



**CITY OF EDGEWOOD
COUNCIL STUDY SESSION AGENDA**

Tuesday, January 18, 2022 – 7:00 PM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

1. CALL TO ORDER

Roll Call, Pledge of Allegiance

2. PRESENTATIONS

A. New Staff Meet & Greet

B. Interview - Economic Development Advisory Board Applicant

C. Update from Retail Strategies

D. School Impact Fee Presentations - Sumner, Fife and Puyallup School Districts

3. COUNCIL BUSINESS

A. Discussion – Equity, Diversity and Inclusion (Trainings, Planning, etc.)

B. Discussion - Development Review

C. Discussion - Standby Policy

D. Discussion - Resolution - Raedeke Associates, Inc. - Wetland Monitoring Agreement

E. Discussion - Ordinance - Title 14 and Title 18 - GIS Coverage Layers for Critical Areas and Zoning

F. Discussion - Ordinance - Title 18 - Noise Code Amendments

G. Discussion - Strategic Planning Retreat Topics

H. Discussion - Traffic Impact Fees Review

4. OTHER COUNCIL ITEMS

5. ADJOURN

Study Sessions are meetings for Council to review upcoming and pertinent business of the City, no action is taken by the City Council. Study Sessions are open to the public, but public input is reserved for the regular Council meetings

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.



City Of Edgewood Council Agenda Summary Sheet

Subject: Interview - Economic Development Advisory Board Applicant	Agenda Item #: 2.B
	For Agenda of: 1/18/2022
	Prepared by: Darren Groth
Attachments (list): 1. EDAB_ Public Roster - Current as of 12-06-21 2. EDAB_ Public Roster - Proposed as of 02-01-22	
Approval of Materials: Darren Groth Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eidinger 1/13/2022	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 01/18/2022: SS Interview 01/25/2022: RCM Final Action

Summary Statement:

In accordance with Edgewood Municipal Code (EMC) Section 2.32.020 for Economic Development Advisory Board (EDAB) vacancies, City Council shall fill vacancies as stated in the Council Rules of Procedure. Per the Council Rules, once the applications are received, the City Council shall review and rank application packets. Should there be four or fewer applicants for any one position, however, all candidates shall be interviewed by the Council. In regard to this agenda item, we only have one application for the EDAB. As such, this item is intended to serve as the interview for said applicant. After the City Council's interview, the Mayor shall appoint the respective interviewee and the Council shall confirm or deny the appointment proposed by the Mayor. The appointment confirmations are intended to occur during the regular council meeting next week (January 25, 2022) in anticipation of filling one of the two vacant positions prior to the February EDAB meeting.

Item History:

Recommended Action:

Hold a discussion and provide staff direction to Interview - Economic Development Advisory Board Applicant

Fiscal Note/Consideration:

EDAB Membership Roster			
Position	Member	City Email	Term Ending
1	VACANT		2023
2	Andrew Wiesenfeld*	awiesenfeld@cityofedgewood.org	2023
3	Lora Butterfield**	lbutterfield@cityofedgewood.org	2023
4	Deanna Clark	dclark@cityofedgewood.org	2022
5	Angel Swanson	aswanson@cityofedgewood.org	2022
6	VACANT		2022
7	Jason Neil	jneil@cityofedgewood.org	2022

Vice-Chair***Chair**

EDAB Membership Roster			
Position	Member	City Email	Term Ending
1	Colleen Wise	colleen.wise@cityofedgewood.org	2023
2	Andrew Wiesenfeld*	awiesenfeld@cityofedgewood.org	2023
3	Lora Butterfield**	lbutterfield@cityofedgewood.org	2023
4	Deanna Clark	dclark@cityofedgewood.org	2022
5	Angel Swanson	aswanson@cityofedgewood.org	2022
6	VACANT		2022
7	Jason Neil	jneil@cityofedgewood.org	2022

*Vice-Chair

**Chair



City Of Edgewood Council Agenda Summary Sheet

Subject: Update from Retail Strategies	Agenda Item #: 2.C
	For Agenda of: 1/18/2022
	Prepared by: Darren Groth
Attachments (list): 1. Retail Strategies_ Personal Services Agreement - Scope of Work	
Approval of Materials: Darren Groth Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eiding 1/13/2022	Expenditure Required: See fiscal note Amount Budgeted: See fiscal note Timeline: 01/18/2022: SS Presentation

Summary Statement:

On August 25, 2021, the City of Edgewood executed a personal services agreement with Retail Strategies, LLC. The agreement is subject to the services described in the scope of work that was attached to the adopted resolution (Resolution No. 21-0594) and included as Exhibit 1 of this agenda bill. While Retail Strategies routinely coordinates with City staff and will hold an in-person briefing on January 18, this study session presentation is the first opportunity for Retail Strategies to present to City Council since the signing of the agreement.

Item History:

EDAB meeting discussion, July 2021 meeting discussion; August 2021 meeting discussion
Council Study Session, August 17, 2021: Presentation & General Discussion
Council Regular Meeting, August 24, 2021: Council Action
Study Session, September 7, 2021: General Discussion

Recommended Action:

Presentation Only

Fiscal Note/Consideration:

The three-year agreement includes an annual flat fee of \$45,000. A thirty-day notice of termination is also included in the agreement and, if terminated, the consultant shall reimburse the City on a prorated basis.

EXHIBIT A

I. CONSULTANT AGREEMENT SCOPE OF WORK

This section outlines what Retail Strategies (the “consultant”) will provide to the City of Edgewood (the “client”).

A. Research

1. Identify market retail trade area using political boundaries, drive times and radii and custom boundary geographies
2. Perform market and retail GAP analysis for trade area (i.e. leakage and surplus)
3. Conduct retail peer market analysis
4. Competition analysis of identified target zones trade area(s)
5. Tapestry lifestyles – psychographic profile of trade area / market segmentation analysis
6. Customized retail market guide including aerial map with existing national retailer brands and traffic counts
7. Retail competitor mapping/analysis
8. Analysis of future retail space requirements in relation to the retail market analysis, the market’s growth potential and trends in the retail industry
9. Identification of at minimum 30 retail prospects to be targeted for recruitment over three-year engagement
10. Updates provided on retail industry trends
11. Custom on-demand demographic research – historical, current, and projected demographics – to include market trade areas by radius/drive time, and custom trade area

B. Boots on the Ground Analysis

1. Identify/Evaluate/Catalog priority commercial properties for development, re-development and higher and best use opportunities
2. Identification of priority business categories for recruitment and/or local expansion
3. Perform competitive analysis of existing shopping centers and retail corridors
4. Active outreach to local brokers and land owners

C. Retail Recruitment

1. Pro-active retail recruitment for targeted zones
2. Will contact a minimum of 30 retailers, restaurants, brokers and/or developers
3. Updates on new activity will be provided to Client’s designated primary point of contact (Sec. II-A) via Basecamp, telephone, or email on a monthly and/or as needed basis
4. One market visit per calendar year included in agreement, any travel outside of the agreement shall be approved and paid for by the contracting entity
5. ICSC conference representation- updates provided according to the yearly conference schedule



City Of Edgewood Council Agenda Summary Sheet

Subject: School Impact Fee Presentations - Sumner, Fife and Puyallup School Districts	Agenda Item #: 2.D
	For Agenda of: 1/18/2022
	Prepared by: Darren Groth
Attachments (list): 1. Puyallup SD_ 2020-2025 CFP Plan - FINAL w Cover 2. 220118 PSD Presentation 3. SBLSD CFP 2021-2027 4. SBLSD City of Edgewood Presentation 5. 2021 Fife SD CFP Adopted 7.26.21	
Approval of Materials: Darren Groth Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eidingen 1/13/2022	Expenditure Required: N/A Amount Budgeted: N/A Timeline: 01/18/2022: SS Discussion

Summary Statement:

On October 19, 2021, City Council held a study session discussion regarding school impact fees. Per EMC Title 4, the City of Edgewood holds the authority to implement impact fees for the Puyallup, Fife, and Sumner school districts. School districts are responsible for expending the impact fees, but are not authorized to collect the fees. School impact fees must be used for “school facilities” that are addressed by a capital facilities plan element of a comprehensive plan adopted under the GMA. As a result, school impact fees require cooperation between school districts and the city. As a condition of the City’s authorization to implement school impact fees, the City and school districts develop interlocal agreements governing the operation of the school impact fee program. On an annual basis, the school districts provide City Council with their Capital Facilities Plan (CFP) that includes enrollment projections, standards of service, school capacity, and an inventory of facilities.

Currently, EMC 4.10.110 includes data provided by the school districts from their 2016-2017 CFPs. In addition, Volume II, Chapter 09 of the City's Comprehensive Plan identifies projects for the respective school districts for the 2014-2020 timeframe. This agenda item is a follow up to the October 19 discussion to allow representatives from the three school districts to present their CFPs to the City Council.

Item History:

Recommended Action:

Hold a discussion and provide staff direction to School Impact Fee Presentations - Sumner, Fife and Puyallup

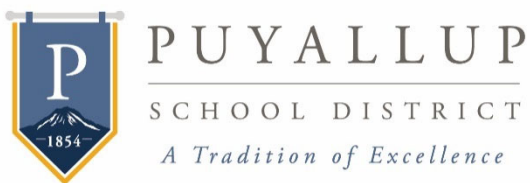
School Districts

Fiscal Note/Consideration:



Puyallup School District 2020-2025 Capital Facilities Plan





2020-2025 Capital Facilities Plan

Puyallup School District #3

302 2nd Street SE

Puyallup, Washington 98372

[Board of Directors](#)

Kathy Yang, President
Maddie Names, Vice President
Turan Kayaoglu, Director
Michael Keaton, Director
Joseph Romero, Director

Superintendent
John Polm, Ed. D.

September 21, 2020

Prepared and Presented by:
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I. Executive Summary

The Puyallup School District Capital Facilities Plan (the “plan”) is a six-year plan intended to be reviewed and revised annually. It has been prepared by district staff as the organization’s capital facility planning document, in part, to support the use of school impact fees as provided for under the Washington State Growth Management Act.

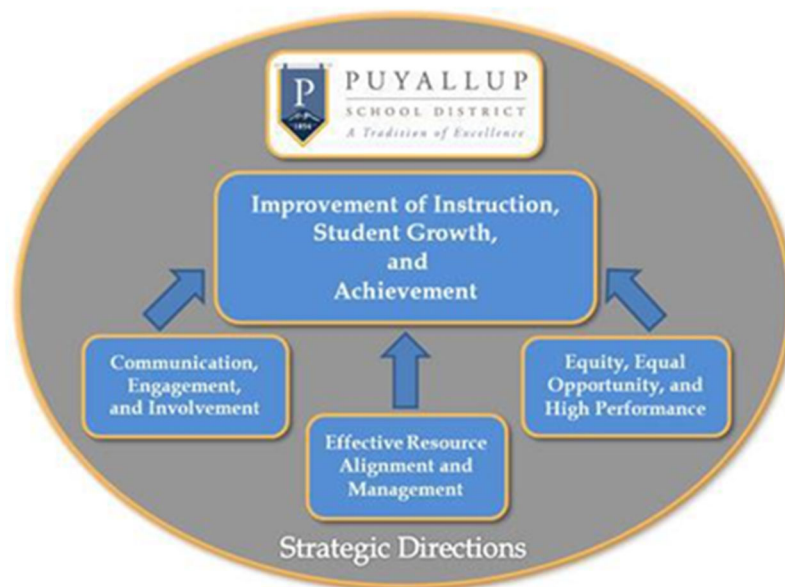
Therefore, the plan consists of: (a) an inventory of the existing schools, support facilities and properties owned by the Puyallup School District; (b) an enrollment history and growth projection through a thirteen (13) year time period; (c) an identification of the District's "levels of service" with respect to capital facilities; (d) a forecast of the District's need for new construction, renovation and modernization (e) a plan that will finance the proposed construction projects, maintenance and property purchases within projected funding capacities and clearly identified sources of public money for such purposes.

The plan supports implementation of school impact fees as have been authorized by Pierce County, the City of Puyallup, the City of Edgewood, and the City of Fife. This plan will also provide a basis for mitigation under the State Environmental Protection Act (SEPA) or the State Subdivision Act.

Through board approval of this plan, the district identifies the Level of Service (“LOS”) relative to student instructional space in order to ascertain current and future school building capacity.

Our Mission:

The Puyallup School District, in partnership with our diverse communities, educates and inspires students to reach their full potential.



II. Introduction & Emerging Issues

Introduction

The [Puyallup School District](#) (the “district”) was organized in 1854 and was the third school district formed in the state of Washington. It is now the eighth largest school district in the state, and second largest in Pierce County to Tacoma School District, serving nearly 23,000 students. The district employs approximately 1,500 certificated staff, 1,340 classified staff, and 650 substitute personnel, making it one of the largest employers in Pierce County.

