills Partnership

A. Service Description

The Lakeland Hills-Auburn Sounder Station route will be a commuter service to be established and operated by Pierce Transit through a funding partnership with the County and City of Auburn. The Lakeland Hills feeder will operate between Lake Tapps Parkway and Auburn Station, with one-way service to the station in the a.m. peak and from the station to Lakeland Hills in the p.m. peak. The intent of the new service on the Lakeland Hills feeder is to provide peak service to connect residential areas to Auburn Station to facilitate transfers to Sounder commuter rail, Sound Transit express bus service, and Metro bus service. The service implemented will be generally consistent in scope and service levels and may vary from this description should County and Service Partners mutually agree to implement alternative service of similar scope following any required public outreach and any necessary King County Council authorization. King County, Pierce Transit and the City of Auburn agree to share in the cost and responsibilities of new Lakeland Hills service.

1. Start Date for Service

Service on the route(s) described above shall commence with Pierce Transit's service change of February 9, 2010.

B. Monetary Contributions

1. Monetary and In-Kind Contributions to be Made by Service Partners

Pierce Transit agrees to provide three 25-foot transit "Bus Plus" vehicles (two active vehicles, one spare vehicle) for the service as described in this attachment. In addition, Pierce Transit agrees to operate the service and dispatch and maintain the vehicles.

The City of Auburn and Pierce Transit agree to contribute a combined total of approximately \$175,307 per year for five years of service on a new Lakeland Hills commuter route as defined in Service Description of this Attachment A, Part I. The actual annual cost the Service Partners agree to pay on an annual basis shall be determined in accordance with Section 5.3 of this Agreement. Rates for per-hour cost will be based on Pierce Transit's fully allocated rate for "blended" (both directly operated and contracted) SHUTTLE service.

2. Monetary Contributions to be Made by County

The County agrees to contribute approximately \$116,871 per year for five years of service on a new Lakeland Hills commuter route as defined in Service Description of this Attachment A, Part I. The actual annual cost the County agrees to pay on an annual basis shall be determined in accordance with Section 5.3 of this Agreement. Rates for per-hour and per-mile cost will be based on Pierce Transit's fully allocated rate for "blended" (both directly operated and contracted) SHUTTLE service.

C. Transit Service Enhancements

1. Service Partners agree to implement additional actions that are likely to increase ridership on the new services, including all those listed below or similar activities, if authorized in advance by the King County Metro Transit General Manager and the Chief Executive Officer of Pierce Transit. Such additional actions shall be implemented no later than two (2) years from the effective date of this Agreement. At least six months prior to the start of the new services, Service Partners will contact King County Metro's Market Development group and Pierce Transit's Policy, Planning and Public Affairs Department to refine the details of these actions to help assure effective and timely implementation. Service Partners remain responsible for the cost and implementation of the following actions or similar activities as mutually agreed by the parties to this agreement:

City of Auburn

a. Promotion

Provide promotional materials about shuttles to the Lakeland community. This would be accomplished through:

- Quarterly neighborhood direct mailings.
- Press releases in local newspapers.
- Advertising on local TV 21.
- Bus maps, timetables, and bike maps.
- Assistance in commute planning provided on the City of Auburn Web site.

b. Parking Management

Assist King County Metro and Pierce Transit in securing additional park-and-ride stalls/locations to support the Lakeland Hills feeder service.

Pierce Transit

a. Promotion

Pierce Transit will advertise the new service via its normal marketing channels, and will include the service information in Pierce Transit timetables and on Pierce Transit's Web site.

2. The County agrees to undertake the following supporting actions:

a. Additional Promotion of Service

Work with Service Partners to promote transit use on the affected routes.

D. Service Cost Estimate

The estimated cost is a planning-level estimate based on the hours and miles identified on the spreadsheet attached hereto as Exhibit 1 entitled "Preliminary Cost Estimate," which is incorporated into and made a part of this Agreement by this reference. The actual hours and miles needed to operate the service is determined during the scheduling of the service prior to implementation. The actual fully allocated cost may be higher or lower than the estimate provided in Exhibit 1.

Pierce Transit will provide three 25-foot transit "Bus Plus" vehicles. These vehicles will be considered a part of Pierce Transit's financial contribution, resulting in a reduction in Pierce Transit's share of service costs. The cost of the vehicles will be calculated at \$58,436 per year for each of the five years of this agreement.

Approximate total annual hours: 3,848

Estimated fully allocated annual cost (County's + Service Partners' cost): \$292,179

City of Auburn's estimated annual share of fully allocated annual cost:

Forty percent (\$116,871 based on 2008 fully allocated annual cost)

Pierce Transit's estimated annual share of fully allocated cost:

Twenty percent (\$58,436 based on 2008 fully allocated annual cost)

County's estimated annual share of fully allocated cost:

Forty percent (\$116,871 based on 2008 fully allocated annual cost)

The cost of service will be determined by Pierce Transit's fully allocated rate for "blended" (both directly operated and contracted) SHUTTLE services.

E. Benchmarks for Evaluating Route Performance

Both Metro and Pierce Transit have consistent, formal route-performance evaluation processes to identify individual routes that may require modification, expansion or termination. The Lakeland Hills service will be evaluated by both agencies, each using its own adopted standards.

Metro routes are grouped by subarea and time period for similarity in operating conditions. Each partnership route will be compared by time period to other routes in its subarea to ascertain performance level. Data for a particular year is typically available by the middle of the following year. The comparison will be made at the time the data is available.

The 2006 benchmarks for the service additions applicable to this Agreement are as follows:

DART Peak (Applies to Lakeland Hills service)

Rides per revenue hour: Average -- 22.6

Fare revenue/operating expense: n/a

Passenger miles/revenue hour: Average -- 54

Passenger miles/platform miles: Average -- 3.32

Metro's initial performance review for this Lakeland Hills service will use benchmarks determined using 2009 data.

Pierce Transit routes are grouped according the characteristics of the neighborhoods being served. The Lakeland Hills service will be expected to meet the standards established by Pierce Transit's Board of Commissioners for Suburban Routes. In 2008 this standard is set at a minimum level of fifteen boarding passengers per revenue vehicle hour.

II. Routes 910 and 919

A. Monetary Contributions

1. Monetary Contributions to be Made by Service Partner

The City of Auburn agrees to contribute approximately \$100,000 per year for five years of service on Route 910 and Route 919 as defined in the Service Description in Section C of this Attachment A, Part II. The actual annual cost the Service Partner agrees to pay on an annual basis shall be determined in accordance with Section 5.3 of this Agreement.

2. Monetary Contributions to be Made by County

The County agrees to operate the service as defined in Service Description, in Section C of this Attachment A and Section 2.1 of this Agreement.

B. Transit Service Enhancements

1. The City of Auburn agrees to implement additional actions that are likely to increase ridership on the new services, including all those listed below or similar activities, if authorized in advance by the King County Metro Transit General Manager. Such additional actions shall be implemented no later than two (2) years from the effective date of this Agreement. At least six months prior to the start of the new services, City of Auburn will contact King County Metro's Market Development group to refine the details of these actions to help assure effective and timely implementation. City of Auburn remains responsible for the cost and implementation of the following actions or similar activities as agreed with Market Development staff:

City of Auburn

a. Promotion

Provide promotional materials about shuttles to the senior community. This would be accomplished through:

- Direct advertising to seniors via the Auburn Senior Center.
- Press releases in local newspapers.
- Advertising on local TV 21.
- Provide bus maps, timetables, and bike maps.
- Assistance in commute planning provided on the City of Auburn Web site.

b. Other Incentives

- Provide a \$50/month subsidy transit pass for city employees for use of bus, vanpool, and rail.
- Provide covered bicycle lockers for city employees.
- Provide showers and lockers for employees who bicycle, walk, or motorcycle.
- Provide a Guaranteed Ride Home program to city employees.
- Provide five HOV stalls for city employee parking.

2. The County agrees to undertake the following supporting actions:

a. Additional Promotion of Service

- Work with City of Auburn to promote transit use on the affected routes.

C. Service Description

Routes 910 and 919 will be created through splitting the existing Route 919 and expanding service into two separate components. Route 919 will be modified into a community shuttle connecting 40th Street NE and I Street NE to the YMCA and Supermall area via Auburn Station. Route 910 will assume the southern portion of the existing Route 919 and will connect the Dogwood neighborhood, Auburn Senior Center, and Auburn Station via Auburn Way S. The intent of the enhanced service on Route 919

is to provide service to connect residential areas to major trip generators via Auburn Station. The service implemented will be generally consistent in scope and service levels and may vary from this description should County and City of Auburn mutually agree to implement alternative service of similar scope following any required public outreach and any necessary King County Council authorization.

1. Start Date for Service

Service on the route(s) described above shall commence with Metro service change of _____, 2010.

D. Service Cost Estimate

The estimated cost is a planning-level estimate based on the hours and miles identified on the spreadsheet attached hereto as Exhibit 1 entitled "Preliminary Cost Estimate," which is incorporated into and made a part of this Agreement by this reference. The actual hours and miles needed to operate the service is determined by the County during the scheduling of the service prior to implementation. The actual fully allocated cost may be higher or lower than the estimate provided in Exhibit 1.

Total annual hours: 2,763

Estimated fully allocated annual cost (County's + Service Partner's cost): \$218,055.96

City of Auburn's estimated annual share of fully allocated annual cost:
Forty-five percent (\$100,000 based on 2008 fully allocated annual cost)

E. Benchmarks for Evaluating Route Performance

Metro has a consistent, formal route-performance evaluation process to identify individual routes that may require modification, expansion or termination. Routes are grouped by subarea and time period for similarity in operating conditions. Each partnership route will be compared by time period to other routes in its subarea to ascertain performance level. Data for a particular year is typically available by the middle of the following year. The comparison will be made at the time the data is available.

The 2006 benchmarks for the service additions applicable to this Agreement are as follows:

DART Off-Peak

Rides per revenue hour: Average - 17.4

Fare revenue/operating expense: n/a

Passenger miles/revenue hour: Average - 53

Passenger miles/platform miles: Average - 3.46

Initial performance review for Routes 910 and 919 will use benchmarks determined using 2010 data.

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
Page 15 of 16

EXHIBIT 1.

Preliminary Cost Estimate

Route	Day	Direction	Time	Description	# of trips	Est'd hours	Rate per hour Pierce Transit blended cost \$75.93	Total Cost
LH	M-F	north	5:00 a.m. - 8:00 a.m.	Lakeland Hills to Auburn Station	7			
LH	M-F	south	4:00 p.m. - 6:30 p.m.	Auburn Station to Lakeland Hills	7	3,848	\$292,178.64	\$292,178.64
Subtotal								
					12	3,848	\$292,178.64	\$292,178.64
King County Metro Transit contribution								
City of Auburn contribution								
Pierce Transit contribution								
Subtotal								
							\$78.92	
919	M-Sa	north	6:00 a.m. to 4:30 p.m.	YMCA to 40th St NE	9			
919	M-Sa	south	6:30 a.m. to 4:30 p.m.	40th St NE to YMCA	9	2,763	\$218,055.96	\$218,055.96
Subtotal								
					18	2,763	\$218,055.96	\$218,055.96
King County Metro Transit contribution								
City of Auburn contribution								
Subtotal								
					32	6,611	\$100,000.00	\$510,234.60
Total								
King County Metro Transit contribution								
City of Auburn contribution								
Pierce Transit contribution								

DIRECT FINANCIAL SERVICE PARTNERSHIP AGREEMENT
 BETWEEN KING COUNTY AND THE CITY OF AUBURN AND PIERCE TRANSIT
 LAKELAND HILLS SHUTTLE AND METRO ROUTES 910 AND 919
 Page 16 of 16

AMENDMENT No. 1
to the
TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT
between
KING COUNTY
and
THE CITY OF AUBURN, WASHINGTON
AND
PIERCE TRANSIT

This Amendment No. 1 to the Transit Service Direct Financial Partnership Agreement ("Amendment No. 1" or the "First Amendment") is made by and between King County, a home rule charter county of the State of Washington, by and through its Department of Transportation, Metro Transit Division (hereinafter the "County" or "Metro Transit") and the City of Auburn (the "City") and the Pierce County Public Transportation Benefit Authority ("Pierce Transit"), both Washington municipal corporations (referred to collectively as "Service Partner," whether one entity or multiple entities), all of which entities may be referred to hereinafter separately as "Party" or together as the "Parties."