It is located six miles east of Tacoma, 30 miles south of Seattle, comprising approximately 54 square miles in eastern Pierce County.

Grade Configuration

The Puyallup School District generally operates basic educational programs under the following general grade level configurations:

- Kindergarten through sixth grade housed in elementary schools
- Seventh through ninth grade housed in junior high schools
- Tenth through twelfth grade housed in senior high schools

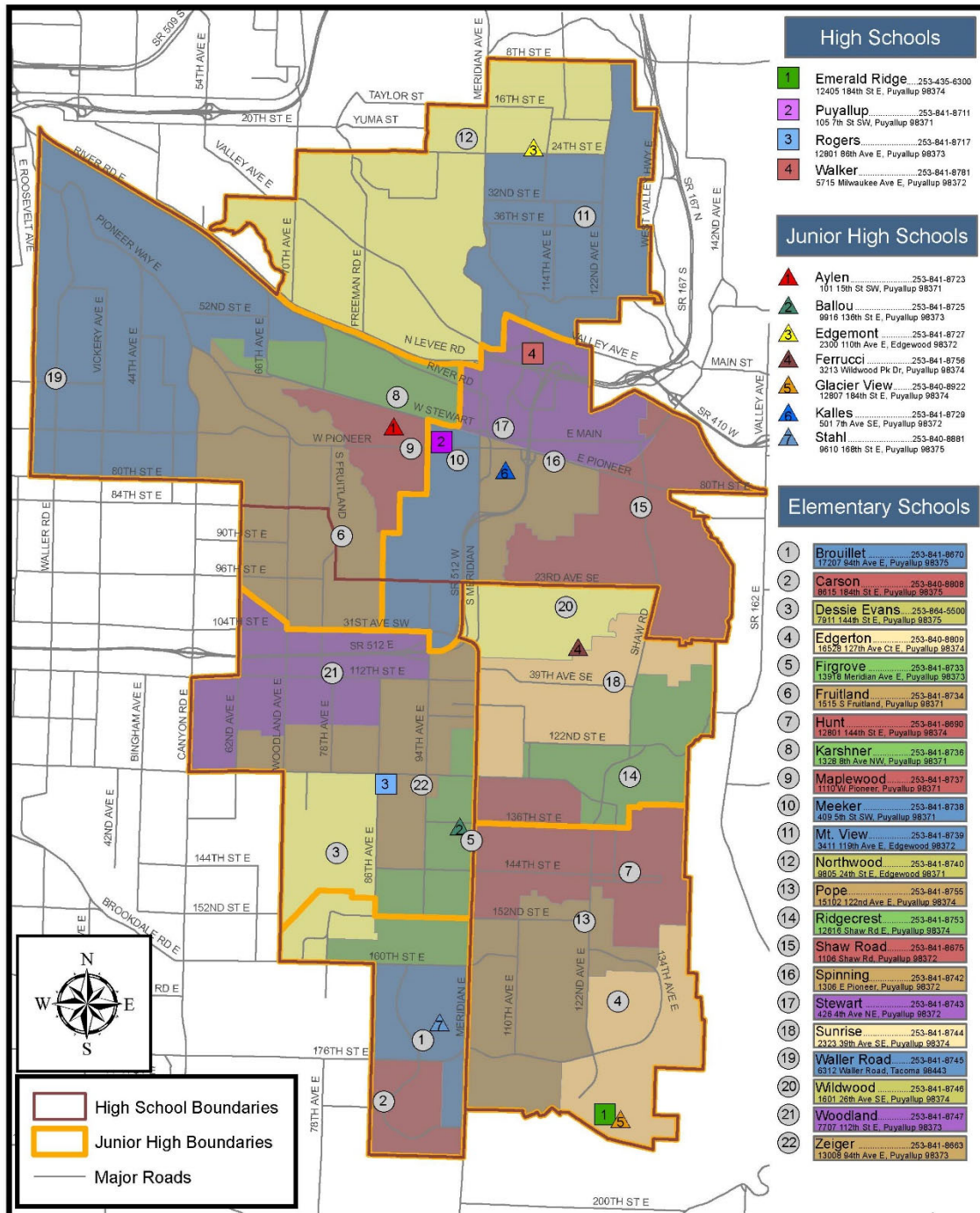
The exception is in the North Hill region of the district where Northwood and Mt. View Elementary house Kindergarten through fifth grade and Edgemont Junior High houses sixth through ninth grade.

As shown on Map 1, the Puyallup School District operates:

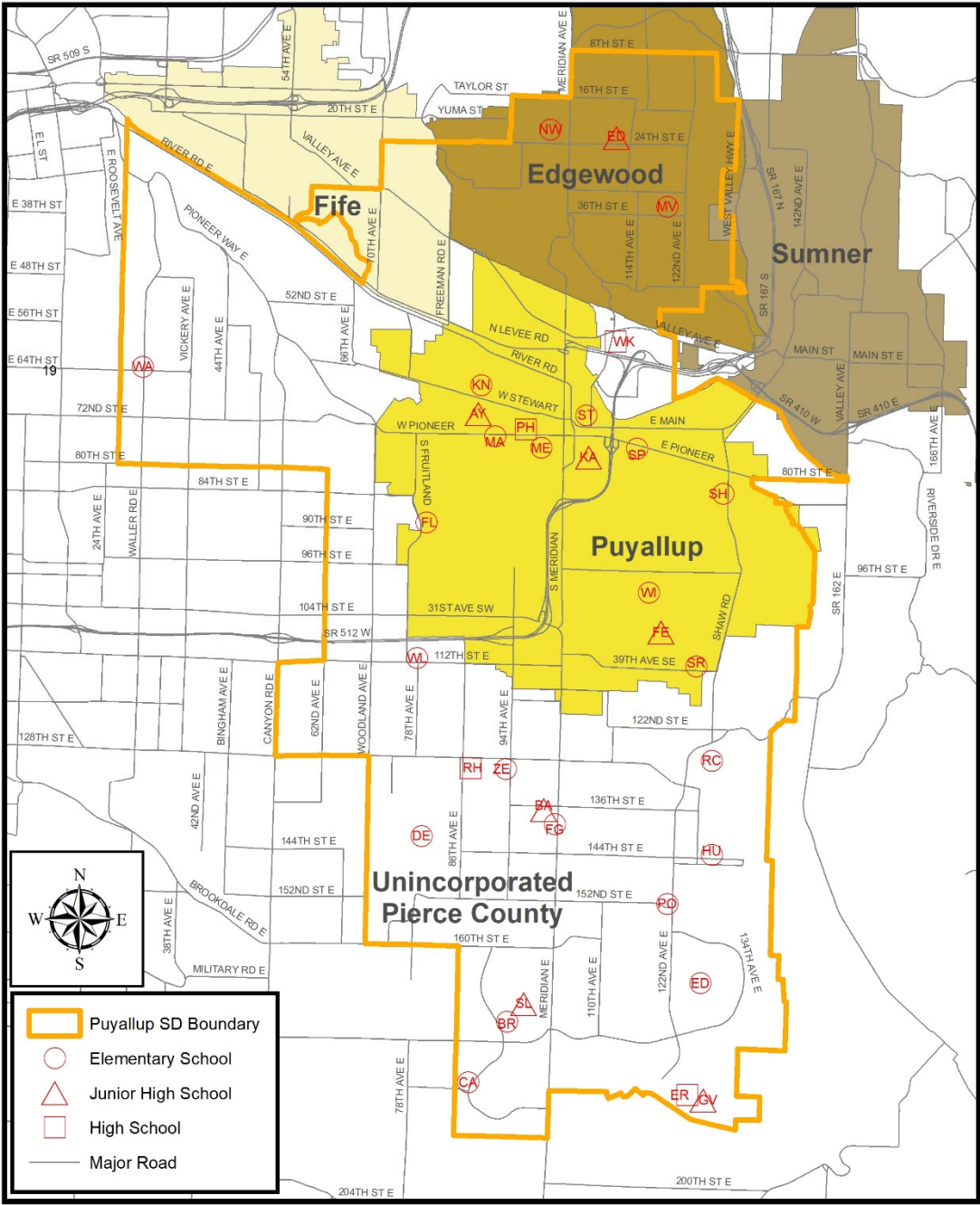
- Twenty-two elementary schools
- Seven junior high schools
- Three comprehensive high schools and one alternative high school



Map 1 - Puyallup School District Service Area

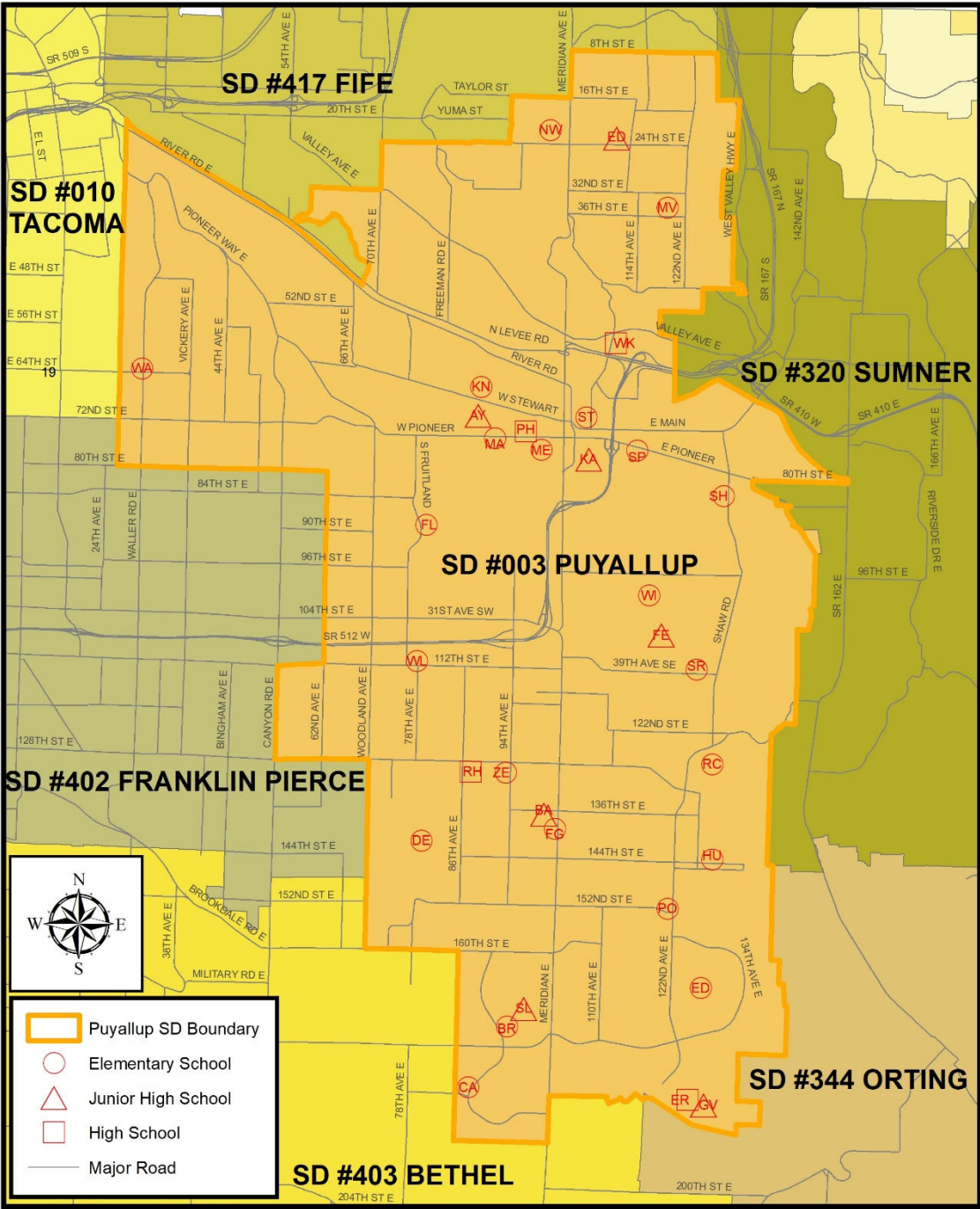


Map 2 - Cities in Puyallup School District



The following municipalities are located within the Puyallup School District service area: Edgewood, Fife, Puyallup, Sumner and unincorporated Pierce County. All municipalities, except for the City of Sumner, have an interlocal agreement with the Puyallup School District to assess school impact fees, as provided for by state GMA.

Map 3 - Surrounding School Districts



The following six school districts share a common border with the Puyallup SD: Bethel, Fife, Franklin Pierce, Orting, Sumner, and Tacoma.



Emerging Issues

COVID-19 Pandemic

On March 13, 2020, the U.S. President declared a national state of emergency and Governor Inslee ordered closure of all public and private K-12 schools in Washington State to contain the spread of COVID-19. Since these declarations, the school learning model has transitioned from the traditional in-school instructional model to [Continuous Distance Learning](#). At the time of this writing, Puyallup School District plans to reopen elementary schools near the end of September 2020 and secondary schools in October following a Hybrid A/B Schedule with Continuous Distance Learning instructional model recommended by the district's Instructional Taskforce and approved by the Board of Directors. These plans are subject to meeting certain [COVID-19 case rates in Pierce County](#).

While it is uncertain how long the need will exist to follow alternative instructional models, whether it be continuous distance learning, hybrid A/B, or another instructional model down the road, there is no substitute for in-person teaching and learning. The Capital Facilities Plan is six-year planning document that is based on the district's traditional in-person instructional model and assumes a return to "normal" once the health and safety of our students, staff, and community-at-large can be reasonably ensured.

A significant amount of planning has been developed to support a temporary Hybrid A/B instructional model, which is not included in this long-range plan but can be found on the Puyallup School District [website](#). Future updates to this plan will be able to better evaluate potential long-term impacts from the pandemic, whether it be enrollment, instructional space utilization and technology, or other factors not yet considered.

Karshner Elementary Fire and Temporary Relocation

On July 5, 2020 the Karshner Elementary building suffered from an extensive fire that resulted in considerable damage, particularly from the east half of the building. On August 3, 2020, the Board of Directors approved Resolution #252 2019-20 declaring an emergency for the repair work need to restore the building. For the 2020-21 school year, Karshner Elementary has been relocated to the old Firgrove Elementary building on South Hill. The old Firgrove Building was home to Pope Elementary in the 2019-20 school year while the Pope Elementary building was under construction and is well-positioned to accommodate Karshner Elementary as its permanent home is restored. The Capital Facilities Plan will continue to use the Karshner Elementary building in its building capacity analysis over the next six years, as its relocation to old Firgrove is temporary.

K-3 Class Size Reduction

Research shows that smaller classes in the early grades help teachers succeed with low-achieving students. Class size reduction for primary grade levels has been a topic in the forefront with the state legislature in its attempt to meet its paramount duty to provide "ample" funding for basic education, as clarified by the widely-known State Supreme Court "McCleary" decision on public education funding reform (2012), together with historic legislative bills ESHB 2261 (2009) and HB 2776



(2010). The state has taken a phased approach to meet the HB 2776 goal of reducing class sizes to 17 students in kindergarten through third grade by 2019.

The additional funding to lower class sizes has already had an impact on elementary school building capacity. Lower class sizes require additional classrooms to house the same number of students districtwide. The district's ability to meet the K-3rd grade class size target levels will result in the district's ability to fully maximize the state funding available for which it is eligible as calculated by the Office of Superintendent of Public Instruction (OSPI).

Implementation of School Boundary and Program Changes

The Puyallup School Board voted unanimously to approve recommended changes in school attendance boundaries during its regular meeting on November 5, 2018. The new attendance boundaries go into effect in the 2019-20 school year, with one exception. Changes between Edgerton Elementary and Pope Elementary will be implemented in the 2020-21 school year, simultaneous with the opening of the Pope Elementary Remodel and Expansion project.

The impact of the boundary changes is district-wide, particularly at the elementary level. A new attendance area has been created for Dessie Evans Elementary, while 19 of the 21 attendance areas for the existing elementary schools have been modified (Waller Road and Northwood being the only two elementary schools with no boundary change). Boundary modifications have also been adopted for the junior high and high schools. [New boundary maps](#) as well as a [report and recommendation by the district's Boundary Review Committee](#) are available on the district's website.

There are also educational program changes starting in 2019-20 that will have an impact to enrollment distribution and capacity demand within school buildings. The Highly Capable Programs of QUEST (Grades 3-6) and PAGE (Grades 7-9) are expanding with changes to building locations. In addition, the district plans to begin offering tuition-based preschool at Firgrove and Maplewood elementary schools in fall 2019 and at Pope Elementary in fall 2020. These programmatic changes were considered in the work by the Boundary Review Committee.

November 2019 High School Improvements Bond Election

The school district's proposed High School Facility Improvements Bond for Safety, Security, and Growth fell short of the required 60 percent supermajority of yes votes needed to pass the measure, receiving 53.15% yes votes. If approved, the funds would have funded improvements at Puyallup, Rogers, Emerald Ridge, and Walker high schools designed to provide:

- Comprehensive safety and security design for all four high schools.
- Appropriately configured instructional spaces for educational programs.
- Additional classroom space in controlled access buildings.

As a result of the bond failure, a projected gap at the high school level between the Level of Service Needed vs. Provided is expected to widen over the next six years as high school enrollment is expected to increase over the next six years. Consideration will be given to the high school facility needs, in addition to other school facility needs, when developing the next bond



measure. However, no timeline has been developed as to when the district may return to voters for funds to support district capital improvements.

Kindergarten Academy & General Education Preschool

Kindergarten Academy is a 20-week early entrance full-day kindergarten program beginning in late January through June. The program is focused to support children who have not had a formal preschool or other pre-kindergarten experience. Children who turn five after August 31st will be eligible. The program is offered currently at nine elementary schools located in each region of the district. Please visit the [Kindergarten Academy page](#) on the Puyallup School District website for more information.

The district is also partnering with [Right at School](#) to offer a regional preschool program at designated school sites. This tuition-based preschool program is independent of the district's special education preschool program. Since both the RAS preschool and Kindergarten Academy programs are housed in elementary school classrooms, they are included in [Table 5 – Elementary School Capacity Summary](#).



III. Inventory of School and *Support Facilities and Other District Property*

The Puyallup School District maintains over two million square feet of building space and owns over six hundred acres of property. The following tables provide a summary of:

- Inventory of Current School Facilities
- Inventory of Specialized Instruction and Support Facilities
- Inventory of Undeveloped and Underdeveloped Property



TABLE 1 - Inventory of Current School Facilities

Name	City / County Jurisdiction	Address	*Program Capacity
Elementary (K- 6th grade)			
Brouillet	Pierce County	17207 94th Ave E, Puyallup 98375	492
Carson	Pierce County	8615 184th St E, Puyallup 98375	696
Dessie Evans	Pierce County	7911 144th St E, Puyallup 98375	1,032
Edgerton	Pierce County	16528 127th Ave Ct E, Puyallup 98374	624
Firgrove	Pierce County	1398 Meridian E, Puyallup 98373	720
Fruitland	City of Puyallup	1515 S Fruitland, Puyallup 98371	480
Hunt	Pierce County	12801 144th St E, Puyallup 98374	756
Karshner	City of Puyallup	1328 8th Ave NW, Puyallup 98371	312
Maplewood	City of Puyallup	1110 W Pioneer, Puyallup 98371	216
Meeker	City of Puyallup	409 5th St SW, Puyallup 98371	336
Mountain View (K-5th)	City of Edgewood	3411 119th Ave E, Edgewood 98372	240
Northwood (K-5th)	City of Edgewood	9805 24th St E, Edgewood 98371	768
Pope	Pierce County	15102 122nd Ave E, Puyallup 98374	756
Ridgecrest	Pierce County	12616 Shaw Rd E, Puyallup 98374	408
Shaw Road	City of Puyallup	1106 Shaw Rd, Puyallup 98372	756
Spinning	City of Puyallup	1306 E Pioneer, Puyallup 98372	312
Stewart	City of Puyallup	426 4th Ave NE, Puyallup 98372	288
Sunrise	City of Puyallup	2323 39th Ave SE, Puyallup 98374	720
Waller Road	Pierce County	6312 Waller Rd, Tacoma 98443	216
Wildwood	City of Puyallup	1601 26th Ave SE, Puyallup 98374	392
Woodland	Pierce County	7707 112th St E, Puyallup 98373	528
Zeiger	Pierce County	13008 94th Ave E, Puyallup 98373	476
Junior High (7th-9th grade)			
Aylen	City of Puyallup	101 15th St SW, Puyallup 98371	798
Ballou	Pierce County	9916 136th St E, Puyallup 98373	754
Edgemont (6th-9th)	City of Edgewood	2300 110th Ave E, Edgewood 98372	636
Ferrucci	City of Puyallup	3213 Wildwood Park Dr, Puyallup 98374	755
Glacier View	Pierce County	12807 184th St E, Puyallup 98374	801
Kalles	City of Puyallup	501 7th Ave SE, Puyallup 98372	813
Stahl	Pierce County	9610 168th St E, Puyallup 98375	738
High School (10th-12th grade)			
Emerald Ridge	Pierce County	12405 184th St E, Puyallup 98374	1,277
Puyallup	City of Puyallup	105 7th St SW, Puyallup 98371	1,404
Rogers	Pierce County	12801 86th Ave E, Puyallup 98373	1,380
Walker (9th-12th)	Pierce County	5715 Milwaukee Ave E, Puyallup 98372	35

* Permanent capacity is based upon District capacity standards described herein. Portable classrooms are excluded from capacity calculation.



TABLE 2 - Inventory of Specialized Instruction and Support Facilities			
Name	City / County Jurisdiction	Address	Ownership
Specialized Instruction			
Digital Learning and Parent Partnership	City of Puyallup	716 South Hill Park Dr, Suite B, Puyallup 98373	Lease
Advance Program	City of Puyallup	1416 E Main, Suite E, Puyallup 98372	Lease
Summit at Sparks	City of Puyallup	615 7th Ave SW, Puyallup 98371	Own
Karshner Museum and Center for Culture & Arts	City of Puyallup	309 4th St NE, Puyallup 98372	Own
Sparks Stadium	City of Puyallup	601 7th Ave SW, Puyallup 98371	Own
Support Facilities			
Business Services ("109")	City of Puyallup	109 E Pioneer, Puyallup 98372	Own
Education Service Center ("ESC")	City of Puyallup	302 2nd St SE, Puyallup 98372	Own
Operations & Transportation	City of Puyallup	323 12th St NW, Puyallup 98371	Own
Support Campus	City of Puyallup	1501 39th Ave SW, Puyallup 98373	Own
Special Services	City of Puyallup	214 W. Main, Puyallup 98371	Own
Instructional Materials Processing Center ("IMPC")	City of Edgewood	2110 Ave E, Edgewood 98372	Own
<i>* see Appendix iii for a list of support services located at the Support Campus.</i>			

TABLE 3 - Inventory of Undeveloped and Underdeveloped Property			
Name	City / County Jurisdiction	Location	Approx. Acreage
Elementary 24 site	Pierce County	124XX 180th St E, Puyallup 98374	22
Firwood site	City of Fife	44XX Freeman Rd, Puyallup 98371	5.4
Former Hilltop Elementary site	City of Edgewood	2110 Ave E, Edgewood 98372	9
Heritage site	Pierce County	133XX 94th Ave E, Puyallup 98373	8.8
Lidford site	Pierce County	60XX 44th Ave E, Tacoma 98443	1.1
Masters site	Pierce County	16907 110th Ave E, Puyallup 98374	14.1
Northwood "Parcel B"	City of Edgewood	9805 24th St E, Edgewood 98371	4.7
Penn site (next to Hunt Elementary)	Pierce County	12917 144th St E, Puyallup 98374	4
Kessler Center site (39th Ave SW frontage)	City of Puyallup	1509 39th Ave SW, Puyallup 98373	6
Worm Farm site	City of Puyallup	25XX 17th St SW, Puyallup 98373	9.6

The school facilities in the Puyallup School District are comprised of properties and buildings that range in size from the 2.7-acre property at Meeker Elementary up to the 55-acre site for Emerald Ridge High School. The building sizes range, using permanent square feet as a metric, from Walker High School with approximately 8,500 square feet up to Puyallup High School with more than 233,000 square feet.



TABLE 4 - School Building Square Feet and Site Acreage				
Name	Site Size (Acres)	Permanent Square Feet	Number of Portable Classrooms	Portable Square Feet
Elementary				
Brouillet	10.2	46,698	10	8,000
Carson	15	71,734	7	5,968
Dessie Evans	16.3	113,742	0	0
Edgerton	12	71,734	8	6,400
Firgrove	15	94,625	0	0
Fruitland	11	47,200	7	5,600
Hunt	15.9	62,837	8	6,400
Karshner	7	31,445	9	7,200
Maplewood	5.5	43,621	7	5,792
Mecker	2.7	39,415	2	1,792
Mountain View	10	28,862	6	4,992
Northwood	14.9	83,389	3	2,592
Pope	9.6	81,296	0	0
Ridgecrest	7.3	42,228	8	6,592
Shaw Road	14.2	63,347	2	1,600
Spinning	4.5	37,287	4	3,200
Stewart	3.6	43,728	4	3,200
Sunrise	9.4	83,590	4	3,200
Waller Road	6.8	31,241	7	5,792
Wildwood	10	45,565	8	6,400
Woodland	9.8	46,731	8	6,592
Zeiger ^{1,3}	11.7	47,066	12	9,984
Elementary subtotal	222.4	1,257,381	124	101,296
Junior High				
Aylen	17.7	100,597	4	3,392
Ballou	25	89,094	0	0
Edgemont ²	23.8	78,569	4	3,200
Ferrucci	21.4	88,104	12	9,600
Glacier View	21	102,299	4	3,584
Kalles	16	100,597	5	4,000
Stahl	29.8	92,522	0	0
Junior High subtotal	154.7	651,782	29	23,776
High School				
Emerald Ridge	55	203,119	13	11,168
Puyallup	13.8	233,531	13	10,400
Rogers ¹	35	206,505	16	12,800
Walker ⁴	3.4	8,543	13	11,168
High School subtotal	107.2	651,698	55	45,536
K-12 Total	484.3	2,560,861	208	170,608
<i>Note: Table includes portable moves completed through summer 2020. Old Firgrove Elementary Building not included in this list.</i>				
¹ Located on a 77-acre campus that includes the Hertiage Recreation Center.				
² Includes the 9.1-acre former Hilltop Elementary parcel to the north of E.JH.				
³ Excludes the restroom and Pierce County ECEAP portables.				
⁴ Portable classroom count includes two double portables for Summit Program located at Sparks Stadium.				