WHEREAS, on December 22, 2008 the Parties entered into a Transit Service Direct Financial Partnership Agreement (the "Agreement"); and

WHEREAS, Section 4.1 of the Agreement provides that each service specified in Attachment A to the Agreement will expire five (5) years after the start of the service, unless extended pursuant to the terms of the Agreement; and

WHEREAS, Section 4.1 of the Agreement further provides that if, after five (5) years the enhanced transit service described in Section 1 of Attachment A to the Agreement is deemed viable by the County pursuant to the performance indicators set forth in Section 2.2 of the Agreement and the additional performance benchmarks specified in Attachment A of the Agreement, and the Service Partner desires to have Pierce Transit continue to provide the enhanced transit service beyond the initial five-year period, the Agreement may be extended by the Parties for an additional five years without additional approval by the King County Council or the Pierce Transit Board of Commissioners; and

WHEREAS, the transit service enhancements provided for in Part I of Attachment A in the Agreement were implemented on or about February 9, 2010; and

WHEREAS, the Parties now desire to extend the Agreement to provide the enhanced transit service described in Part I of Attachment A (i.e., Lakeland Hills-Auburn Sounder Station route) for an additional thirteen-month period, during which the Parties will evaluate whether or not to extend the Agreement again consistent with the provisions of Section 4.1 of the Agreement; and

WHEREAS, Section 8 of the Agreement provides that the Agreement may be amended or modified by written agreement of the Parties, and further provides that such amendments and modifications may be made for the County by Metro's General Manager when such amendments are consistent with the intent and purpose of the Agreement;

NOW, THEREFORE, in consideration of the terms, conditions and mutual covenants set forth herein, the Parties agree to amend the Agreement as follows:

1. **Extension of Term of Agreement**

As provided for in Section 4.1, the enhanced transit service described in Part I of Attachment A in the Agreement is extended until March 12, 2016.

2. **Service Cost**

The service cost during the extended term of the Agreement will be based on Pierce Transit's per hour rate of \$75.93.

3. **Execution of Agreement – Counterparts**

A new Section 19 is added to the Agreement to read as follows:

This Agreement, and any amendments to this Agreement, may be executed in separate counterparts, each of which shall be regarded for all purposes as an original and all of which taken together constitute one and the same Agreement. Facsimile or scanned and emailed counterpart signatures to this Agreement shall be acceptable and binding on the Parties hereto.

4. **No Other Modifications.**

Except as specifically provided for in this Amendment No. 1, all other provisions of the Agreement shall remain unchanged and in full force and effect.

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5. **Effective Date.**

This Amendment No. 1 shall be effective upon execution by the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment No. 1 to the Agreement as of the date set forth below their signatures.

KING COUNTY

By: _____
Kevin Desmond
General Manager, Metro Transit Division
Department of Transportation
Date: _____

SERVICE PARTNER

City of Auburn

By: Nancy Backus
Name
Its (Title): Mayor
Date: 12.22.14

SERVICE PARTNER

Pierce Transit

By: _____
Name
Its (Title): _____
Date: _____

AMENDMENT No. 2
to the
TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT
between
KING COUNTY
and
THE CITY OF AUBURN, WASHINGTON

This Amendment No. 2 to the Transit Service Direct Financial Partnership Agreement ("Amendment No. 2" or the "Second Amendment") is made by and between King County, a home rule charter county of the State of Washington, by and through its Department of Transportation, Metro Transit Division (hereinafter the "County" or "Metro Transit") and the City of Auburn (the "City"), a Washington municipal corporation (referred to as "Service Partner"), both of which entities may be referred to hereinafter individually as "Party" or collectively as the "Parties."

WHEREAS, on December 22, 2008 the Parties entered into a Transit Service Direct Financial Partnership Agreement (the "Agreement"); and

WHEREAS, Section 4.1 of the Agreement provides that each service specified in Attachment A to the Agreement will expire five (5) years after the start of service , unless extended pursuant to the terms of the Agreement; and

WHEREAS, Section 4.1 of the Agreement further provides that if, after five (5) years the enhanced transit service described in PART II of Attachment A to the Agreement is deemed viable by the County pursuant to the performance indicators set forth in Section 2.2 of the Agreement and the additional performance benchmarks specified in Attachment A of the Agreement, and the Service Partner desires to have Metro continue to provide the enhanced transit service beyond the initial period, the Agreement may be extended by the Transit General Manager; and

WHEREAS, the transit service enhancements provided for in Part II of Attachment A in the Agreement were implemented on or about October 2, 2010; and

WHEREAS, on January 7, 2015 the Parties extended the Agreement to provide the enhanced transit service described in Part I of Attachment A (i.e., Lakeland Hills-Auburn Sounder Station route) for an additional thirteen-month period, during which the Parties agreed to evaluate whether or not to extend the Agreement again consistent with the provisions of Section 4.1 of the Agreement; and

WHEREAS, the County and the City of Auburn now desire to extend the Agreement to provide the enhanced transit service described in Part II of Attachment A (i.e., Route 910) for an additional five-year period; and

WHEREAS, Section 8 of the Agreement provides that the Agreement may be amended or modified by written agreement of the Parties, and further provides that such amendments and modifications may be made for the County by Metro's General Manager when such amendments are consistent with the intent and purpose of the Agreement; and

WHEREAS, no other changes are contemplated except as included in Amendment No. 1.

NOW, THEREFORE, in consideration of the terms, conditions and mutual covenants set forth herein, the Parties agree to amend the Agreement as follows:

1. Extension of Term of Agreement

As provided for in Section 4.1, the enhanced transit service described in Part II of Attachment A (Route 910) in the Agreement is extended until September 30, 2020.

2. No Other Modifications.

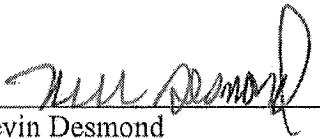
Except as specifically provided for in this Amendment No. 2, all other provisions of the Agreement shall remain unchanged and in full force and effect.

3. Effective Date.

This Amendment No. 2 shall be effective upon execution by the Parties.

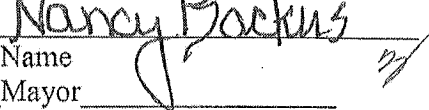
IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment No. 2 to the Agreement as of the date set forth below their signatures.

KING COUNTY

By: 
Kevin Desmond
General Manager, Metro Transit Division
Department of Transportation
Date: 10/22/15

SERVICE PARTNER

City of Auburn

By: 
Name
Its: Mayor
Date: 9-22-15

SIGN F

AMENDMENT No. 3
to the
TRANSIT SERVICE DIRECT FINANCIAL PARTNERSHIP AGREEMENT
between
KING COUNTY
and
THE CITY OF AUBURN, WASHINGTON
and
PIERCE TRANSIT

This Amendment No. 3 to the Transit Service Direct Financial Partnership Agreement ("Amendment No. 3" or the "Third Amendment") is made by and between King County, a home rule charter county of the State of Washington, by and through its Department of Transportation, Metro Transit Division (hereinafter the "County" or "Metro Transit") and the City of Auburn (the "City") and the Pierce County Public Transportation Benefit Authority ("Pierce Transit"), both Washington municipal corporations (referred to collectively as "Service Partner," whether one entity or multiple entities), all of which entities may be referred to hereinafter separately as "Party" or together as "Parties."

WHEREAS, on December 22, 2008 the Parties entered into a Transit Service Direct Financial Partnership Agreement (the "Agreement"); and

WHEREAS, Section 4.1 of the Agreement provides that each service specified in Attachment A to the Agreement will expire five (5) years after the start of service, unless extended pursuant to the terms of the Agreement; and

WHEREAS, Section 4.1 of the Agreement further provides that if, after five (5) years the enhanced transit service described in Section 1 of Attachment A to the Agreement is deemed viable by the County pursuant to the performance indicators set forth in Section 2.2 of the Agreement and the additional performance benchmarks specified in Attachment A of the Agreement, and the Parties desire to have Pierce Transit continue to provide the enhanced transit service beyond the initial period, the Agreement may be extended by the Parties; and

WHEREAS, the transit service enhancements provided for in Part I of Attachment A in the Agreement were implemented on or about February 9, 2010; and

WHEREAS, in December 2014 the Parties extended the Agreement to provide the enhanced transit service described in Part I of Attachment A (i.e., Lakeland Hills-Auburn Sounder Station route) until March 12, 2016, during which the Parties agreed to evaluate whether or not to extend the Agreement again consistent with the provisions of Section 4.1 of the Agreement; and

WHEREAS, Section 8 of the Agreement provides that the Agreement may be amended or modified by written agreement of the Parties, and further provides that such amendments and

modifications may be made for the County by Metro's General Manager when such amendments are consistent with the intent and purpose of the Agreement;

NOW, THEREFORE, in consideration of the terms, conditions and mutual covenants set forth herein, the Parties agree to amend the Agreement as follows:

1. **Extension of Term of Agreement**

As provided for in Section 4.1, the enhanced transit service described in Part I of Attachment A (Lakeland Hills Service) in the Agreement is extended until February 9, 2020.

2. **Lakeland Hills Service Cost**

Operating Cost:

The operating cost for the Lakeland Hills service (Rt. 497) beginning in 2016 will be based on Pierce Transit's hourly rate of \$99.78. The Parties agree that the operating hourly rate may be adjusted each year to reflect changes to Pierce Transit's service operation costs, however it is agreed that the operating hourly rate for this Agreement shall not increase by more than three percent (3%) each year.

Capital Cost:

In addition to the operating costs, the Parties agree to pay for Pierce Transit's capital costs associated with the Lakeland Hills service. The total capital cost for this service is \$71,155 per year and is fixed for the term of this extension period.

Monetary Contributions:

The Parties agree that beginning January 1, 2016 and through the term of this extension, the costs for providing seven weekday AM northbound and seven weekday PM southbound trips on the Lakeland Hills service (Route 497) will be divided equally between the three parties, King County, City of Auburn and Pierce Transit.

The total Service costs for 2016 are estimated below. The Parties will each be responsible for one-third (1/3) of the total costs.

2016	Operating Cost (\$99.78/hr x 3,811 annual hrs.)	Capital Cost	TOTAL COST
AUBURN	\$ 126,754	\$ 23,718	\$ 150,472
KING COUNTY	\$ 126,754	\$ 23,718	\$ 150,472
PIERCE TRANSIT	\$ 126,754	\$ 23,718	\$ 150,472
ANNUAL TOTAL:	\$ 380,261	\$ 71,155	\$ 451,416

Additionally, Pierce Transit intends to provide an eighth weekday AM northbound and an eighth weekday PM southbound trip on Route 497. These trips will be funded separately by Pierce Transit and are not included as part of this Amendment No. 3 to the Agreement.