IV. Identification of Level of Service for Capital Facilities Planning

Level-of-service (LOS) standards may be defined as measures of the minimum amount of a public facility which must be provided to meet the community's basic needs and expectations. For a school district specifically, it is an adopted measure that is used to ascertain its overall student capacity of a school building.

In recent history, the Puyallup School District has used a square footage per student calculation as the adopted LOS standard which is a common metric used in educational state funding formulas. However, the continued focus in our state about class size has provided a new capacity currency which is more applicable and intuitive for current and future facilities planning.

Level-of-Service for Elementary Students

The Puyallup School District is evaluating how to maximize the use of state funding available for reducing class sizes, specifically at the K-3 grade level, within the limited space available of the current facilities. To establish an elementary-wide Level-of-Service ("LOS"), this plan averages class size targets from two primary sources. For Kindergarten through 3rd grade, class size targets for class size reduction identified in district's 2018-19 budget are used. For fourth through sixth grade, class size targets in the current PEA/PSD collective bargaining agreement are utilized. A summary of these class size targets is found below:

<u>Grade Level</u>	<u>Class Size Target</u>
Kindergarten	19
1 st grade	21
2 nd grade	22
3 rd grade	22
4 th grade	26
5 th grade	28
6 th grade	28

Note: These class size targets represent general education only. Other targets are used for high poverty and special programs.

The adopted elementary LOS is calculated by taking the average of the class size targets listed above.

The adopted elementary LOS is 24 students per general education teaching station.

Level-of-Service for Secondary Students

The Level-of-Service at the secondary level is based upon the district-wide average of the number of students per classroom in the secondary schools (grades 7-12) during the 2016-17 school year.

The adopted secondary LOS is 28 students per general education teaching station.



Program Capacity Model

The Program Capacity model calculates student capacity first by identifying the number of teaching stations provided in the school building. A teaching station can be a classroom or other instructional area, for example the gymnasium for a PE teacher. The number of teaching stations is then multiplied by the adopted LOS to provide the Teaching Station Capacity.

The Teaching Station Capacity is then compared with the number of Special Education and Core Programs within the building. Special Education and Core Programs are identified specifically because they do not support the adopted LOS for general education teaching stations. For example, a special education classroom may provide a reduced Teaching Station Capacity (i.e. Support Centers) or provide no additional capacity to the building (i.e. pull out programs such as Resource or Music at the elementary level). The number and type of Special Education and Core Programs vary from building to building and may change annually or possibly in the course of the school year. For that purpose, an annual review of educational programs within each school will be completed in following plan updates that may adjust the Program Capacity of the building in any given year.

The Current Capacity of the school building is then calculated by subtracting the Program Capacity from the school year enrollment. A negative number in parenthesis represents that the building is overcrowded by that number of students. A positive number indicates the building still has the identified number of student capacity in the permanent building. The number of portable teaching stations, with its related capacity, is shown for informational purposes only and not included in the Program Capacity calculation.

Starting in school year 1999-2000, the Puyallup School District determined not to use the portable classrooms as part of the "level of service capacity". This is consistent with other school districts in the State of Washington and with the Office of the Superintendent of Public Instruction. The District does not consider portables as being adequate long-term instructional space for students and/or staff members. By design, portable classrooms separate their occupants from the rest of a school's student body and/or staff members. In addition, the increased enrollment that portables afford a school serve, tax the "core" facilities of the permanent building(s); such spaces as the gymnasium, the library, the restrooms, the main office and the food service facilities.

It is unrealistic to achieve 100% utilization of teaching stations at the secondary level because of the conflicts for student programs and the need for specialized rooms for certain programs and the need for teachers to have a workspace during their planning periods. Based upon the common model that provides a planning period for each teaching station during a six-period day, this plan assumes a Utilization Factor of 83% (5/6) that is factored into the Program Capacity at the junior high and high school level.



TABLE 5 - Elementary School Capacity Summary

Elementary School	# of K-6 Teaching Stations	# of PreK Teaching Stations	# of Kindergarten Academy Teaching Stations	K-6 Teaching Station Capacity	K-6 Sp. Ed. & Core Programs	K-6 Sp. Ed. & Core Programs Capacity	K-6 Program Capacity ¹	K-6 2019-20 Enrollment ²	K-6 Current Capacity Surplus / Deficit	# of Portable Teaching Stations ⁵	# of Portable Teaching Station Capacity ⁶	Sp. Ed. & Core Programs with Building Capacity Impacts ³
Brouillet	24	0	0	576	5	(84)	492	692	(200)	10	240	Music, Resource, Support Center(2), Dev.K
Carson	32	1	1	768	3	(72)	696	767	(71)	7	168	Resource, Music(2), PreK, KA
Dessie Evans	47	2	1	1,128	5	(96)	1,032	972	60	0	0	WRAP(2), PreK(2), Resource, Music(2), KA
Edgerton ⁵	30	2	2	720	5	(96)	624	743	(119)	8	192	Resource, Music(2), PreK(2), WRAP(2), KA(2)
Firgrove	33	4	1	792	4	(72)	720	568	152	0	0	Resource, Music, Support Center(2), PreK(2), PKGenED(2), KA
Fruitland	23	0	0	552	4	(72)	480	655	(175)	7	168	Resource, Music, Support Center(2),
Hunt	36	0	0	864	6	(108)	756	776	(20)	8	192	Resource, Music(2), Dev.K, Support Center(2)
Karshner	15	0	0	360	2	(48)	312	409	(97)	9	216	Resource, Music
Maplewood	11	5	1	264	2	(48)	216	380	(164)	7	168	Resource, Music, KA, PreK(3), PKGenED(2)
Meeker	17	0	1	408	4	(72)	336	395	(59)	2	48	Support Center(2), Resource, Music, KA
Mountain View ⁴	12	2	0	288	2	(48)	240	338	(98)	6	144	Music, Resource, PKGenED(2)
Northwood ⁴	35	0	1	840	4	(72)	768	519	249	3	72	Music, Resource, Support Center(2), KA
Pope ⁵	34	3	1	816	4	(60)	756	488	268	0	0	Resource, Music, KITE(2), KA, PreK, PKGenED(2)
Ridgecrest	21	2	0	504	5	(96)	408	487	(79)	8	192	Music, Support Center(3), Resource, PKGenED(2)
Shaw Road	36	0	0	864	6	(108)	756	738	18	2	48	Music(2), Dev.K, Support Center(2), Resource
Spinning	16	0	0	384	4	(72)	312	355	(43)	4	96	Music, KA, Support Center(2), Resource
Stewart	14	4	0	336	2	(48)	288	327	(39)	4	96	PreK(2), Resource, Music, PKGenED(2)
Sunrise	34	2	0	816	5	(96)	720	758	(38)	4	96	PreK(2), Resource, Music(2), KITE(2)
Waller Road	11	2	0	264	2	(48)	216	371	(155)	7	168	Resource, Music, PKGenED(2)
Wildwood	20	2	0	480	5	(88)	392	425	(33)	8	192	Dev.K, PreK(2), Resource, LAP, Music, Title 1
Woodland	25	0	0	600	4	(72)	528	607	(79)	8	192	KITE(2), Resource, Music
Zeiger	23	1	1	552	4	(76)	476	538	(62)	12	288	Music, Resource, KA, DHH(2), DHH PreK
Totals	549	32	10	13,176	87	(1,652)	11,524	12,308	(784)	124	2,976	

¹ Program Capacity includes 100% classroom utilization rate at the elementary level.

² Based on October 2019 P223 Headcount. Excludes Preschool and Kindergarten Academy students.

³ Libraries and PE teaching stations are excluded from the Teaching Station and Core Program analysis at the elementary level. Reflects programs planned for 2020-21 school year.

⁴ Kindergarten-5th grade elementary.

⁵ Pope Elementary Remodel and Classroom Expansion project is open for the 2020-21 school year. School boundary changes implemented between Pope & Edgerton in the 2020-21 school year.

⁶ Portable Teaching Stations and Capacity include portable classroom moves completed in summer 2020.



TABLE 6 - Secondary School Capacity Summary

Secondary School	# of Teaching Stations	Teaching Station Capacity	Sp. Ed. & Core Programs	Sp. Ed. & Core Programs Capacity	Net Classroom Capacity	Program Capacity ¹	2018-19 Enrollment ²	Current Capacity Surplus / Deficit	# of Portable Teaching Stations	# of Portable Teaching Station Capacity	Net Portable Classroom Capacity	Sp. Ed. & Core Programs with Building Capacity Impacts
Junior High												
Aylen ³	36	1,008	3	(47)	961	798	835	(37)	4	112	93	Support Center, ELL, KITE
Ballou ³	34	952	3	(44)	908	754	932	(178)	0	0	0	Support Center(2), DHH
Edgemont ³	28	784	1	(18)	766	636	520	116	4	112	93	ELL
Ferrucci ³	34	952	3	(42)	910	755	744	11	12	336	279	WRAP, Support Center(2)
Glacier View	36	1,008	3	(43)	965	801	868	(67)	4	112	93	Support Center(2), KITE
Kalles	36	1,008	2	(28)	980	813	905	(92)	5	140	116	Support Center(2)
Stahl	34	952	4	(63)	889	738	816	(78)	0	0	0	KITE, EXCEL(2), ELL
JH Totals	238	6,664	19	(285)	6,379	5,295	5,620	(325)	29	812	674	
High School												
Emerald Ridge	57	1,596	4	(58)	1,538	1,277	1,413	(136)	13	364	302	EXCEL(2), Support Center(2)
Puyallup	63	1,764	5	(72)	1,692	1,404	1,748	(344)	13	364	302	Support Center(4), Gateway
Rogers	63	1,764	7	(101)	1,663	1,380	1,655	(275)	16	448	372	Support Center(4), DHH, KITE, WRAP
Walker	3	42	0	0	42	35	98	(63)	13	182	151	
HS Totals	186	5,166	16	(231)	4,935	4,096	4,914	(818)	55	1,358	1,127	
¹ Program Capacity includes an 83% classroom utilization rate at the secondary level.												
² Based on October P223 Headcount. Excludes Full-time Running Start students.												
³ Includes non-Quest 6th Grade students from feeder elementary schools. 6th grade classes housed at the junior high level are temporary with the exception of 6th grade students at Edgemont Junior High.												