3. **No Other Modifications.**

Except as specifically provided for in this Amendment No. 3, all other provisions of the Agreement shall remain unchanged and in full force and effect.


4. **Effective Date.**


This Amendment No. 3 shall be effective upon execution by the Parties.

IN WITNESS WHEREOF, the Parties hereto have caused their duly authorized representatives to execute this Amendment No. 3 to the Agreement as of the date set forth below their signatures.

KING COUNTY

CITY OF AUBURN

By: 
Kevin Desmond ~~General Manager, Metro Transit Division~~ **ROB GANNON, Acting**
General Manager, Metro Transit Division
Department of Transportation

By: 
Nancy Backus
Mayor
City of Auburn

Date: 15 MARCH 2016

Date: FEB 16 2016

PIERCE TRANSIT

By: _____
Sue Dreier
Chief Executive Officer
Pierce Transit

Date: _____



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5333 (Snyder)

Date:

December 12, 2017

Department:

CD & PW

Attachments:

[Res 5333 and agreement](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council adopt Resolution No. 5333.

Background Summary:

Resolution No. 5333 authorizes the Mayor to execute an Interlocal Agreement with the King County Department of Transportation to allow King County to administer the City's Commute Trip Reduction Plan. The City of Auburn has a statutory obligation to implement RCW 70.94.521 the Commute Trip Reduction (CTR) Act. The purpose of this law is to reduce congestion by lowering vehicle miles traveled per employee and reducing drive alone commute trips in areas of the state affected by air pollution. As a result, the CTR law requires major employers in Auburn to develop, implement and promote programs to encourage their employees to eliminate or reduce their drive-alone commute trips. City and County governments are required to assist local employers in this process.

Per state law, King County is authorized to receive state funding on behalf of local jurisdictions to assist local employers in implementing the Commute Trip Reduction Act and to retain those state funds for work it performs on behalf of the City.

The City has entered into similar agreements with King County and King County has assisted local employers in Auburn for more than 10 years with the creation and maintenance of CTR programs that help them comply with the regulations. The proposed agreement is for a two year term from July 1, 2017 to June 30, 2019.

Reviewed by Council Committees:**Councilmember:****Staff:**

Snyder

Meeting Date: December 18, 2017

Item Number:

RES.B

RESOLUTION NO. 5 3 3 3

AN RESOLUTION OF THE CITY COUNCIL OF THE
CITY OF AUBURN, WASHINGTON, AUTHORIZING
THE MAYOR TO EXECUTE AN INTERLOCAL
AGREEMENT BETWEEN THE CITY OF AUBURN
AND KING COUNTY DEPARTMENT OF
TRANSPORTATION RELATING TO THE COMMUTE
TRIP REDUCTION PLAN

WHEREAS, the City of Auburn (the "City") is required by RCW 70.94.527 to develop and implement a commute trip reduction plan ("CTR"); and

WHEREAS, the King County Department of Transportation, Metro Transit Division (the "County"), is authorized by the State of Washington, in Agreement Number GCB 2670, to receive CTR funds on behalf of local jurisdictions, including the City; and

WHEREAS, the City desires to have the County perform the work necessary to satisfy the City's obligations under RCW 70.94.521 *et seq.* to maximize cost efficacy and efficiency; and

WHEREAS, the parties are authorized by RCW 39.34.030 to enter into cooperative agreements for the joint exercise of powers; and

WHEREAS, the City finds that entering into an interlocal agreement with the County will for the administration of the City's CTR requirements will promote public health, safety, and welfare.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, DO RESOLVE as follows:

Section 1. The Mayor is hereby authorized to execute an Interlocal Agreement with King County, Department of Transportation, for the purpose of

authorizing King County's administration of the City of Auburn's Commute Trip Reduction Plan, in substantial conformity with the agreement attached hereto, marked as Exhibit A and incorporated herein by this reference.

Section 2. The Mayor is hereby authorized to implement such administrative procedures as may be necessary to carry out the directions of this legislation.

Section 3. This Resolution shall take effect and be in force upon passage and signatures thereon.

DATED and SIGNED on this ____ day of _____, 2017.

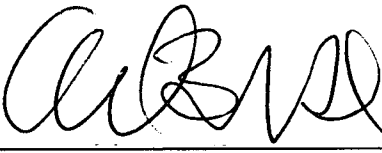
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

COMMUTE TRIP REDUCTION PROGRAM IMPLEMENTATION AGREEMENT

Between

King County, Department of Transportation, Metro Transit Division

and

City of Auburn

This Commute Trip Reduction Program Implementation Agreement (the "Agreement") is entered into by and between King County, a home rule charter county of the State of Washington, through its Department of Transportation, Metro Transit Division (the "County" or "Metro Transit") and the City of Auburn (the "City"), either of which entity may be referred to hereinafter individually as "Party" or collectively as the "Parties," for the purpose of implementing the Washington State Commute Trip Reduction Law of 1991.

WHEREAS, the purpose of RCW 70.94.521, *et seq.*, the "Commute Trip Reduction (CTR) Law," is to reduce air pollution, traffic congestion and fuel consumption by encouraging commuters to use alternative modes of transportation, such as buses, carpools, vanpools, bicycles, and walking, instead of single occupancy vehicles ("SOV"); and

WHEREAS the CTR Law requires local governments in those counties experiencing the greatest automobile-related air pollution and traffic congestion to develop and implement Commute Trip Reduction ("CTR") plans to reduce vehicle miles traveled per employee and drive alone commute trips; and

WHEREAS, the CTR Law also requires major employers to develop, implement and promote employee transportation programs to encourage their employees to shift away from drive alone commutes; and

WHEREAS, the City has within its jurisdictional boundaries one or more "major employers" and is required by RCW 70.94.527 to develop and implement a commute trip reduction plan; and

WHEREAS, the Parties hereto are authorized to enter into this Agreement pursuant to RCW 70.94.527(5); and

WHEREAS, King County Code Section 28.94.110 also authorizes the King County Executive to enter into agreements with state and local agencies for assistance in implementing the CTR Law; and

WHEREAS, CTR plans developed by local jurisdictions are required to be coordinated and consistent with the CTR plans of adjacent jurisdictions as well as applicable regional plans; and

WHEREAS, the Legislature appropriated funds to provide technical assistance funding to local jurisdictions required to develop and implement commute trip reduction plans; and

WHEREAS, the County in a separate Commute Trip Reduction Act Agreement with the State, Agreement Number GCB 2760, is authorized to receive CTR funds on behalf of local jurisdictions in exchange for the County's implementation of Commute Trip Reduction Plans and Programs on behalf of those local jurisdictions and retain such funds as payment for the work performed; and

WHEREAS, the City desires to have the County perform the work necessary to satisfy the City's statutory obligations under the Commute Trip Reduction Act and to retain the City's allocation of state funds as payment for those services; and

WHEREAS, the City and the County desire through this Agreement to implement the CTR Law consistent with the rules established by the state Commute Trip Reduction Board; and

WHEREAS, the City can achieve cost efficiencies and administrative consistency by contracting with the County for CTR implementation;

NOW THEREFORE, in consideration of the terms, conditions, mutual promises and covenants set forth herein, the Parties agree as follows:

1. PURPOSE

The purpose of this Agreement is to establish a mechanism that will allow for certain tasks to be undertaken by the County on behalf of the City to implement the City's obligations under the CTR Law and to set forth the responsibilities of the Parties with respect to that objective.

2. DEFINITIONS

The following definitions shall apply for purposes of this Agreement:

"Administrative Representative" means the primary administrative contact for issues related to this Agreement as designated in Section 9.2 of the Agreement.

"Affected Employer" means an employer required by RCW 70.94.521 and the City's CTR Plan to implement a CTR program (see also "major employer").

"Commute Trip Reduction Plan (CTR Plan)" means a plan adopted by the City designed to reduce the proportion of drive alone commute trips and commute trip vehicle miles and to administer and enforce the CTR programs of affected employers located within its jurisdiction

"Commute Trip Reduction Program (CTR Program)" means a program designed by an Affected Employer to reduce the proportion of drive alone commute trips and vehicle miles traveled by its employees.

"Employer Transportation Coordinator (ETC)" means point of contact between the employer and its employees to implement, promote and administer the employer's CTR program.

"CTR Funds" means state funds appropriated by the state and allocated to counties and cities for implementation of commute trip reduction plans.

"Major Employer" means a private or public employer that employs one hundred or more full-time employees at a single worksite who are scheduled to begin their regular workday between 6:00 a.m. and 9:00 a.m. on weekdays for at least twelve continuous months during the year, as provided in RCW 70.94.521 (herein also known as an "Affected Employer").

"State" is the Washington State Department of Transportation (WSDOT) unless otherwise noted.

3. DUTIES AND RESPONSIBILITIES

3.1 Provision of CTR Services. Metro Transit will perform the CTR implementation services specified with particularity in the Scope of Work (the "Work") set forth as Exhibit A, which is attached hereto and incorporated herein by this reference.

3.2 Authorization. The City shall authorize and direct the State to reimburse the County directly.

4. PAYMENT AND BILLING

The County will invoice the State on a quarterly basis for direct reimbursement for the CTR functions to be performed pursuant to this agreement.

5. WORK SCHEDULE AND PROGRESS REVIEW

5.1 Progress Reviews. The County will submit a quarterly report of progress and anticipated activities to jurisdiction representatives. On-going, periodic review of issues and materials will also be conducted with the jurisdiction representatives.

5.2 State Evaluation Requirements. At the request of the City, the County will provide information to the State for monitoring or evaluation activities.

6. EFFECTIVE DATE AND TERM OF AGREEMENT

This Agreement shall be effective July 1, 2017 and will remain in effect through June 30, 2019, unless earlier terminated pursuant to the terms of this Agreement.

7. TERMINATION

- 7.1 Termination for Default.** Either Party may terminate this Agreement in the event the other Party fails to perform a material obligation of this Agreement. Written notice of a Party's intention to terminate this Agreement pursuant to this Subsection 7.1 shall be provided to the other Party not less than fifteen (15) calendar days prior to the effective date of termination.
- 7.2 Termination for Convenience.** Either Party to this Agreement may terminate the Agreement, in whole or in part, for convenience and without cause. Written notice of a Party's intention to terminate this Agreement pursuant to this Subsection 7.2 shall be provided to the other Party not less than thirty (30) days prior to the effective date of termination.
- 7.3 County Funding and Termination for Non-Appropriation.** Performance of any Work undertaken by the County pursuant to this Agreement in advance of receiving reimbursement by the City beyond the current appropriation year is conditioned upon the appropriation by the County Council of sufficient funds to support the performance of the Work. Should such an appropriation not be approved, the Agreement shall terminate at the close of the current appropriation year. The appropriation year ends on December 31st of each year.
- 7.4 Termination Due to Loss of State Funding.** If at any time during the Agreement period the State acts to terminate, reduce, modify, or withhold CTR State Funds allotted to the City pursuant to RCW 79.94.544 then either Party may terminate this Agreement by giving thirty (30) days advance written notice to the other Party.

8. CHANGES AND MODIFICATIONS

Either Party may request changes to the provisions of this Agreement. Any such changes must be mutually agreed upon and incorporated by written amendment to this Agreement. No variation or alteration of the terms of this Agreement will be valid unless made in writing and signed by authorized representatives of the Parties hereto.

9. NOTIFICATION AND IDENTIFICATION OF CONTACTS

- 9.1 Administrative Representatives.** Both Parties shall designate an administrative representative to act as the contact person for matters pertaining to this Agreement.

9.2 Contact Persons and Addresses.

For the County: Christi Masi, Project Manager
King County Metro Transit
201 S. Jackson St., KSC-TR-0326
Seattle, WA 98104-2615
(206) 477-3843

For the City: Mr. Joe Welsh, Transportation Planner
City of Auburn
25 West Main St.
Auburn, WA 98002
(253) 804-5050

- 9.3 Notice.** Any notice or communication required or permitted to be given pursuant to this Agreement shall be in writing and shall be sent postage prepaid by U.S. Mail, return receipt requested, to the Parties' respective administrative representatives at the addresses identified in Subsection 9.2 of this Agreement.

10. DISPUTE RESOLUTION PROCESS

The Parties, through their designated representatives identified in Subsection 9.2 of this Agreement, shall use their best efforts to resolve any disputes pertaining to this Agreement that may arise between the Parties. If these designated representatives are unable to resolve a dispute, the responsible project managers of both Parties shall review the matter and attempt to resolve it. If they are unable to resolve the dispute, the matter shall be reviewed by the department directors of both Parties or his or her designee. The Parties agree to exhaust each of these procedural steps before seeking to resolve disputes in a court of law or any other forum.

11. AUDITING OF RECORDS, DOCUMENTS AND REPORTS

The State Auditor shall have full access to and the right to examine during normal business hours, and as often as the State Auditor may reasonably deem necessary, the non-privileged records of the City and the County with respect to the matters covered by this Agreement. Both Parties shall have similar access and rights with respect to the records of the other Party. The Parties' representatives shall be permitted to audit, examine, and make excerpts or transcripts from such records and to make audits of all contracts, invoices, materials, payrolls, and records of matters covered by this Agreement. Such rights last for three (3) years from the date final payment is made hereunder.

12. INDEMNIFICATION AND HOLD HARMLESS

Each Party hereto agrees to be responsible and assumes liability for its own negligent acts or omissions, and those of its officers, agents or employees, while performing work pursuant to this Agreement, to the fullest extent required by law, and agrees to save, indemnify, defend, and hold the other Parties harmless from any such liability. In the case of negligence of multiple Parties, any damages allowed shall be assessed in proportion to the percentage of negligence attributable to each Party, and each Party shall have the right to seek contribution from the other Parties in proportion to the percentage of negligence attributable to the other Parties.

The City acknowledges it is solely responsible for its compliance with the CTR Act, and for the adoption, implementation, and enforcement of any ordinances, plans, and programs related to the CTR Act. The City shall indemnify and hold King County harmless from, and shall process and defend, at its own expense, any and all claims, demands, suits at law of equity, actions, penalties, losses, damages, or costs arising out of, in connection with, or incidental to any act or omission of the City or any of its officers, employees, subcontractors or agents in adopting or enforcing any ordinances, plans and programs related to the CTR Act.

13. LEGAL RELATIONS

- 13.1 No Third Party Beneficiaries.** It is understood that this Agreement is solely for the benefit of the Parties hereto and gives no right to any other person or entity.
- 13.2 No Partnership or Joint Venture.** No joint venture, agent-principal relationship or partnership is formed as a result of this Agreement. No employees or agents of one Party or any of its contractors or subcontractors shall be deemed, or represent themselves to be, employees or agents of the other Party.
- 13.3 Applicable Law.** This Agreement shall be governed by and construed in accordance with the laws of the State of Washington.
- 13.4 Jurisdiction and Venue.** The King County Superior Court, situated in Seattle, Washington, shall have exclusive jurisdiction and venue over any legal action arising under this Agreement.
- 13.5 Mutual Negotiation and Construction.** This Agreement and each of the terms and provisions hereof shall be deemed to have been explicitly negotiated between, and mutually drafted by, both Parties, and the language in all parts of this Agreement shall, in all cases, be construed according to its fair meaning and not strictly for or against either Party.
- 13.6 Severability.** If any provision of this Agreement is held invalid by a court of competent jurisdiction, the remainder of the Agreement shall not be affected thereby if such remainder would then continue to serve the purposes and objectives originally contemplated by the Parties.

- 13.7 Waiver of Default.** Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver of breach of any provision of this Agreement shall not be deemed to be a waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of this Agreement unless stated to be such in writing, signed by duly authorized representatives of the Parties, and attached to the original Agreement.
- 13.8 Assignment.** Neither this Agreement, nor any interest herein, may be assigned by either Party without the prior written consent of the other Party.
- 13.9 Binding on Successors and Assigns.** This Agreement and all of its terms, provisions, conditions, and covenants, together with any exhibits and attachments now or hereafter made a part hereof, shall be binding on the Parties and their respective successors and assigns.
- 13.10 Rights and Remedies.** Both Parties' rights and remedies in this Agreement are in addition to any other rights and remedies provided by law.
- 13.11 Entire Agreement.** This Agreement embodies the Parties' entire understanding and agreement on the issues covered by it, except as may be supplemented by subsequent written amendment to this Agreement, and supersedes any prior negotiations, representations or draft agreements on this matter, either written or oral.
- 13.12 Survival.** The provisions of this Section 13 (Legal Relations) shall survive any termination of this Agreement.

14. FORCE MAJEURE

Either Party to this Agreement shall be excused from performance of any responsibilities and obligations under this Agreement, and shall not be liable for damages due to failure to perform, during the time and to the extent that it is prevented from performing by a cause directly or indirectly beyond its control, including, but not limited to: any incidence of fire, flood, snow, earthquake, or acts of nature; strikes or labor actions; accidents, riots, insurrection, terrorism, or acts of war; order of any court of competent jurisdiction or authorized civil authority commandeering material, products, or facilities by the federal, state or local government; or national fuel shortage; when satisfactory evidence of such cause is presented to the other Party to this Agreement, and provided that such non-performance is beyond the control and is not due to the fault or negligence of the Party not performing. In no event should this provision eliminate the obligation of the City to make payment to the County for the Work performed pursuant to this Agreement.

15. COMPLIANCE WITH APPLICABLE LAWS

The Parties agree to comply with all applicable federal, state, and local laws, rules, and regulations, including those pertaining to nondiscrimination and agree to require the same of any subcontractors providing services or performing any of the Work using funds provided under this Agreement.

16. EXECUTION OF AGREEMENT – COUNTERPARTS

This Agreement may be executed in two (2) counterparts, either of which shall be regarded for all purposes as an original.

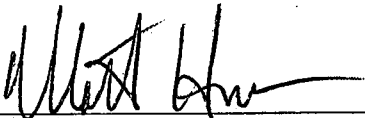
Dated this 25th day of OCTOBER, 2017.

IN WITNESS WHEREOF, the Parties hereto have executed this Agreement as of the latest date written below.

KING COUNTY
DEPARTMENT OF TRANSPORTATION
METRO TRANSIT DIVISION

City of Auburn

By:



Matt Hansen
Manager, Customer
Communications and Services
King County Metro Transit

By: _____

Title: _____

Date:

10-25-17

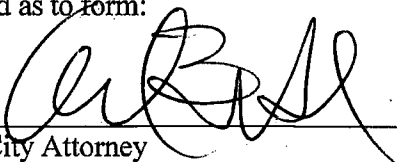
Date: _____

Approved as to form:

K.C.P.A.O.

Approved as to form:

By:



City Attorney

Date: _____

Exhibit A
City of Auburn
Commute Trip Reduction Implementation Agreement Scope of Work
Period: July 1, 2017 through June 30, 2019

King County will implement all elements of the Auburn CTR work plan through the following strategies and deliverables:

Strategy 1: Train all new ETC's and new sites to ensure that they have an understanding of the requirements of the law, implementation strategies and their site's performance to date.

Description:

Consult with ETCs at new sites and with new ETCs at existing sites, offer on-line interactive ETC training on the CTR program and Employee survey, update and maintain CTR website and printed information.

Deliverables:

- Offer on-line interactive training and a live CTR program and Employee survey training annually
- Consult with new ETCs at new sites and at existing sites
- Maintain CTR website as a source of information, materials and tools

Strategy 2: Track and notify employers of legally required activities and provide technical assistance to all employers for legal compliance.

Description:

Notify new sites; assist them with baseline survey and initial program development. Send survey and program notifications to all sites, review extensions and exemptions requests, set up and assist sites with paper and online surveys and program reporting. Negotiate steps for compliance with non-compliant worksites. Maintain database and master file records on all sites. Provide WSDOT with an electronic copy of city's CTR-affected employers and ETCs quarterly or as required by WSDOT.

Deliverables:

- Notify new and existing sites of survey and program reporting requirements within timeframes specified in Law and/or Ordinance
- Maintain electronic and paper records in accordance with WSDOT requirements
- Document sites' compliance with required activities

Strategy 3: Focus program review and survey analysis time on sites that have not made progress towards goal and spend less time reviewing program reports for sites that have made progress or goal.

Description:

- For sites that have met or made progress towards goal, focus program review for completeness of report and approve using electronic submittal.

- For no progress sites, conduct survey analysis and make recommendations for program improvements to ETC. Review programs for inclusion of recommendations, as well as completeness and program summary.

Deliverables:

- Review all programs for completeness
- Approve programs for sites that have made progress or goal
- Consult with sites that have not made progress or goal and recommend improvements to program
- Document on quarterly CTR progress report: 1) the number of CTR programs reviewed: 2) the number of consultations with no-progress sites

Strategy 4: Assist ETCs with marketing of commute programs and ensure they meet their program information distribution requirements. Help ETCs become a major resource to their employees by providing them with up-to-date commute information, tools for communicating with employees, turn-key commuter promotions, and opportunities to attend employer network group meetings.

Description:

- Review program summary and make marketing recommendations at sites that did not make progress towards goals.
- Send transportation related news and announcements via email to all ETCs; send information for promotions such as Wheel Options and Bike to Work Day; schedule, promote, engage speakers and invite ETCs to employer network group meetings, as needed.

Deliverables:

- Send regular emails to ETCs on transportation related issues that they can share with their employees
- Inform ETCs of program summary template on website
- Send ETCs updated commute options marketing materials in an electronic format
- Distribute promotional materials to sites for county and state-wide promotions
- Notify ETCs of network group meetings

Strategy 5: Actively promote alternatives to drive-alone commuting at worksites targeted by location, corridor, industry or lack of progress toward goal.

Description:

- Identify highly congested employment areas and/or sites that have not made progress toward goals for targeted outreach.
- Develop strategies to help ETCs communicate and promote program to employees, implement targeted promotions.

Deliverables:

- Organize promotions or events at select targeted areas, corridors or industries.



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5336 (Coleman)

Date:

December 7, 2017

Department:

Finance

Attachments:

[Res 5336 and Agreement](#)

Budget Impact:**Administrative Recommendation:**

City Council adopt Resolution No. 5336.

Background Summary:

SW18-L-009 is a service agreement between the City of Auburn and Recology CleanScapes, Inc. to continue the litter control program in 2018. This agreement with Recology is for \$184,161.60 in 2018, which is a 5% increase over 2017 costs. Recology staff will continue to provide litter removal and litter can services along 85 miles of roads in the City of Auburn. This item is included in the 2018 budget.