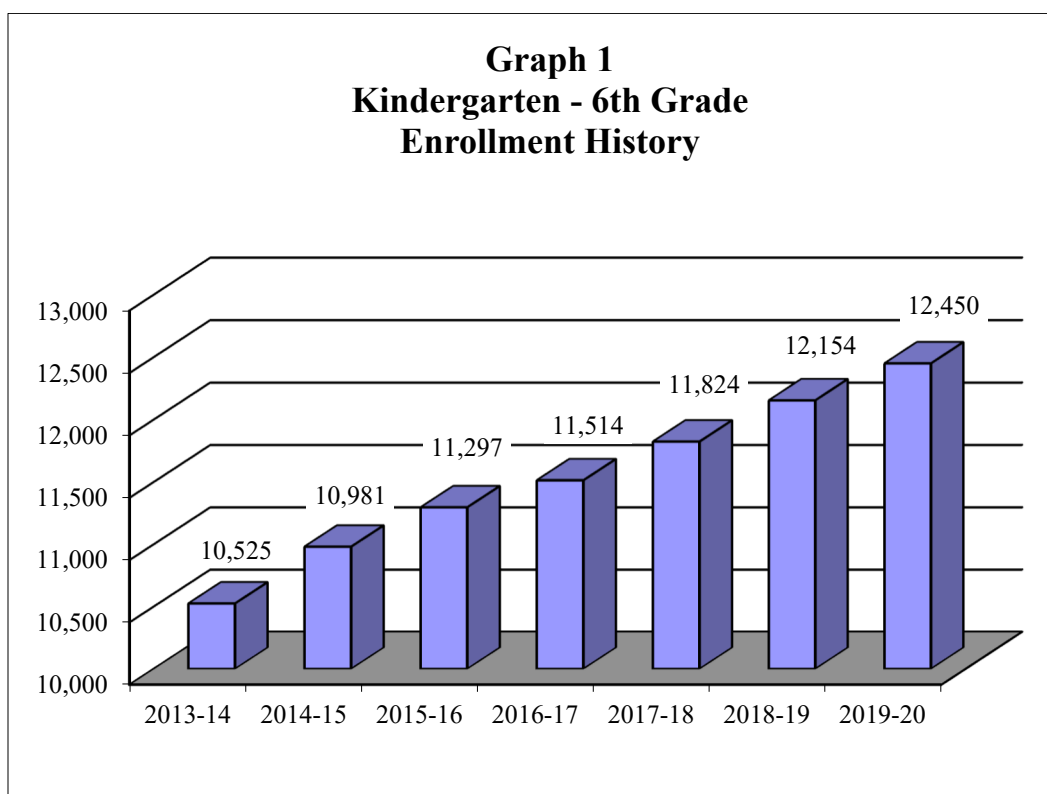
V. Enrollment History and Projections

In this section, the plan will examine (a) the District's student enrollment history over the past six school years, (b) the District's 2019-20 enrollment figures by grade, and (c) most importantly, the District's enrollment projections through the 2025-2026 school year. For reporting past and present enrollment information, this plan utilizes October P223 headcount enrollment information. For enrollment projections, the plan utilizes enrollment projections developed by the Puyallup School District Facilities Planning Department. Chief Leschi and full-time Running Start students have been excluded from the enrollment figures presented in this document. A series of graphs is provided to display the district's enrollment data.

Enrollment History

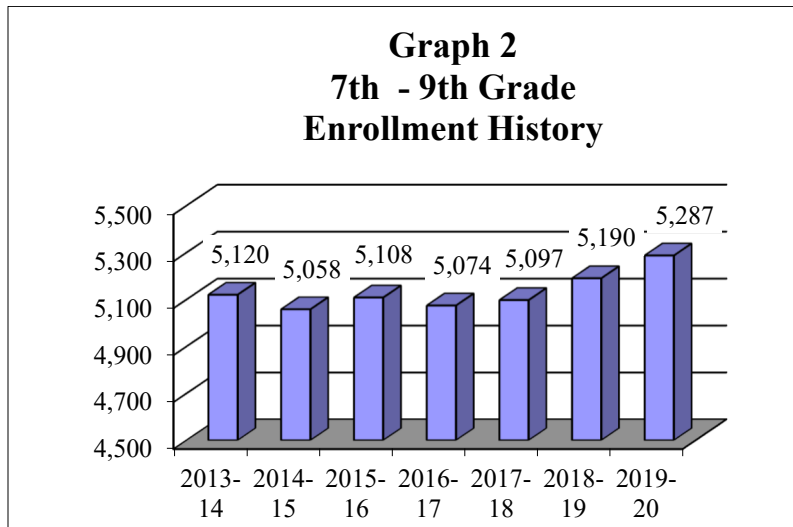
Graph 1 shows the recent enrollment history at the elementary level. Enrollment has increased steadily over the past six years and reached an all-time high of 12,450 K-6 students in 2019-20.

The elementary enrollment numbers reported in Graph 1 include all 6th grade students, including past or present sixth grade students housed at junior high schools, to provide a trend comparison at the K-6 level.

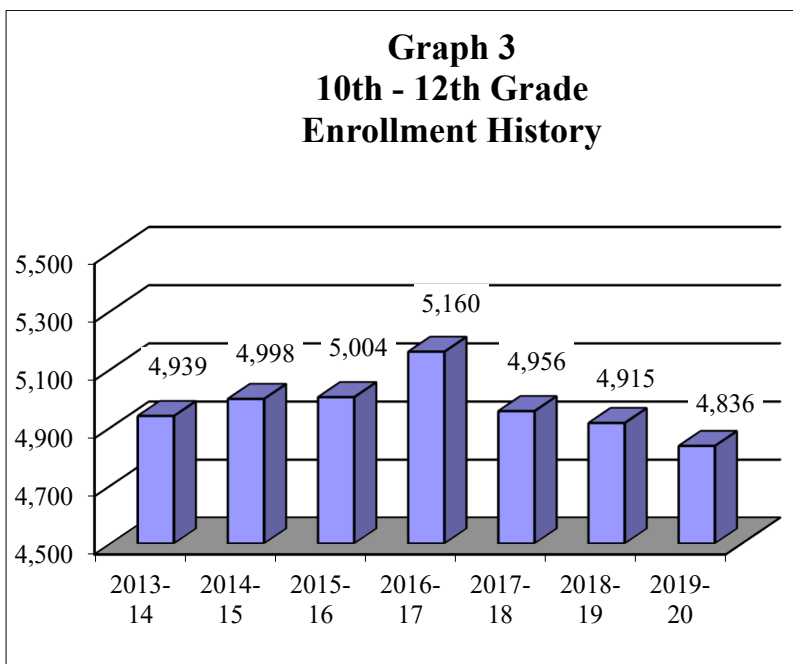


Graph 2 shows recent enrollment history at the junior high level. Enrollment has primarily held steady at the junior high level until the 2018-19 school year, when enrollment increased by nearly 100 students from the previous year. The upward trend continued in 2019-20.

The junior high enrollment numbers reported in Graph 2 exclude all 6th grade students, including past or present students housed at junior high schools, to provide a historical trend comparison at the 7th-9th grade level.

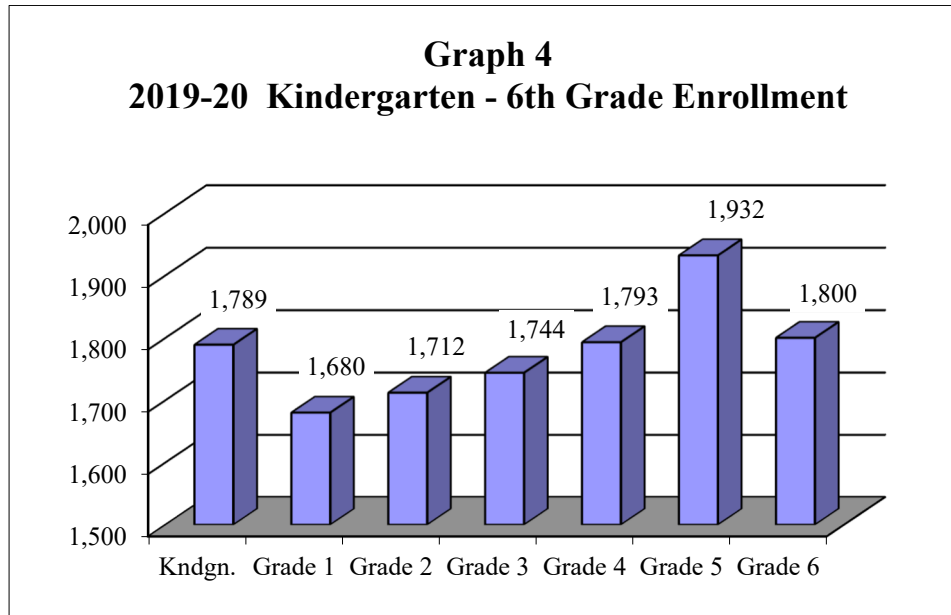


Graph 3 shows recent enrollment history at the high school level. Enrollment has decreased each year beginning in the 2017-18 school year. These numbers exclude full-time Running Start students.

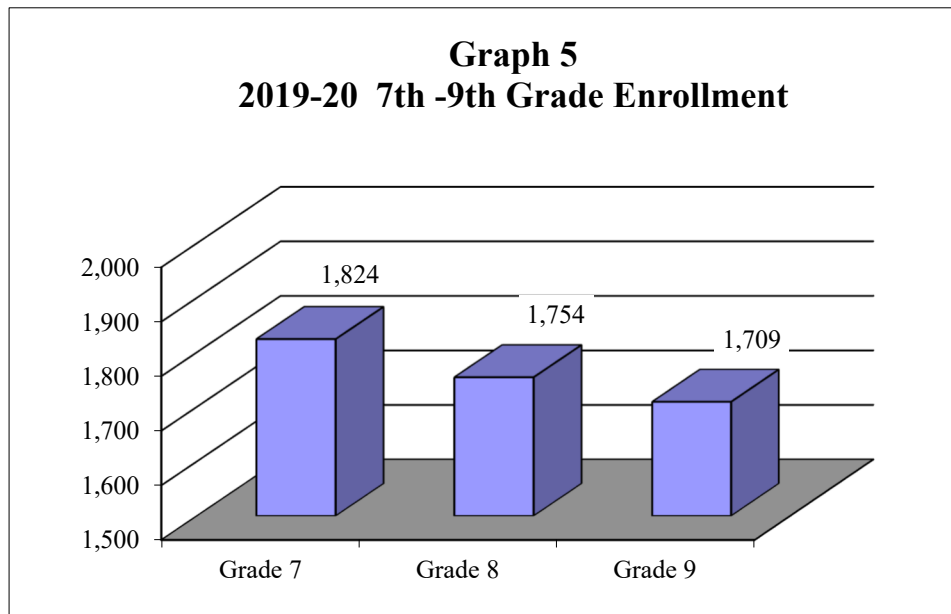


Current Enrollment

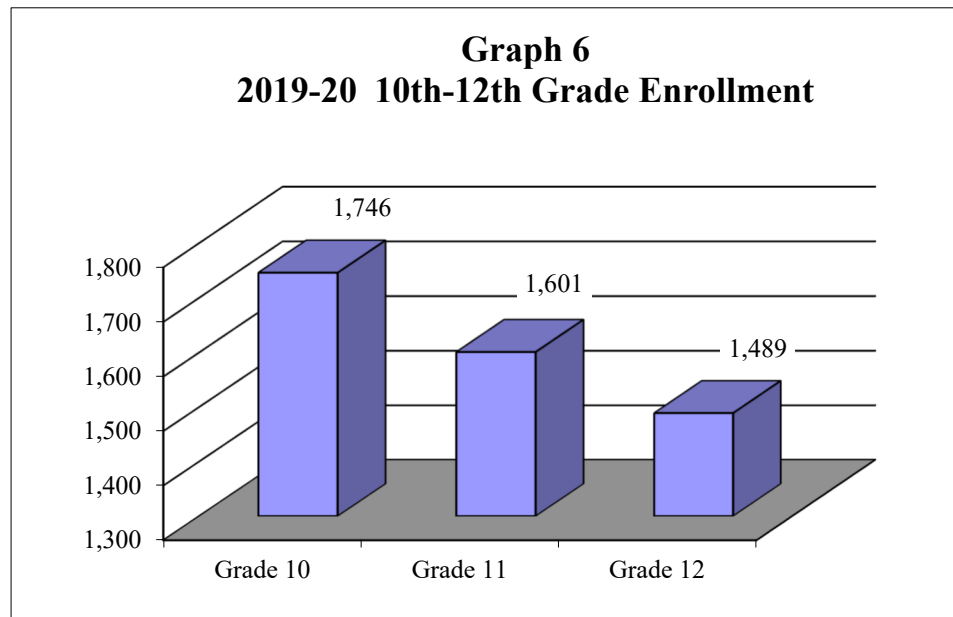
The Puyallup School District 2019-20 Kindergarten - 6th grade enrollment totals 12,450 students. The largest grade level this year was in fifth grade, while the lowest was in kindergarten. The K-6 cohort average is 1,779 students.



The 2019-20 seventh through ninth grade enrollment totals 5,287 students. The largest grade level this year was in 7th grade, while the lowest was in 9th grade. The 7th-9th grade cohort average is 1,762 students.



The 2019-20 high school enrollment totals 4,836 students. The largest grade level this year was in 10th grade while the lowest was in 12th grade, which is a typical trend of most years. The high school cohort average in grades 10-12 is 1,612 students.



Six Year Enrollment Projection

Projecting enrollment is a complex endeavor subject to considerable uncertainties. Since forecasting is largely based on the assumption that past trends predict future trends, the shorter the forecast the more likely it is that its underlying assumptions and predictions will be accurate. But as we have seen over the last several years, rates of residential development can change radically in a very short time as housing market conditions vary.

***Please note that the projections included in the 2020-2025 Capital Facilities Plan were created prior to the COVID-19 pandemic. It is possible that the pandemic may result in short-term and long-term impacts to district enrollment. Future annual updates to this plan will better assess these potential short- and long-term impacts to enrollment. ***

Student Generation Rates

The Puyallup School District has established its Student Generation Rates by examining a sampling of the District's newer single-family and multi-family developments. Periodically, the number of single-family homes and the number of multi-family homes are counted in those developments identified in the samples. Subsequently, using the District's Geographic Information System (GIS), the number of elementary, junior high and senior high students residing in the sample developments is established. The Student Generation Rates are calculated by dividing the number of students currently living in the homes and living units by the number of homes and living units.