Reviewed by Council Committees:**Councilmember:****Staff:**

Coleman

Meeting Date: December 18, 2017

Item Number:

RES.C

RESOLUTION NO. 5 3 3 6

**A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
AUBURN, WASHINGTON, AUTHORIZING THE MAYOR TO
EXECUTE AN AGREEMENT BETWEEN THE CITY OF
AUBURN AND RECOLOGY CLEANSCAPES FOR A LITTER
CONTROL AND RECYCLING PROGRAM**

WHEREAS, the City annually conducts a litter and recycling program to reduce the solid waste that accumulates on public streets, sidewalks and other public areas in the city; and

WHEREAS, Recology CleanScapes Inc. is a private corporation that provides collection, disposal and recycling services to municipalities, and who is able to provide Auburn with a twelve-month litter cleanup and recycling program; and

WHEREAS, it is in the public interest for the parties to enter into an agreement for litter and recycling collection.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, HEREBY RESOLVES as follows:

Section 1. That the Mayor is hereby authorized to execute an Agreement between the City and Recology CleanScapes Inc. for litter collection and recycling which agreement shall be in substantial conformity with the agreement attached hereto as Exhibit A and incorporated herein by this reference.

Section 2. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2017.

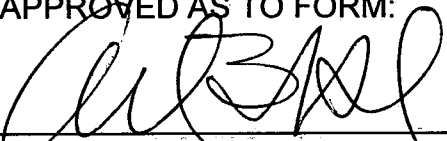
CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:



Daniel B. Heid, City Attorney

**CITY OF AUBURN
AGREEMENT FOR SERVICES
SW18-L-009**

THIS AGREEMENT made and entered into on this ____ day of December, 2017, by and between the **City of Auburn**, a municipal corporation of the State of Washington, hereinafter referred to as "City" and **Recology CleanScapes Inc.**, 117 S. Main Street, Suite 300, Seattle, WA 98104, hereinafter referred to as the "Provider."

W I T N E S S E T H :

WHEREAS, the City is engaged in or readying itself to be engaged in its litter control and recycling program and is in need of services of individuals, employees or firms for litter control and recycling work; and,

WHEREAS, the City desires to retain the Provider to provide certain services in connection with the City's work related to litter control and recycling; and,

WHEREAS, the Provider is qualified and able to provide services in connection with the City's needs for the above-described work, and is willing and agreeable to provide such services upon the terms and conditions herein contained.

NOW, THEREFORE, the parties hereto agree as follows:

1. Scope of Services

The Provider agrees to perform in a good and professional manner the tasks described on Exhibit "A" which is attached hereto and incorporated herein by this reference. (The tasks described on Exhibit "A" shall be individually referred to as a "task," and collectively referred to as the "services.") The Provider shall perform the services as an independent contractor and shall not be deemed, by virtue of this Agreement and the performance thereof, to have entered into any partnership, joint venture, employment or other relationship with the City.

2. Additional Services

From time to time hereafter, the parties hereto may agree to the performance by the Provider of additional services with respect to related work or projects. Any such agreement(s) shall be set forth in writing and shall be executed by the respective parties prior to the Provider's performance of the services there under, except as may be provided to the contrary in Section 3 of this Agreement. Upon proper completion and execution of an Amendment (agreement for additional services), such Amendment shall be incorporated into this Agreement and shall have the same force and effect as if the terms of such Amendment were a part of this Agreement as originally executed. The performance of services pursuant to an Amendment shall be subject to the terms and conditions of this Agreement except where the Amendment provides to the contrary, in which case the terms and conditions of any such

Amendment shall control. In all other respects, any Amendment shall supplement and be construed in accordance with the terms and conditions of this Agreement.

3. Performance of Additional Services Prior to Execution of an Amendment

The parties hereby agree that situations may arise in which emergency services other than those described on Exhibit "A" but reasonably related thereto are desired by the City and the time period for the completion of such services makes the execution of Amendment impractical prior to the commencement of the Provider's performance of the requested services. The Provider hereby agrees that it shall perform such services upon the written request of an authorized representative of the City pending execution of an Amendment, at a rate of compensation to be agreed to in connection therewith. The invoice procedure for any such additional services shall be as described in Section 8 of this Agreement.

4. Provider's Representations

The Provider hereby represents and warrants that he has all necessary licenses and certifications to perform the services provided for herein, and is qualified to perform such services.

5. City's Responsibilities

The City shall do the following in a timely manner so as not to delay the services of the Provider:

- a. Designate in writing a person to act as the City's representative with respect to the services. The City's designee shall have complete authority to transmit instructions, receive information, interpret and define the City's policies and decisions with respect to the services.
- b. Furnish the Provider with all information, criteria, objectives, schedules and standards for the project and the services provided for herein.
- c. Arrange for access to the property or facilities as required for the Provider to perform the services provided for herein.

Specific responsibilities of the City are set forth in Exhibit B, which is attached hereto and by this reference made a part of this agreement.

6. Provider's Responsibilities

Specific responsibilities of the Provider are set forth in Exhibit B, which is attached hereto and by this reference made a part of this agreement.

7. Acceptable Standards

The Provider shall be responsible to provide, in connection with the services contemplated in this Agreement, work products and services of a quality and professional standard reasonably acceptable to the City.

8. Compensation

As compensation for the Provider's performance of the services provided for herein, the City shall pay the Provider the fees and costs specified on Exhibit "C" attached hereto and made a part hereof (or as specified in an Amendment). The Provider shall

submit to the City an invoice or statement of time spent on tasks included in the scope of work provided herein, and the City shall process the invoice or statement in the next billing/claim cycle following receipt of the invoice or statement, and shall remit payment to the Provider thereafter in the normal course, subject to any conditions or provisions in this Agreement or Amendment. The Agreement number must appear on all invoices submitted.

9. Time for Performance and Term of Agreement

The Provider shall not begin any work under this Agreement until **January 2, 2018**. The Provider shall perform the services provided for herein in accordance with the direction and scheduling provided on Exhibit "A" attached hereto and incorporated herein by this reference, unless otherwise agreed to in writing by the parties. The Term of this Agreement shall terminate on **December 31, 2018**.

10. Ownership and Use of Documents

All documents, reports, memoranda, diagrams, sketches, plans, surveys, design calculations, working drawings and any other materials created or otherwise prepared by the Provider as part of his performance of this Agreement (the "Work Products") shall be owned by and become the property of the City, and may be used by the City for any purpose beneficial to the City.

11. Records Inspection and Audit

All compensation payments shall be subject to the adjustments for any amounts found upon audit or otherwise to have been improperly invoiced, and all records and books of accounts pertaining to any work performed under this Agreement shall be subject to inspection and audit by the City for a period of up to three (3) years from the final payment for work performed under this Agreement.

12. Continuation of Performance

In the event that any dispute or conflict arises between the parties while this Contract is in effect, the Provider agrees that, notwithstanding such dispute or conflict, the Provider shall continue to make a good faith effort to cooperate and continue work toward successful completion of assigned duties and responsibilities.

13. Administration of Agreement

This Agreement shall be administered by Kevin Kelly, on behalf of the Provider, and by the Mayor of the City, or designee, on behalf of the City. Any written notices required by the terms of this Agreement shall be served on or mailed to the following addresses:

City of Auburn
Joan Nelson
Solid Waste & Recycling Supervisor
25 W Main St
Auburn, WA 98001-4998
Phone: 253-876-1900

Recology CleanScapes Inc.
Kevin Kelly
General Manager
117 S. Main Street, Suite 300
Seattle, WA 98104
Fax: 206-859-6701

14. Notices

All notices or communications permitted or required to be given under this Agreement shall be in writing and shall be deemed to have been duly given if delivered in person or deposited in the United States mail, postage prepaid, for mailing by certified mail, return receipt requested, and addressed, if to a party of this Agreement, to the address for the party set forth above.

Either party may change his, her or its address by giving notice in writing, stating his, her or its new address, to the other party, pursuant to the procedure set forth above.

15. Insurance

The Provider shall be responsible for maintaining, during the term of this Agreement and at its sole cost and expense, the types of insurance coverages and in the amounts described below. Insurance is to be placed with authorized insurers in Washington State with a current A.M. Best rating of not less than A-: VII. The Provider shall furnish evidence, satisfactory to the City, of all such policies. During the term hereof, the Provider shall take out and maintain in full force and effect the following insurance policies:

- a. Automobile Liability insurance, covering all owned, non-owned, hired and leased vehicles. Coverage shall be written on Insurance Services Office (ISO) form CA 00 01 or a substitute form providing equivalent liability coverage. If necessary, the policy shall be endorsed to provide contractual liability coverage. Provider shall maintain automobile insurance with minimum combined single limit for bodily injury and property damage of \$1,000,000.00 per accident.
- b. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 or its equivalent and shall cover liability arising from premises, operations, independent contractors, products-completed operations, stop gap liability, personal injury and advertising injury, and liability assumed under an insured contract. The Commercial General Liability insurance shall be endorsed to provide the Aggregate Per Policy Limit. There shall be no endorsement or modification of the Commercial General Liability insurance for liability arising from explosion, collapse or underground property damage. The City shall be named as an additional insured under the Contractor's Commercial General Liability insurance policy with respect to the work performed for the City using ISO Additional Insured endorsement CG 20 10 10 01 or its equivalent and Additional Insured-Completed Operations endorsement CG 20 37 10 01 or substitute endorsements providing equivalent coverage. Commercial General Liability insurance shall be written with limits no less than \$1,000,000.00 each occurrence, \$2,000,000.00 general aggregate, and a \$2,000,000.00 products-completed operations aggregate limit.

- c. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington.
- d. Umbrella/Excess Liability Insurance in a minimum amount of five million dollars (\$5,000,000.00), providing coverage on a following-form basis over the Employer's Liability Insurance limit, the Commercial General Liability Insurance limit, and the Automobile Liability Insurance limit.

16. Indemnification

The Provider shall indemnify and hold harmless the City and its officers, agents and employees, or any of them from any and all claims, actions, suits, liability, loss, costs, expenses, and damages of any nature whatsoever, by any reason of or arising out of the negligent act or omission of the Provider, its officers, agents, employees, or any of them relating to or arising out of the performance of this Agreement. If a final judgment is rendered against the City, its officers, agents, employees and/or any of them, or jointly against the City and the Provider and their respective officers, agents and employees, or any of them, the Provider shall satisfy the same to the extent that such judgment was due to the Provider's negligent acts or omissions.

17. Assignment

Neither party to this Agreement shall assign any right or obligation hereunder in whole or in part, without the prior written consent of the other party hereto. No assignment or transfer of any interest under this Agreement shall be deemed to release the assignor from any liability or obligation under this Agreement, or to cause any such liability or obligation to be reduced to a secondary liability or obligation.

18. Nondiscrimination

The Provider may not discriminate regarding any services or activities to which this Agreement may apply directly or through contractual, hiring, or other arrangements on the grounds of race, color, creed, religion, national origin, sex, age, or where there is the presence of any sensory, mental or physical handicap.

19. Amendment, Modification or Waiver

No amendment, modification or waiver of any condition, provision or term of this Agreement shall be valid or of any effect unless made in writing, signed by the party or parties to be bound, or such party's or parties' duly authorized representative(s) and specifying with particularity the nature and extent of such amendment, modification or waiver. Any waiver by any party of any default of the other party shall not affect or impair any right arising from any subsequent default.

Nothing herein shall limit the remedies or rights of the parties hereto under and pursuant to this Agreement.

20. Termination and Suspension

Either party may terminate this Agreement upon written notice to the other party if the other party fails substantially to perform in accordance with the terms of this

Agreement through no fault of the party terminating the Agreement, and does not cure such failure of performance within ten (10) days after written notice of the failure by the non-breaching party.

The City may terminate this Agreement upon not less than seven (7) days written notice to the Provider.

If the Provider is notified by another contractor of the City that one or more of the Provider's services hereunder violate the exclusive rights granted by the City to such contractor or interfere with such contractor's contract with the City, then the Provider may cease providing such services and/or terminate this Agreement, upon not less than seven (7) days written notice to the City.

If this Agreement is terminated early, the Provider shall be compensated for services performed prior to termination in accordance with the rate of compensation provided in Exhibit "C" hereof.

21. Parties in Interest

This Agreement shall be binding upon, and the benefits and obligations provided for herein shall inure to and bind, the parties hereto and their respective successors and assigns, provided that this section shall not be deemed to permit any transfer or assignment otherwise prohibited by this Agreement. This Agreement is for the exclusive benefit of the parties hereto and it does not create a contractual relationship with or exist for the benefit of any third party, including contractors, sub-contractors and their sureties.

22. Costs to Prevailing Party

In the event of such litigation or other legal action, to enforce any rights, responsibilities or obligations under this Agreement, the prevailing parties shall be entitled to receive its reasonable costs and attorney's fees.

23. Applicable Law

This Agreement and the rights of the parties hereunder shall be governed by and interpreted in accordance with the laws of the State of Washington and venue for any action hereunder shall be in of the county in Washington State in which the property or project is located, and if not site specific, then in King County, Washington; provided, however, that it is agreed and understood that any applicable statute of limitation shall commence no later than the substantial completion by the Provider of the services.

24. Captions, Headings and Titles

All captions, headings or titles in the paragraphs or sections of this Agreement are inserted for convenience of reference only and shall not constitute a part of this Agreement or act as a limitation of the scope of the particular paragraph or sections to which they apply. As used herein, where appropriate, the singular shall include the plural and vice versa and masculine, feminine and neuter expressions shall be

interchangeable. Interpretation or construction of this Agreement shall not be affected by any determination as to who is the drafter of this Agreement, this Agreement having been drafted by mutual agreement of the parties.

25. Severable Provisions

Each provision of this Agreement is intended to be severable. If any provision hereof is illegal or invalid for any reason whatsoever, such illegality or invalidity shall not affect the validity of the remainder of this Agreement.

26. Entire Agreement

This Agreement contains the entire understanding of the parties hereto in respect to the transactions contemplated hereby and supersedes all prior agreements and understandings between the parties with respect to such subject matter.

27. Counterparts

This Agreement may be executed in multiple counterparts, each of which shall be one and the same Agreement and shall become effective when one or more counterparts have been signed by each of the parties and delivered to the other party.

IN WITNESS WHEREOF, the parties hereto have caused this Agreement to be executed effective the day and year first set forth above.

CITY OF AUBURN

RECOLOGY CLEANSCAPES INC.

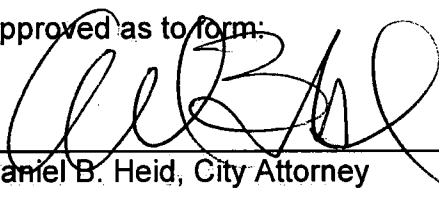
Nancy Backus, Mayor

Kevin Kelly, General Manager

Attest:

Danielle Daskam, City Clerk

Approved as to form:



Daniel B. Heid, City Attorney

EXHIBIT A

SCOPE OF WORK

The purpose of this Agreement is to contract with the Provider on a clean-up program for the City of Auburn.

Litter Crew

The Provider shall make available a Litter Crew consisting of two (2) employees and two (2) pickup trucks.

The Provider's Litter Crew shall perform the following services within the City:

1. Specific Tasks

The Provider's Litter Crew will collect and remove litter, trash, and debris from the shoulders of City public ways (including but not limited to streets, roads, alleys, paths, and parkways), public parking lots, and other designated public areas. Tasks include the following:

- a. Litter clean-up
 - i. Blow and sweep building edge to curb line in core area as needed.
 - ii. Bio hazard removal (urine, vomit, feces, sharps)
- b. Designated public place litter can service as determined by the City.
- c. Roadside litter patrols as determined by the City.

City shall ensure that the tasks to be performed by the Litter Crew and the schedule for completion are reasonable. The Provider shall not be required to remove materials of a size, type or quantity that cannot reasonably be removed by such a crew.

2. Examination of Work Sites

The Provider shall examine all work sites thoroughly before commencing work at the site. It shall be the responsibility of the Provider to verify all the duties, assignments, and job sites. All existing conditions at the job site will be noted and copies with verification noted, given to the City's Solid Waste and Recycling Supervisor on a monthly basis.

3. Hours

- The Provider shall perform tasks to completion between the hours of 6:30 AM and 2:30 PM Monday through Friday (seven (7) service hours per employee per day, subject to required meal and break periods).
- The Provider shall observe New Year's Day, Thanksgiving Day, and Christmas Day.

EXHIBIT B

RESPONSIBILITIES

PROVIDER

The Provider shall be responsible for the following:

1. The performance of all work as provided in this Agreement with its own employees. Individuals who perform work under this Agreement must be carried on the Provider's payroll. The Provider is responsible for administering and paying employee wages, benefits, and all other employee-related costs. Although the Provider's company headquarters may be located outside of Auburn, Washington, the Provider shall provide a full-time supervisor who will continuously oversee the Provider's employee work and will have authority to represent the Provider in the day-to-day activities. The Provider will present the supervisor's name, address, and telephone number to the City's Solid Waste and Recycling Supervisor at the beginning of the contract period.
2. The Provider is responsible for the safety of its employees at the sites where assigned tasks are performed. If the City provides tools, equipment, safety gear, traffic control devices, and any other items for the Provider's use in the performance of contracted duties, the Provider shall be responsible for the condition and return of the tools while they are in the possession of the Provider and its employees. No equipment or supplies will be removed from City premises except as required for the performance of assigned duties.
3. Monthly reports shall be provided to the City's Solid Waste and Recycling Supervisor on a monthly basis. Monthly reports shall include the following:
 - a. Bag count
 - b. Bios collected
 - c. Litter can overflow
 - d. Graffiti removals (if any)
 - e. Location and hours of requested pressure washing (if any)
 - f. Event service (if any)
4. The Provider shall supply a motor vehicle to transport its employees to and from the designated work sites. The Provider's vehicle shall be well identified with signs and equipped with safety warning lights and emergency flashers.
5. The Provider shall supply litter bags, safety gear, rain gear, foul weather gear, footwear as required, and clothing as needed for its employees.

6. The Provider shall follow accepted safety practices in the performance of all work. The Provider's employees must be trained in traffic control and must possess a "Traffic Control Flagging License" certified by the State of Washington.
7. The following additional services are not included in the pricing set forth in Exhibit C, but may be provided under this Agreement at the request of the City. The services may be initiated by an email or other written request from the City to the Provider and are not subject to the Additional Services requirement of Section 2, but are subject to all other provisions of this Agreement. The cost of such services shall be as indicated below, or if not so indicated, then as agreed by the parties at the time of the request.

<u>Service</u>	<u>Cost</u>
Pressure Washing Spinner and Wand service	\$100/hr.*
Additional Streetscapes Services (1 employee and 1 pickup truck; tasks as described in Section 1 of Exhibit A)	\$52.50/hr.
Graffiti Removal (graffiti removed or painted over within 5 days of request; grey stain-blocking primer used to paint over)	TBD
Event Service (delivery and removal of carts; event day litter removal; post-event cleanup)	TBD
Bulky Item Removal (large furniture, white goods (appliances), large piles of loose debris, other oversize items beyond scope of normal litter service)	TBD

* Assuming waste water can be dumped at City M&O at no cost to Provider.

CITY

The City shall be responsible for the following:

1. The City shall supply the Provider and its Auburn supervisor a copy of the daily work schedule and any change notices to use as a basic guide for the distribution of work each week. The work schedule may be changed as deemed appropriate by the City and a copy of such changes provided to the Provider and the City. The City shall determine the priority of the various assignments. The City shall verify that all services are satisfactorily performed as scheduled.
2. The City shall supply the Provider with a location map of the public place litter cans and the frequency that they shall be serviced.

3. The City shall at no cost to the Provider provide disposal for all materials collected by the Provider during services performed under this Agreement. The Provider shall deliver all such materials to the City's Maintenance and Operations Division facility located at 1305 C Street SW, Auburn, WA ("City M&O").

EXHIBIT C
2018 FEE SCHEDULE

	<u>Monthly Fee</u>	<u># of Months</u>	<u>Not-To-Exceed Amount</u>
Litter Crew	\$15,346.80	12	\$184,161.60
Total Not To Exceed Amount:			<u>\$184,161.60</u>



AGENDA BILL APPROVAL FORM

Agenda Subject:

Resolution No. 5337 (Hinman)

Date:

December 12, 2017

Department:

Administration

Attachments:

[Resolution No. 5337](#)

[Action Plan](#)

Budget Impact:

Current Budget: \$0

Proposed Revision: \$0

Revised Budget: \$0

Administrative Recommendation:

City Council adopt Resolution No. 5337.

Background Summary:

The Housing and Urban Development (HUD) Annual Action Plan is a requirement of all Community Development Block Grant entitlements to receive their annual fund allocation. The 2018 Action Plan details what projects will be undertaken using Community Development Block Grant funds in Auburn by the end of the program year.

Reviewed by Council Committees:**Councilmember:****Staff:**

Hinman

Meeting Date: December 18, 2017

Item Number:

RES.D

RESOLUTION NO. 5 3 3 7

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF AUBURN, WASHINGTON, ADOPTING THE 2018 COMMUNITY DEVELOPMENT BLOCK GRANT ACTION PLAN FOR THE CONSOLIDATED PLAN YEARS 2015-2019

WHEREAS, the City of Auburn was designated as an entitlement community by the U.S. Department of Housing and Urban Development (HUD) for its Community Development Block Grant (CDBG) Program; and

WHEREAS, the primary objective of the Consolidated Plan and CDBG Program is the development of viable urban communities by providing decent housing and a suitable living environment and expanding economic opportunities, principally for persons of low-income and moderate-income; and

WHEREAS, to be eligible for funding, the City of Auburn must annually update the action plan for its Consolidated Plan that serves as a federally required planning document to guide the City of Auburn's human service and community development efforts; and

WHEREAS, the planning process to develop the Consolidated Plan involved citizen participation and guidance from non-profit and governmental agencies serving low income residents in the community; and

WHEREAS, the City Council of the City of Auburn heard and considered public comment about its proposed 2018 Action Plan.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF AUBURN, HEREBY RESOLVES as follows:

Section 1. Pursuant to the provisions of 24 CFR 91, the City hereby adopts the 2018 Action Plan for the Consolidated Plan for Years 2015-2019.

Section 2. That the Mayor is authorized to implement such administrative procedures as may be necessary to carry out the directives of this legislation.

Section 3. That this Resolution shall take effect and be in full force upon passage and signatures hereon.

Dated and Signed this _____ day of _____, 2017.

CITY OF AUBURN

NANCY BACKUS, MAYOR

ATTEST:

Danielle E. Daskam, City Clerk

APPROVED AS TO FORM:

Daniel B. Heid, City Attorney

Executive Summary

AP-05 Executive Summary - 91.200(c), 91.220(b)

1. Introduction

Each year the City of Auburn executes specific actions to implement the goals and strategies of the Consolidated Plan for Years 2015-2019. Actions that will be undertaken in 2018 are outlined in this Annual Action Plan.