Student Generation Rates are used to help predict the impact a new development will have on the District. For example, when a new single-family or multi-family development comes online, the District's Student Generation Rates can be used to estimate the number of elementary, junior high, and senior high students that will come from said development. Accuracy in determining these rates is critical to long range planning by the District.

An estimate of the new students coming from a new development is one of the early measures of how that development will impact the school system. Once the impact is determined, then steps can be taken to help mitigate such impact.



Puyallup School District - Student Generation Rates										
Table 7 - Single Family										
Description	Elementary Attendance Area	# of Units	# of K-6	# of JH	# of HS	Total Students	K-6 Grade SGR	7-9 Grade SGR	10-12 Grade SGR	Total SGR
Arbors at Sunrise	Edgerton	33	14	11	7	32	0.42	0.33	0.21	0.97
Arborvue at Fruitland	Meeker	18	5	5	6	16	0.28	0.28	0.33	0.89
Brookfield Farms Ph. 2-4	Firgrove	245	117	44	46	207	0.48	0.18	0.19	0.84
Crossroads	Hunt	168	95	29	28	152	0.57	0.17	0.17	0.90
East Park ¹	Pope	13	10	3	0	13	0.77	0.23	0.00	1.00
Emerald Pointe at Sunrise ¹	Pope	318	146	55	50	251	0.46	0.17	0.16	0.79
Fruitland Ridge ¹	Fruitland	15	15	1	0	16	1.00	0.07	0.00	1.07
Fruitland View Estates ¹	Fruitland	46	15	2	0	17	0.33	0.04	0.00	0.37
Heritage Grove ¹	Hunt	31	8	3	4	15	0.26	0.10	0.13	0.48
Massarra	Woodland	19	7	2	1	10	0.37	0.11	0.05	0.53
Meridian Greens ¹	Firgrove	92	35	17	25	77	0.38	0.18	0.27	0.84
Newberry Trails ¹	Zeiger	20	4	3	3	10	0.20	0.15	0.15	0.50
Northwood Estates	Northwood	38	16	4	1	21	0.42	0.11	0.03	0.55
Puyallup Highlands	Shaw Rd	285	150	44	36	230	0.53	0.15	0.13	0.81
Ridge at Glacier Creek Ph 2	Zeiger	55	26	10	8	44	0.47	0.18	0.15	0.80
Ridge at Sunrise ¹	Edgerton	67	25	13	9	47	0.37	0.19	0.13	0.70
Sara's Garden	Hunt	12	6	2	1	9	0.50	0.17	0.08	0.75
Shawnee Ridge ¹	Ridgecrest	62	27	4	4	35	0.44	0.06	0.06	0.56
Simons Creek	Northwood	18	5	2	1	8	0.28	0.11	0.06	0.44
Southwood Estates II	Edgerton	85	41	23	23	87	0.48	0.27	0.27	1.02
Stewart Crossing ¹	Karshner	238	97	34	36	167	0.41	0.14	0.15	0.70
Terra Vista	Hunt	29	13	3	4	20	0.45	0.10	0.14	0.69
The Retreat at Sunrise ¹	Pope	33	10	5	2	17	0.30	0.15	0.06	0.52
The Ridge at Sunrise ¹	Edgerton	67	25	13	9	47	0.37	0.19	0.13	0.70
The Woodlands at Sunrise ¹	Edgerton	20	6	5	2	13	0.30	0.25	0.10	0.65
View Pointe	Northwood	43	8	5	2	15	0.19	0.12	0.05	0.35
Villages at South Hill PH.1&2 ¹	Sunrise	223	57	22	19	98	0.26	0.10	0.09	0.44
Westridge ¹	Northwood	184	63	19	8	90	0.34	0.10	0.04	0.49
Willow Ridge ¹	Zeiger	26	8	8	4	20	0.31	0.31	0.15	0.77
Wohlford Addition	Firgrove	20	9	7	8	24	0.45	0.35	0.40	1.20
Totals		2523	1063	398	347	1808	0.421	0.158	0.138	0.717
Note: Data from all projects last updated in Fall 2019.										
¹ = residential development is partially built-out.										

Puyallup School District - Student Generation Rates												
Table 8 - Apartments/Multifamily												
Name	Unit Type	Address	Avg Bdrm per	# of Units	# of K-6	# of JH	# of HS	Total Students	K-6 Grade SGR	7-9 Grade SGR	10-12 Grade SGR	Total SGR
Arbors at Edgewood	Apartment	10304 20th St E	1.9	254	31	13	11	55	0.12	0.05	0.04	0.22
Copper Valley	Apartment	12110 104th Ave E	2.1	220	95	26	18	139	0.43	0.12	0.08	0.63
Emerald Pointe at Sunrise ¹	Townhome	17408 118th Ave Ct E	2.5	52	6	1	4	11	0.12	0.02	0.08	0.21
Glacier Run ¹	Apartment	12020 Sunrise Blvd E	1.8	64	5	1	1	7	0.08	0.02	0.02	0.11
Linden Lane	Apartment	2505 E Main	2.0	254	41	10	6	57	0.16	0.04	0.02	0.22
Lipoma Firs Townhomes	Townhome	18002 Lipoma Firs E	2.5	56	14	5	5	24	0.25	0.09	0.09	0.43
Meridian Glen PDD	Townhome	13621 91st Ave E	4.0	8	1	1	2	4	0.13	0.13	0.25	0.50
Robbins Hollow	Townhome	404 23rd Ave SE	2.3	84	9	5	6	20	0.11	0.06	0.07	0.24
Silver Creek Apts.	Apartment	9202 176th St E	1.5	182	27	1	3	31	0.15	0.01	0.02	0.17
Simon's Mill	Apartment	2629 Meridian Ave E	1.6	152	11	7	2	20	0.07	0.05	0.01	0.13
South Hill Apts.	Apartment	14108 Meridian Ave E	2.3	216	82	25	19	126	0.38	0.12	0.09	0.58
Wynstone	Townhome	5502 121st St Ct E	2.5	64	21	6	4	31	0.33	0.09	0.06	0.48
Totals				1606	343	101	81	525	0.214	0.063	0.050	0.327
¹ = residential development is partially built-out. All project data last updated in Fall 2019.												

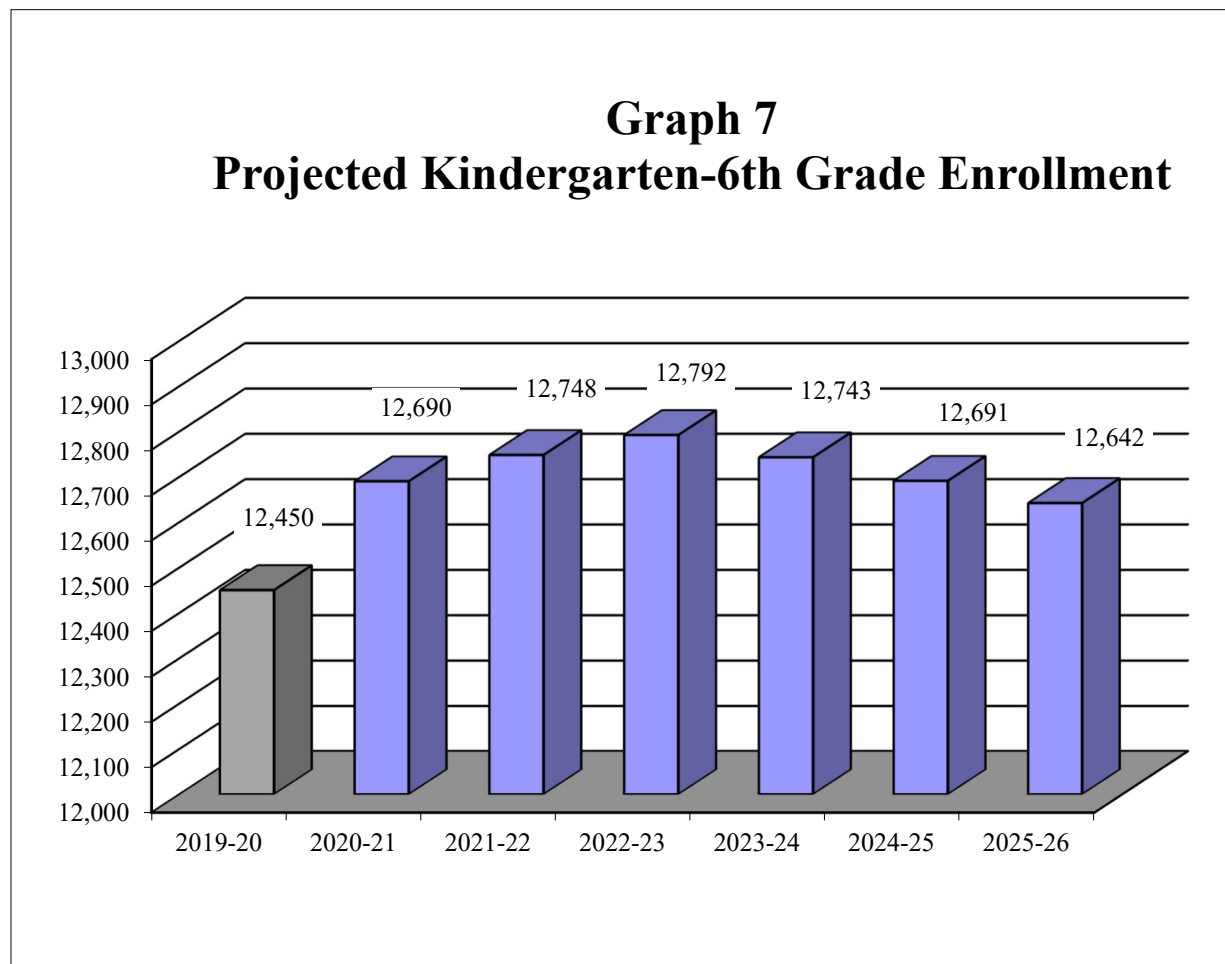


Enrollment Projections

Over the next six-year period the District's elementary school enrollment is expected to increase from the current enrollment of 12,450 students to 12,642 students in 2025-26. However, 2022-23 will be the high watermark for elementary enrollment at 12,792 students, a 2.8% increase from 2019-20.

On average, the elementary school enrollment is expected to increase by approximately 32 elementary students each year through the 2025-26 school year. Graph 7 sets forth the projected elementary school enrollment data over the next six years.

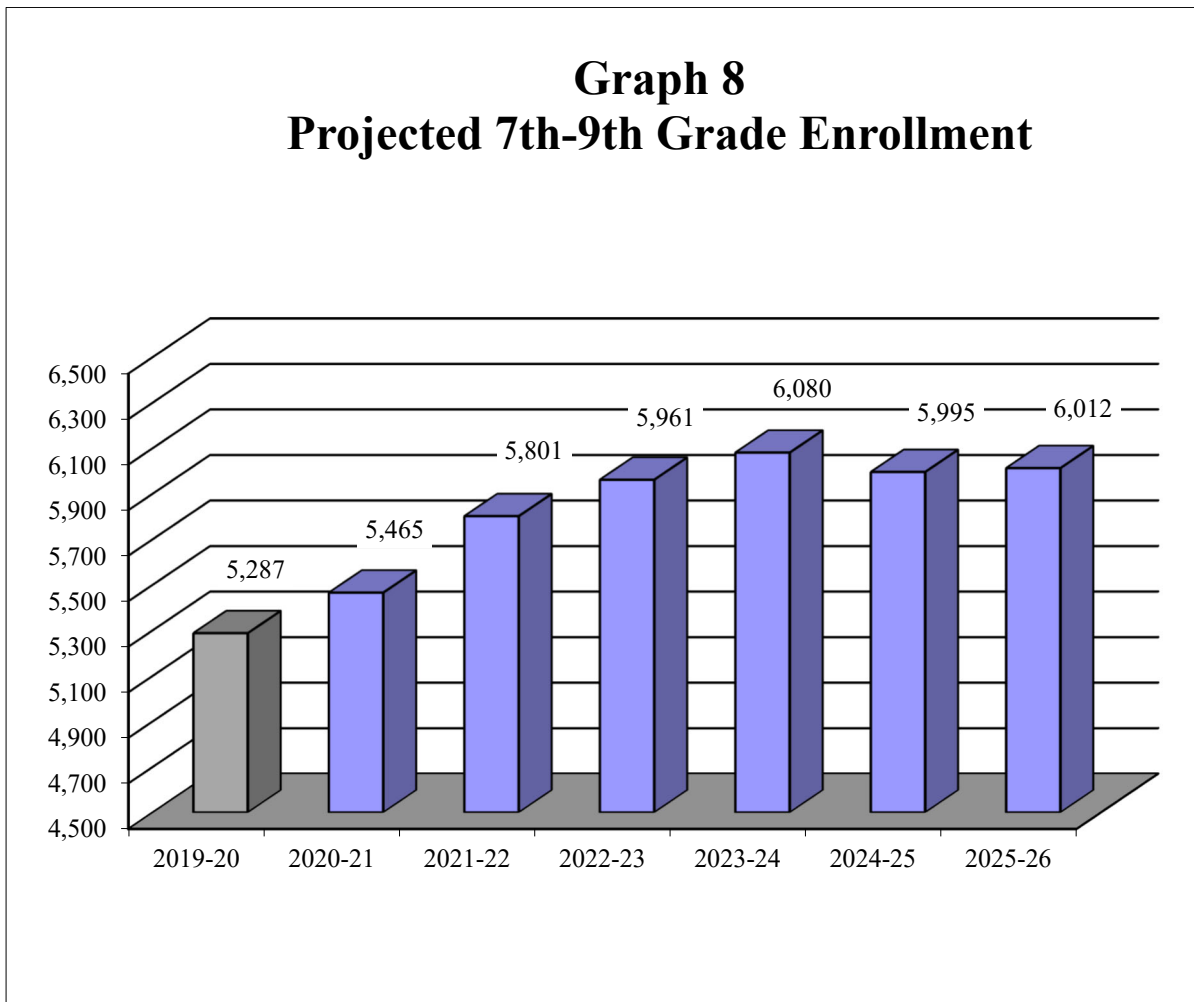
The projected elementary enrollment numbers reported in Graph 7 include all sixth-grade students, including students housed Edgemont Junior High, to provide a trend comparison at the K-6 level.