The City of Auburn anticipates the receipt of approximately \$428,078 in Community Development Block Grant (CDBG) funds in 2018. In addition to CDBG funds, the City allocates 1% of the City's General Funds to Human Services. Human Services oversees and is responsible for providing and managing financial resources to more than 30 non-profit agencies that serve the Auburn community, administering the local housing repair program, and developing collaborations among community partners to strengthen the response to residents in need.

The 2018 Action Plan proposes to allocate \$42,500 of CDBG funds to public services. Most of those funds (\$32,500) will be used to provide dental and medical care to uninsured or under insured low income Auburn residents. The remaining \$10,000 will be used for employment training.

Approximately \$85,000 of the CDBG funds will be allocated to program administration, which includes planning and citizen participation. The remaining \$300,000 will be allocated to residential rehabilitation.

The City of Auburn is committed to continuing to focus on achieving solutions to recurring social problems and achieving a greater collaboration among service providers. Overall the implementation of the Consolidated Plan is progressing as planned and all of the activities included are underway.

2. Summarize the objectives and outcomes identified in the Plan

This Action Plan allocates a total of \$428,078 dollars in anticipated 2017 Community Development Block Grant funds, to support the Community Development Block Grant program.

With the overall goal of reducing the number of people living in poverty within the City of Auburn, the following objectives and outcomes will be employed:

1. Support decent, affordable housing for low income residents
2. Support job training activities as part of an anti-poverty strategy
3. Support low- and moderate-income neighborhoods
4. Support accessibility to affordable health care
5. Administer the Community Development Block Grant program to meet the community needs and HUD requirements

To accomplish these outcomes and objectives, the City invests in programs that meet the community basic needs, increase self-sufficiency, provide economic opportunity and develop a safe community.

3. Evaluation of past performance

During the past year Auburn has accomplished significant achievement on its programs and impacted the lives of thousands of residents. In 2016 alone, projects funded by the City completed the following:

- Over 50 senior and/or disabled homeowners received housing repair services.
- 12 Auburn small businesses received technical assistance to expand or start up in Auburn benefitting Low to Moderate income areas.
- Over 300 low to moderate income residents received free or low cost medical and/or dental care
- 20 low to moderate income Auburn residents received employment training and supportive services

4. Summary of Citizen Participation Process and consultation process

The city has engaged in a public participation process for the 2017 Annual Action Plan, as outlined below:

- Drafts of the Action Plan have been made available for public at City Hall and notices of its public view will be publicized in the local newspaper as of November 14, 2017
- Request for public comment will be emailed to service agencies on November 13, 2017 seeking input through December 15, 2017
- A public hearing will be provided on December 18, 2017, during the City Council meeting to receive input on the 2018 Annual Action Plan

The City of Auburn in conjunction with the Consortium consulted with multiple public and private agencies during the development of the consolidated plan. Agencies that participated in consultations included: the King County Housing Authority, King County All Home, other government human service providers and nonprofit agencies delivering services in Auburn and the sub-region.

In addition to conducting consultations during the development of the plan, the City of Auburn collaborates and works closely with numerous coalitions, committees and government entities.

5. Summary of public comments

No public comments have been received.

6. Summary of comments or views not accepted and the reasons for not accepting them

No public comments have been received.

7. Summary

Auburn residents along with stakeholders, community partners, service providers and others were consulted during the development of the Action Plan. They provided valuable input that supported to the development of the outcomes and objectives listed in the plan.

No public comments have been received during the public comment period.

PR-05 Lead & Responsible Agencies - 91.200(b)

1. Agency/entity responsible for preparing/administering the Consolidated Plan

Agency Role	Name	Department/Agency
Lead Agency	AUBURN	
CDBG Administrator		
ESG Administrator		

Table 1 – Responsible Agencies

Annual Action Plan Contact Information

Joy Scott
Human Services Manager
25 West Main Street
Auburn, WA 98001
253-876-1965
jscott@auburnwa.gov

AP-10 Consultation - 91.100, 91.200(b), 91.215(l)

1. Introduction

The City of Auburn recognizes the importance of citizen participation in the development and implementation of the annual Action Plan. During the process of development, city staff consulted with multiple public and private agencies. Agencies that participated in consultations included: the King County Department of Community and Human Services, King County Human Services Planners, nonprofit agencies delivering services in Auburn and the sub-region as well as City of Auburn internal partnerships.

In addition to conducting consultations during the development of the plan, the City of Auburn collaborates and works closely with numerous coalitions, committees and government entities on an ongoing basis in efforts to enhance strategies and systems to meet established goals and objectives designated in the plan.

Provide a concise summary of the jurisdiction's activities to enhance coordination between public and assisted housing providers and private and governmental health, mental health and service agencies (91.215(l)).

The City of Auburn works closely with partnering King County jurisdictions, public housing authorities and health providers to develop systems in order to improve the quality of service and access for low-income residents as well as the community as a whole within the city and throughout the region.

Additionally, the City participates in monthly meetings with staff from King County Department of Community and Human Services, Public Health King County, the Housing Development Consortium, Valley Cities, the Multi-Service Center, and the King County Housing Authority to review program progress and delivery of services funded through regional efforts. This regional collaboration work is supported by the South King Housing and Homelessness Partnership, which Auburn and other South King County Cities contribute to in order to fund a full time position to address issues related to housing and homelessness in the South King County region.

Describe coordination with the Continuum of Care and efforts to address the needs of homeless persons (particularly chronically homeless individuals and families, families with children, veterans, and unaccompanied youth) and persons at risk of homelessness.

King County's regional Continuum of Care (CoC) aims to make homelessness in our region rare, brief, and one-time. In Coordination with the CoC, Auburn supported funding programs such as the Valley Cities Landing, Nexus Youth and Families Severson House and the YWCA Auburn Transitional Housing Program. All programs provide housing and supportive services to homeless persons (including homeless Veterans, families, chronically homeless individuals and unaccompanied youth).

The City also participates in the annual Point in Time count of unsheltered individuals in King County, organized by our CoC.

Coordinating services and funding is critical to our region's implementation of the King County All Home strategic plan on homelessness which aims to help individuals and families experiencing homelessness meet three goals:

- achieve residential stability
- increase their skill levels and/or incomes
- strengthen their ability to influence decisions that affect their lives

Describe consultation with the Continuum(s) of Care that serves the jurisdiction's area in determining how to allocate ESG funds, develop performance standards for and evaluate outcomes of projects and activities assisted by ESG funds, and develop funding, policies and procedures for the operation and administration of HMIS

All projects receiving CoC funding are required by HUD to apply for support through a local Continuum of Care. For King County, the Continuum of Care encompasses programs and activities within the borders of King County. Each continuum sets funding priorities and need for its community. The King County CoC priorities are set by All Home King County. Auburn staff contribute to the CoC by working collaboratively with All Home on efforts for King County to ensure coordination efforts between the two entities.

2. Agencies, groups, organizations and others who participated in the process and consultations

Table 2 – Agencies, groups, organizations who participated

1	Agency/Group/Organization	KING COUNTY
	Agency/Group/Organization Type	Other government - County
	What section of the Plan was addressed by Consultation?	Housing Need Assessment Public Housing Needs Homeless Needs - Chronically homeless Homeless Needs - Families with children Homelessness Needs - Veterans Homelessness Needs - Unaccompanied youth Homelessness Strategy Non-Homeless Special Needs
	Briefly describe how the Agency/Group/Organization was consulted. What are the anticipated outcomes of the consultation or areas for improved coordination?	

Identify any Agency Types not consulted and provide rationale for not consulting

The City of Auburn consulted with all types of organizations that primarily serve the populations focused on in the Action Plan and implemented programs that addressed the greatest need in the community.

The only types of organizations not consulted with were corrections facilities and homeless shelters. The rationale for not consulting with these facilities is that the City does not host either type of organization in the region.

Other local/regional/state/federal planning efforts considered when preparing the Plan

Name of Plan	Lead Organization	How do the goals of your Strategic Plan overlap with the goals of each plan?
Continuum of Care	King County	The goals of Auburn's Strategic Plan overlap with the goals of the CoC to address the needs of homeless residents in the community and reduce the risk of homelessness.

Table 3 - Other local / regional / federal planning efforts

AP-12 Participation - 91.401, 91.105, 91.200(c)

1. Summary of citizen participation process/Efforts made to broaden citizen participation Summarize citizen participation process and how it impacted goal-setting

Citizen participation plays a crucial role in the success of the City's Annual Action Plan. The goals are to hear the community's feedback and recommendations on how CDBG funds should be invested and how services can coordinate to achieve the greatest impact. In addition to the targeted outreach listed below, the City regularly engages service providers and stakeholders in discussions regarding human services and local economic development needs. Organizations funded by the city are monitored throughout the year and report quarterly on progress, trends, and challenges. City staff co-host a monthly meeting of service providers working with individuals and families experiencing homelessness in the region to gather feedback and support increased capacity building through broad collaboration of regional providers. In addition, City staff meet regularly with other cities in the area and other funders to evaluate gaps in services and seek solutions to local and regional community development challenges.

Citizen Participation Outreach

Sort Order	Mode of Outreach	Target of Outreach	Summary of response/attendance	Summary of comments received	Summary of comments not accepted and reasons	URL (If applicable)
1	Newspaper Ad	Non-targeted/broad community		To be included following the public comment period.		
2	Email	Service providers in Auburn		To be included following the public comment period		

Table 4 – Citizen Participation Outreach

Expected Resources

AP-15 Expected Resources - 91.420(b), 91.220(c)(1,2)

Introduction

The City of Auburn anticipates funding for the duration of the Consolidated Plan from

- CDBG
- City of Auburn General Fund allocation for Human Services

Anticipated Resources

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
CDBG	public - federal	Acquisition Admin and Planning Economic Development Housing Public Improvements Public Services	428,078	0	0	428,078	856,156	

Program	Source of Funds	Uses of Funds	Expected Amount Available Year 1				Expected Amount Available Remainder of ConPlan \$	Narrative Description
			Annual Allocation: \$	Program Income: \$	Prior Year Resources: \$	Total: \$		
General Fund	public - local	Public Services	500,000	0	0	500,000	1,000,000	1% of City's General Fund is allocated to Human Services. These funds support agencies that deliver services to Auburn residents addressing child abuse and neglect, domestic violence and sexual assault, health care, and poverty reduction.

Table 5 - Expected Resources – Priority Table

Explain how federal funds will leverage those additional resources (private, state and local funds), including a description of how matching requirements will be satisfied

The City of Auburn relies on CDBG funds to support community and economic development projects and activities in efforts to support low to moderate income populations to become self-sufficient and sustain affordable housing. However, CDBG funds are not the only source of funds the City uses to support community projects and activities.

The City's general funds are used to support direct services benefitting Auburn's at risk populations in addition to CDBG funds.

CDBG funds do not require matching funds.

If appropriate, describe publically owned land or property located within the jurisdiction that may be used to address the needs

identified in the plan

N/A

Discussion

The City of Auburn will use CDBG funds to support eligible projects and activities that align with CDBG guidelines and regulations.

Annual Goals and Objectives

AP-20 Annual Goals and Objectives - 91.420, 91.220(c)(3)&(e)

Goals Summary Information

Sort Order	Goal Name	Start Year	End Year	Category	Geographic Area	Needs Addressed	Funding	Goal Outcome Indicator
1	End Homelessness	2015	2019	Homeless		Homeless Prevention and Intervention	CDBG: \$42,500	Homelessness Prevention: 150 Persons Assisted Jobs created/retained: 15 Jobs
2	Ensure Decent, Affordable Housing	2015	2019	Affordable Housing Public Housing		Affordable Housing Development and Preservation Neighborhood Revitalization	CDBG: \$300,000	Homeowner Housing Rehabilitated: 50 Household Housing Unit
3	Planning and Administration	2015	2019	Planning and Administration			CDBG: \$85,578	

Table 6 – Goals Summary

AP-35 Projects - 91.420, 91.220(d)

Introduction

Auburn's Annual Action Plan provides descriptions of proposals of how funds will be prioritized to achieve goals identified in the Consolidated Plan. Projects funded by the City will address the priority needs of providing assistance to prevent homelessness, ensure affordable housing and a suitable living environment. Projects and programs are selected through a competitive application process to ensure optimal quality services is provided to the community in use of the funds.