Over the next six-year period the District's junior high school enrollment is expected to increase from the current enrollment of 5,287 students to 6,012 students in the 2025-26 school year. The projected increase of 725 junior high students represents a 13.7% increase.

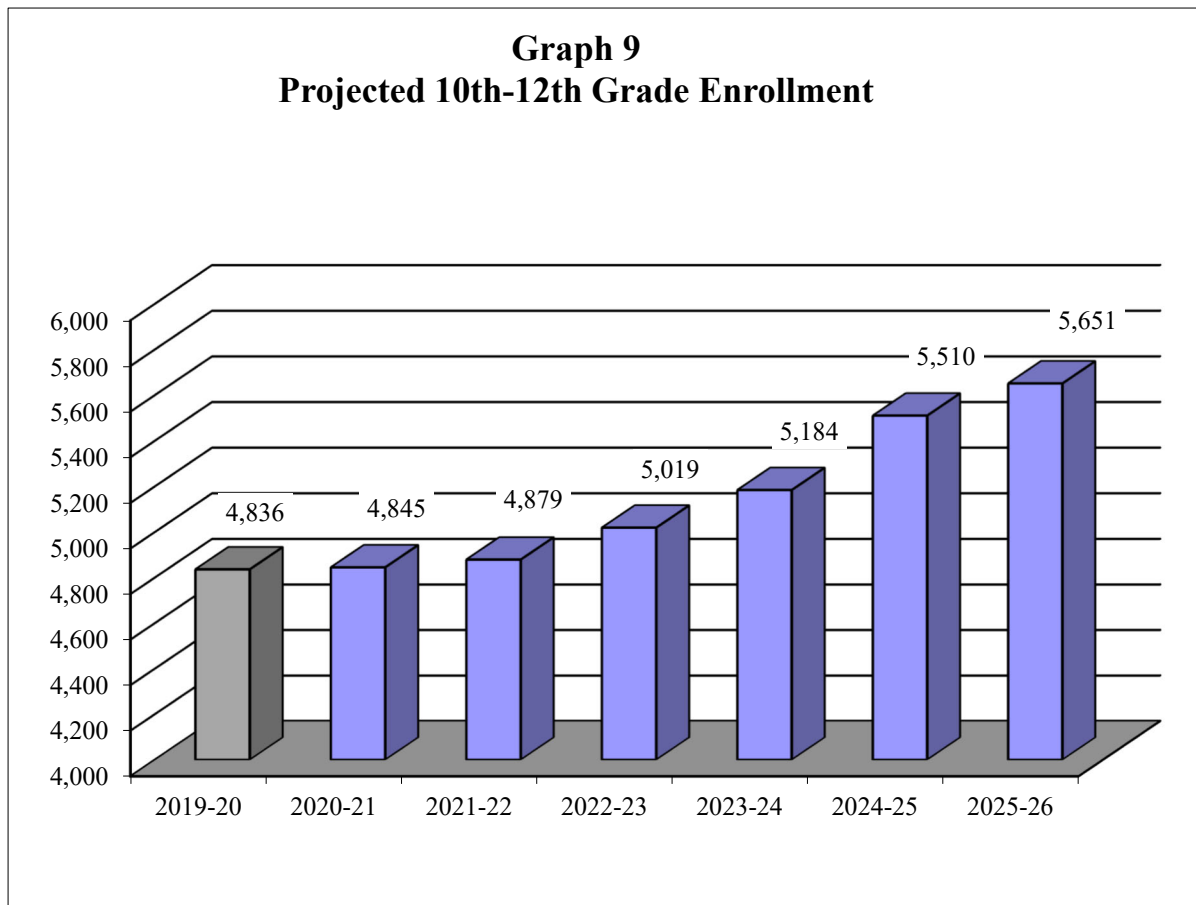
On average, the junior high school enrollment is expected to increase approximately 121 junior high students each year through the 2025-26 school year. Graph 8 sets forth the projected junior high school enrollment data over the next six years.

The junior high enrollment numbers reported in Graph 8 exclude all sixth-grade students, including students housed at junior high schools, to provide a trend comparison at the seventh to ninth grade level.

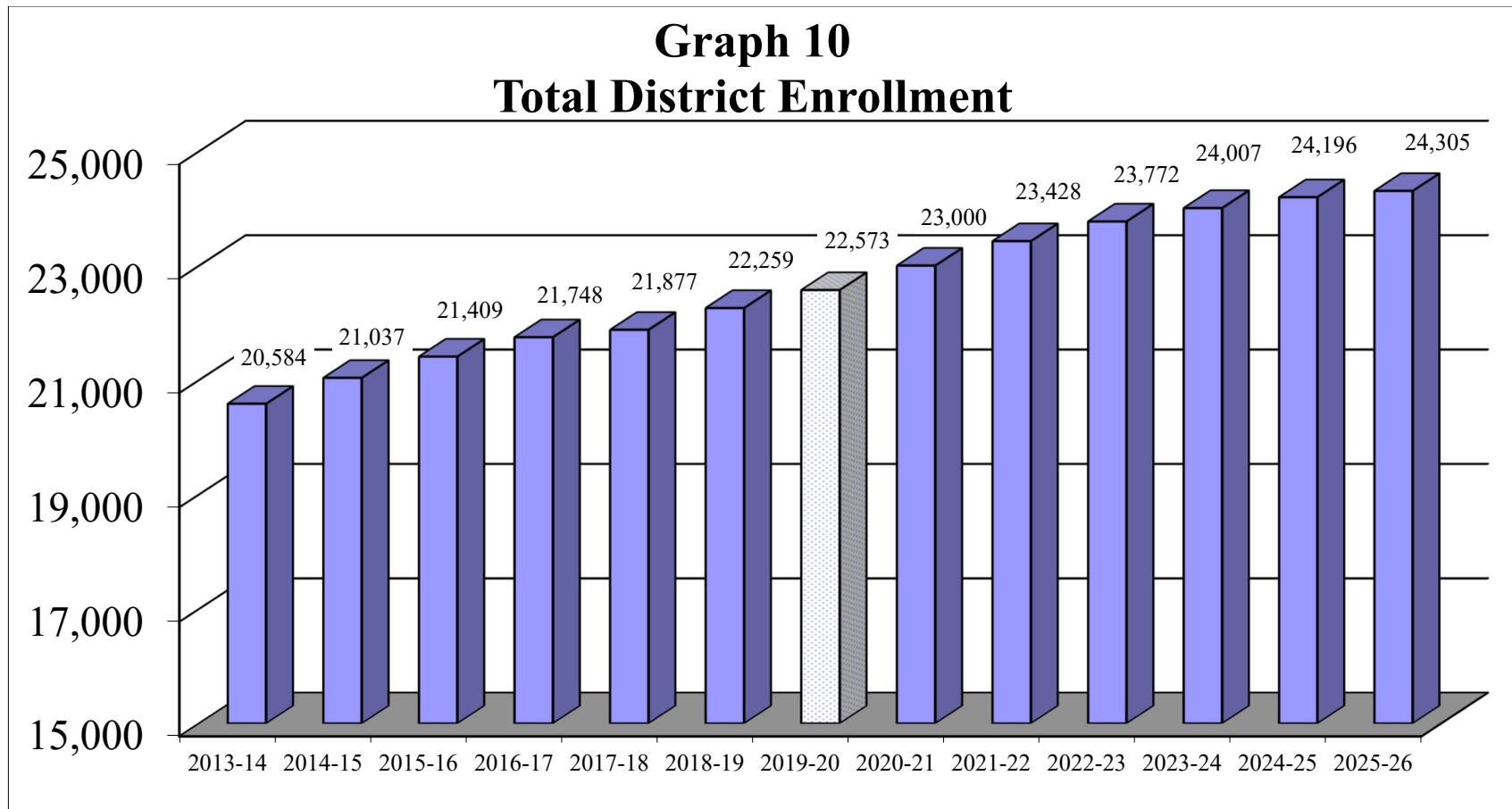


Over the next six-year period the District's high school enrollment is expected to increase from the current enrollment of 4,836 students to 5,651 students in the 2025-26 school year. The projected increase of 815 high students represents an approximate 16.9% increase.

On average, the high school enrollment is expected to increase approximately 136 high students each year through the 2025-26 school year, although the majority of growth isn't expected to begin until the 2022-23 school year. Graph 9 sets forth the projected high school enrollment data over the next six years.



Graph 10 sets forth the District's total enrollment data from the 2013-14 school year to the 2025-26 school year. Districtwide enrollment is projected to increase from 22,573 K-12 students in the 2019-20 school year to 24,305 K-12 students in the 2025-26 school year. This represents a projected increase of 1,732 students districtwide over the coming six-year period. In other words, the districtwide enrollment is expected to increase on average approximately 287 students each year through the 2025-26 school year.



VI. Forecast of Capital Facilities Needs

In the paragraphs to follow, we'll explore how the District's projected student enrollments over the next six years compared with the District's available permanent and portable space to house this projected number of students in the absence of any new construction. Specifically, based on the Level of Service (LOS) capacity calculations for each grade configuration (elementary/secondary), what space surplus or deficit is the District expecting to experience over the next six years, based on our enrollment projections over that same period of time.

Elementary Level

The District's future school space needs for the elementary level are shown in Table 9. The K-6th grade enrollment projections show growth through the 2022-23 school year. Based on the Program Capacity calculations for elementary students, as shown in [Table 5](#), the District presently has permanent capacity for 11,524 students at the elementary level.

The District is currently over capacity at the elementary level by 784 students. This number assumes all 6th grade students remain housed at the elementary level, except at Northwood and Mt. View, schools that are planned to remain K-5 elementary schools. The existing gap between student enrollment and capacity is expected to widen until 2022-23 in the absence of additional permanent capacity constructed within the District.

Table 9			
Future School Space Needs			
Elementary Level			
School Year	Future Enrollment Projections¹ (# of students)	Current Program Capacity² (# of students)	Projected Capacity Surplus/Deficit³ (# of students)
2020-21	12,550	11,524	(1,026)
2021-22	12,608	11,524	(1,084)
2022-23	12,652	11,524	(1,128)
2023-24	12,603	11,524	(1,079)
2024-25	12,551	11,524	(1,027)
2025-26	12,502	11,524	(978)
¹ A 140-student reduction has been taken to represent the K-5 and 6-9 grade alignment for Edgemont JH and its feeder schools.			
² Current Program Capacity number calculated in Table 5. Includes permanent building area only.			
³ Numbers in parenthesis represent a building capacity deficit.			



Junior High Level

The District's future school space needs for the junior high level are shown in Table 10. Enrollment projections show growth through the 2023-24 school year. Based on the Program Capacity calculations, as shown in Table 6, the District presently has permanent capacity for 5,295 students at the junior high level.

The District has a current capacity deficit of 325 students. This number assumes all 6th grade students remain housed at the elementary level, except at Northwood and Mt. View, schools that are planned to remain K-5 elementary schools. The existing gap between student enrollment and capacity is expected to widen until 2024-25 in the absence of additional permanent capacity constructed within the District.