#	Project Name
1	Housing Repair
2	Administration
3	Healthpoint
4	Employment Training Program

Table 7 – Project Information

Describe the reasons for allocation priorities and any obstacles to addressing underserved needs

The allocations proposed are based on the assessment of Auburn's needs, the resources available in the region, the availability of other funds also focusing on needs, and the purpose of Consolidated Plan funds.

Should CDBG revenues exceed the proposed amount, the additional resources shall be allocated in accordance to the following guidelines:

- Fill gaps in human services primarily healthcare, homeless prevention and intervention and affordable housing accessibility.
- Increase funding for community development projects and activities including housing, community facilities and economic development.

If increases are not significant enough to enhance projects or activities funds may be placed in contingency for programming later in the year or the following program year.

Should CDBG revenues come in lower than anticipated; the City will continue with its planned policy and to the extent allowed reduce funding allocations in physical development projects and administrative activities.

Should CDBG revenues come in less than originally proposed, the City will continue managing

the programs with decreased resources to the extent possible and reduce funding allocations in administrative activities and not public services.

If exceeded revenues are not significant enough to enhance or fund a project, funds may be placed in contingency for programming later in the year or in the next program year.

AP-38 Project Summary
Project Summary Information

1	Project Name	HOUSING REPAIR
	Target Area	
	Goals Supported	Ensure a Suitable Living Environment End Homelessness Ensure Decent, Affordable Housing
	Needs Addressed	Affordable Housing Development and Preservation Neighborhood Revitalization
	Funding	CDBG: \$300,000
	Description	Maintain the affordability of decent housing for low-income Auburn residents by providing repairs necessary to maintain suitable housing for low income Auburn homeowners.
	Target Date	12/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	An estimated 50 low to moderate income families will benefit from the housing repair program. As the City's largest homeless prevention program, housing repair ensures the sustainability of a safe home for some of Auburn's most vulnerable residents. Of the 50 low to moderate income residents who apply for the program, over half of them are of the senior and disabled population.
	Location Description	n/a
	Planned Activities	Activities include minor home repairs.
2	Project Name	ADMINISTRATION
	Target Area	
	Goals Supported	Planning and Administration
	Needs Addressed	
	Funding	CDBG: \$85,578
	Description	General administration and project management
	Target Date	12/29/2017
	Estimate the number and type of families that will benefit from the proposed activities	n/a
	Location Description	n/a

	Planned Activities	General planning and administration of the CDBG programs include: management of the housing repair program, management of all CDBG related finances, all grant reporting, monitoring of subrecipients and providing guidance of program implementation in Auburn.
3	Project Name	HEALTHPOINT
	Target Area	
	Goals Supported	End Homelessness
	Needs Addressed	Homeless Prevention and Intervention
	Funding	CDBG: \$32,500
	Description	Providing healthcare services which include medical and dental to 200 or more low to moderate income, Auburn residents.
	Target Date	12/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	Over 200 low to moderate income Auburn residents will have benefitted from the proposed activities.
	Location Description	n/a
	Planned Activities	Activities include medical and dental services to residents of Auburn.
4	Project Name	EMPLOYMENT TRAINING PROGRAM
	Target Area	
	Goals Supported	End Homelessness
	Needs Addressed	Homeless Prevention and Intervention
	Funding	CDBG: \$10,000
	Description	Provide employment training supportive services to approximately 15 low to moderate income Auburn residents so that at least half of them can find and sustain a job. This project is a public service.
	Target Date	12/29/2018
	Estimate the number and type of families that will benefit from the proposed activities	15 low to moderate income Auburn residents will benefit from the employment training program.
	Location Description	n/a

	Planned Activities	Planned activities include employment training supportive services to Auburn residents.
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AP-50 Geographic Distribution - 91.420, 91.220(f)

Description of the geographic areas of the entitlement (including areas of low-income and minority concentration) where assistance will be directed

The City of Auburn intends on distributing funds throughout the jurisdiction.

Rationale for the priorities for allocating investments geographically

Due to the fact that all areas of Auburn have low to moderate income families dispersed throughout the entire City, the City intends on investing throughout the entire jurisdiction to ensure that all populations throughout the region have access to beneficial programs and housing opportunities.

AP-75 Barriers to affordable housing -91.420, 91.220(j)

Introduction

The City of Auburn will continue to work with service providers, the housing authority and residents in coordination to fully address and develop systems and strategies to promote their efforts in providing sustainable, affordable housing.

Auburn's partnerships with organizations such as the King County Housing Authority, Master Builders Association and the Seattle King County Housing Development Consortium have allowed the City to explore new and innovative strategies to continue to offer affordable housing to its current and prospective residents.

In 2017, Auburn saw the addition of over 1000 new units of multifamily housing that cater to seniors as well as low to moderate income residents.

Actions it planned to remove or ameliorate the negative effects of public policies that serve as barriers to affordable housing such as land use controls, tax policies affecting land, zoning ordinances, building codes, fees and charges, growth limitations, and policies affecting the return on residential investment

The City of Auburn will continue to look at policies that remove barriers to affordable housing. The City of Auburn's Comprehensive Land Use Plan includes several policies and objectives that will guide the city toward achieving its affordable and fair housing goals. These policies include maintaining flexibility in land use to achieve a balanced mix of affordable housing opportunities. The City will continue to pursue mixed use developments that are consistent with the transportation oriented developments located in Auburn's downtown. The City will look for opportunities with public and private agencies to implement policies and offer programs that help alleviate physical and economic distress, conserve energy resources, improve the quality and quantity of community services, and eliminate conditions that are detrimental to health, safety and public welfare.

In 2017 the City of Auburn passed an ordinance that does not allow landlords of multifamily units to discriminate against potential renters based on their source of income. This means that those seeking housing with income sources such as: SSI/SSDI, Veterans

benefits, Section 8 vouchers, other forms of income will have the same access to housing as the rest of the community.

AP-85 Other Actions - 91.420, 91.220(k)

Introduction

The City of Auburn will continue to work with service providers throughout the region in coordination to develop systems and strategies to promote their efforts in providing optimal, easily accessible services. The City will work to reduce the number of families in poverty, sustain relationships with employment training agencies, and work to preserve the affordable housing stock in our community.

Actions planned to address obstacles to meeting underserved needs

By establishing a strong foundation of networks between local service providers, stakeholders and government agencies through committees and coalitions, the City will work in partnership to address obstacles and ameliorate barriers to meeting underserved needs. The collaborated organizations will develop detailed strategic plans that will delegate tasks, build systems and ongoing assessment of service delivery.

Actions planned to foster and maintain affordable housing

The City will continue to maintain the affordability of decent housing for low income Auburn residents by allocating \$300,000 of CDBG funds to the City's Housing Repair Program. The program provides emergency repairs necessary to maintain safe housing for up to 65 Auburn homeowners, many of whom are senior citizens and/or are experiencing barriers to safely accessing their homes due to physical disabilities or impairment.

In addition to Auburn's Housing Repair program, the City will maintain affordable housing by continuing to engage and partner with coalitions, committees and other government agencies to integrate and enhance efforts on the issue.

Actions planned to reduce lead-based paint hazards

The City of Auburn will continue to implement U.S. Department of Housing Urban Development (HUD) regulations to protect residents from lead-based paint hazards in housing that is financially assisted by the federal government. The requirements apply only to housing built prior to 1980, the year lead-based paint was banned nationwide for consumers.

Actions planned to reduce the number of poverty-level families

The City of Auburn's planned actions to reduce the number of poverty- level families include but are not

limited to:

- Allocating \$10,000 to employment and training programs
- Allocating more than \$32,000 to healthcare services targeted at families who are uninsured or underinsured
- Participate and partner with coalitions, committees and agencies that provide antipoverty services to develop and enhance strategies and efforts to reduce poverty level families
- Supporting the development and sustainability of affordable multi-family housing in Auburn
- Support and continue to fund programs serving families living in poverty

Actions planned to develop institutional structure

The City's planned actions to address the gaps and weaknesses identified in the strategic plan include:

- Maintaining partnerships with and participating in the South King County Housing and Homelessness Partnership, All Home of King County and other regional human service providers, coalitions and committees who address homeless issues. The City will also continue to work collaboratively with partnering organizations and groups to integrate and enhance services to provide optimal services to individuals and families currently experiencing or at risk of homelessness. In addition the City will allocate more than \$45,000 to emergency shelters and transitional housing and more than \$60,000 to emergency services such as food, financial assistance, clothing and healthcare.
- Take a comprehensive approach to consolidated and comprehensive planning to include all internal City departments, commissions, committees and task force.

Actions planned to enhance coordination between public and private housing and social service agencies

The City of Auburn has heavily contributed and intends to continue cultivating relationships between public and private housing and social service agencies. In addition the City will continue to participate in collaborations with the South King County Forum on Homelessness, the South King County Council of Human Services, Seattle-King County Housing Development Consortium and the King County Joint Planners Meeting.

In 2016 the City of Auburn started participating in Affordable Housing Week through the Housing Development Consortium along with other public and private housing agencies in King County to continue our partnerships in providing affordable housing in the region. The City will continue participation in this annual event and look for other similar opportunities to raise build partnerships to

support the preservation and enhanced affordability of housing in our community.

Discussion

The expressed goal of the City's Consolidated Plan is to reduce the number of people living in poverty within Auburn. The City intends to give funding priority to programs that, in addition to complying with federal regulations, address a priority outlined in the Consolidated Plan consistent with all of the goals and objectives identified.

Program Specific Requirements

AP-90 Program Specific Requirements - 91.420, 91.220(I)(1,2,4)

Introduction

The City of Auburn will use all CDBG funds to support projects and activities benefiting low and moderate income residents. Funds will be used for Public Services and Planning and Administration with the remaining balance intended for housing rehab services.

Community Development Block Grant Program (CDBG) - Reference 24 CFR 91.220(I)(1)

Projects planned with all CDBG funds expected to be available during the year are identified in the Projects Table. The following identifies program income that is available for use that is included in projects to be carried out.

1. The total amount of program income that will have been received before the start of the next program year and that has not yet been reprogrammed	0
2. The amount of proceeds from section 108 loan guarantees that will be used during the year to address the priority needs and specific objectives identified in the grantee's strategic plan.	0
3. The amount of surplus funds from urban renewal settlements	0
4. The amount of any grant funds returned to the line of credit for which the planned use has not been included in a prior statement or plan	0
5. The amount of income from float-funded activities	0
Total Program Income:	0

Other CDBG Requirements

1. The amount of urgent need activities	0
2. The estimated percentage of CDBG funds that will be used for activities that benefit persons of low and moderate income. Overall Benefit - A consecutive period of one, two or three years may be used to determine that a minimum overall benefit of 70% of CDBG funds is used to benefit persons of low and moderate income. Specify the years covered that include this Annual Action Plan.	100.00%

Discussion

The City of Auburn will continue to use all of its funds to support residents of low/moderate income while maintaining a focus on underserved and special populations