It should be noted that analyzing district-wide numbers mask overcrowding conditions that do exist several junior high buildings while others have available capacity.

Table 10			
Future School Space Needs			
Junior High Level			
School Year	Future Enrollment Projections¹ (# of students)	Current Program Capacity² (# of students)	Projected Capacity Surplus/Deficit³ (# of students)
2020-21	5,605	5,295	(310)
2021-22	5,941	5,295	(646)
2022-23	6,101	5,295	(806)
2023-24	6,220	5,295	(925)
2024-25	6,135	5,295	(840)
2025-26	6,152	5,295	(857)
¹ A 140-student increase has been taken to represent the K-5 and 6-9 grade alignment for Edgemont JH and its feeder schools.			
² Current Program Capacity number calculated in Table 6. Includes permanent building area only.			
³ Numbers in parenthesis represent a building capacity deficit.			



Senior High Level

The District's future school space needs for the high school level are shown in Table 11. Based on the Program Capacity calculations for high school students, as shown in Table 6, the District presently has permanent capacity for 4,096 students at the high school level.

The District is currently over capacity at the high school level by 818 students (Table 6). The existing gap between student enrollment and capacity is expected to increase considerably towards the end of the six-year projection in the absence of additional permanent capacity constructed within the District.

Table 11			
Future School Space Needs			
Senior High Level			
School Year	Future Enrollment Projections (# of students)	Program Capacity¹ (# of students)	Projected Capacity Surplus/Deficit² (# of students)
2020-21	4,845	4,096	(749)
2021-22	4,879	4,096	(783)
2022-23	5,019	4,096	(923)
2023-24	5,184	4,096	(1,088)
2024-25	5,510	4,096	(1,414)
2025-26	5,651	4,096	(1,555)
¹ Current Program Capacity number calculated in Table 6. Includes permanent building area only.			
² Numbers in parenthesis represent a building capacity deficit.			



Property Acquisition Forecasting

When considering property acquisition, the district considers plans 20+ years into the future. The largest percentage of long-term growth continues in the southern portion of the district, which includes the Sunrise Master Plan area with an estimated 2,000 additional housing units yet to be built in the Master Plan area alone. District enrollment projections show student growth is expected through the 2031-32 school year. In October 2031, the District's K-12 enrollment is projected to be 24,513. This represents an 8.6% enrollment increase over the next twelve-year period.

The primary means to construct new permanent capacity is planned by expanding existing campuses or building on vacant property previously acquired by the district. To support the expansion of existing school facilities, site expansion may also be necessary through future acquisition of adjacent property. Alternatively, the district has also identified a site for a future secondary level school adjacent to Hunt Elementary. This section lists the potential areas of property acquisition over the next six-year period as of the date of the report.

Elementary Level

- Stewart Elementary site expansion – At 3.99 acres, the Stewart Elementary campus is second only to Meeker Elementary in terms of the smallest elementary school site in the District. Long-range plans for Stewart Elementary include a two-story classroom-wing addition. There are private properties adjacent to the school site located south and west of the school. District staff will look for future opportunities to purchase the adjacent properties when made available by the owners, potentially within the next six years.

Secondary Level

- Tacoma Water site – The Board of Directors approved the purchase of a 43-acre parcel at their regular board meeting on July 1, 2020 via Resolution #225 2019-20 for the price of \$2,025,000 dollars. The undeveloped property is accessed from 144th St. E. (south) and from 134th Ave. E. (east) on South Hill, just east of Hunt Elementary. The site is situated between Glacier View Junior High and Ferrucci Junior High on the east side of Meridian on South Hill, an area of considerable new housing projected to be built over the next 20-year period. The 43+ acre site includes areas of suspected wetlands and utility easements. However, the net buildable acreage is sufficient to accommodate a new junior high school campus. The property purchase is currently under the district's feasibility review, as provided for in the purchase contract, with a potential closing date in late 2020 or early 2021, subject to TPU and City of Tacoma approval.



- Puyallup High School – The Puyallup High School campus remains significantly undersized to accommodate the site improvements identified by the District’s high school education specifications for a comprehensive high school facility. In order to provide space for athletic fields and onsite parking for staff and students, additional land acquisition is a priority for its ability to serve a projected enrollment increase. On November 4, 2019, the district purchased 1.1 acres from Immanuel Lutheran Church, across the street from the school’s main entrance, funded by school impact fee revenue. Additional property expansion near Puyallup High School, as well as property west of the Sparks Stadium, is of high interest to the District to meet the its long-range needs.

Support Services

- Support Campus (next to Costco on South Hill) - the District’s Joint Citizens Facilities Advisory & Bond Advisory Committee identified several phases of a project to expand this site within the next 12 years in support of consolidating a variety of district support services locations scattered throughout the district. The Kessler Center project, scheduled to open for the 2021-22 school year, is the realization of consolidating certain existing offices and student programs onto the site. Additional property may be needed to enable further district office and program consolidation. The District will consider opportunities to purchase additional property adjacent to this site as they become available, pending board approval.

Property Surplus

The Kessler Center project will allow the district to consolidate several remote offices and educational programs into the new building located on the South Hill Support Center campus. This will allow the relocation of district programs such as Digital Learning and Parent Partnership and the Advance program to move from leased facilities (see Table 2), resulting in annual savings to the General Fund budget. The Special Services department will also relocate to the Kessler Center building, which will provide an opportunity for the Board of Directors to consider whether to surplus the building or repurpose for another district use.

The Firwood Property and the Northwood Elementary – Parcel B parcel have both been approved for surplus by the Board and district staff remain engaged in efforts to sell these properties following Board Policy 6882 – Sale of Real Property. Other properties from Table 3 – Inventory of Undeveloped and Underdeveloped Property may also be considered for surplus by the Board in the future.



VII. Capital Improvement Plan

In the paragraphs to follow, we'll explore the District's plans to meet its facility needs for the next six years. Specifically, this report will examine over the next six-year period what new school facilities will be built, when they will be ready for occupancy, and where they will be located. An analysis will be made of how the new school construction will help mitigate the need for additional building capacity, as defined by our future enrollment projections.

The "District Standard" educational specification for all K-12 programs will be utilized as a blueprint for creating "Site Level" educational specifications for all the District's buildings. This will establish a Districtwide program standard to be articulated at each site, considering the constraints of the specific site.

Citizens Facilities Advisory & Bond Advisory Committee

A committee of 28-members made up of parents, high school students, educators, and community members was commissioned by the school board in early 2014 to update the existing 12-year comprehensive facilities planning known as the Citizens Facilities Advisory Committee report, as well as prepare a recommendation for a future bond package. The committee's work included regular bimonthly meetings that spanned a period of more than a year. The culmination of this body of work by the committee occurred in the spring of 2015 when committee representatives presented the two similar but unique bond packages to the school board during regular session.

On April 2, 2018, the Puyallup Board of Directors commissioned the [most recent Bond Advisory Committee](#) to oversee and make recommendations to the board regarding a future bond program proposal focused at high school facilities with November 2019 identified as a potential bond election date. The committee was comprised of community representatives, students, principals and staff. The term of the committee ran from June 2018 through May 2019. At their [June 3](#) and [June 17, 2019](#) meetings, the Board of Directors heard presentations and held public hearings for the Bond Advisory Committee recommendation for a 2019 bond package.

November 2019 High School Improvements Bond Election

On November 5th, 2019 the school district's proposed \$273 million High School Facility Improvements Bond request for Safety, Security, and Growth fell short of the required 60 percent supermajority of yes votes needed to pass the measure, receiving 53.15% yes votes. If approved, the funds would have funded improvements at Puyallup, Rogers, Emerald Ridge, and Walker high schools designed to provide:

- Comprehensive safety and security design for all four high schools.
- Appropriately configured instructional spaces for educational programs.
- Additional classroom space in controlled access buildings.

As a result of the bond failure, a projected gap at the high school level between the Level of Service Needed vs. Provided is expected to widen over the next six years as high school enrollment is expected to increase over the next six years. Consideration will be given to the high school facility needs, in addition to other school facility needs, when developing the next bond measure. However, no timeline has been developed as to when the district may return to



voters for funds to support district capital improvements. For this year's plan update, the high school improvements have been removed from the six-year plan

An [interactive map](#) of Puyallup School District election results for the November 2019 bond program, as well previous election results, is available on the Puyallup School District website.

November 2015 Capital Bond Program

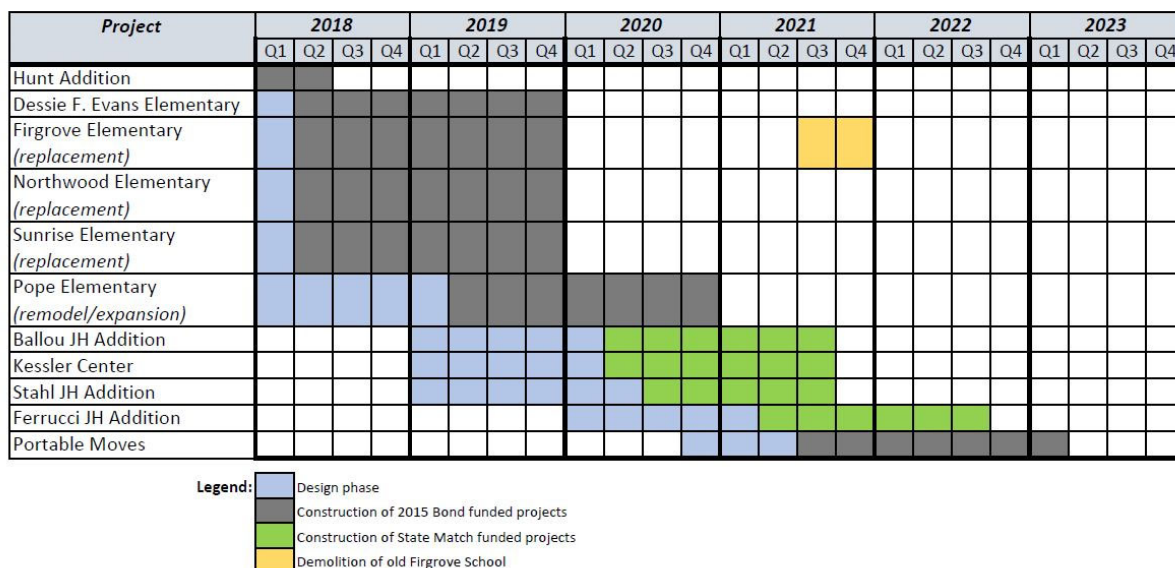
As part of the November 3, 2015 General Election voters approved a \$292.5 million bond with a 69% approval. The funds for the capital bond will finance six major capital bond projects, all at the elementary level. The projects include:

- Replace existing school buildings at [Firgrove](#), [Northwood](#), and [Sunrise](#) elementary with larger elementary schools that will include 30 home rooms (similar in size to the last two elementary schools, Edgerton and Carson, which opened in 2007). These school buildings opened for the beginning of the 2019-20 school year.
- New construction of [Dessie Evans Elementary](#) with 44 home rooms on undeveloped district-owned property 7911 144th St. E., located west of Meridian on South Hill. This new school opened for the 2019-20 school year.
- Remodel and expand [Pope Elementary](#) with 32 home rooms, consisting of 28 general classrooms, along with two preschool classrooms and two self-contained rooms for special education. The project will provide a new gym that would also be used as a cafeteria, relocation of some play areas, removal of portable classrooms and expansion of the bus loop and parking areas. Staff and students at Pope Elementary are temporarily housed at the Firgrove Elementary site in the 2019-20 school year to allow for the major phases of construction for this remodel/expansion project.
- A 12-classroom addition at [Hunt Elementary](#). This project was completed and opened for the 2018-19 school year.



The schedule tied to the Capital Bond Program is outlined in the diagram below.

Bond Projects/State Match Projects Schedule



Bond Oversight Committee

With the passage of the 2015 Bond Program, there are several steps required for its administration. One of the very important tasks is to oversee the bond program with respect to: scope; schedule; and cost of the projects. To this end, the school board approved the commissioning of the [Bond Oversight Committee \(“BOC”\)](#) in February 2016. The 13-member committee is comprised of nine community members along with four district administration staff. The BOC is meets as needed and through the completion of the final bond projects. Additional revenues such as state matching dollars will also be tracked by the committee.

Junior High Classroom Additions

Over the next six-year period, additional classroom space will be needed to meet the projected enrollment increase expected at the junior high level. Several classroom addition projects are planned to accommodate this growth at Ballou Junior High, Stahl Junior High and Ferrucci Junior High schools. Ballou JH and Stahl JH addition projects are planned to open in Fall 2021. The Ferrucci JH addition is planned to open in Fall 2022. Funding for these projects is planned primarily with state match monies received from the state for the 2015 Bond Program projects, as recommended by the Bond Oversight Committee and approval by the Board of Directors.

Temporary Classroom Facilities (Portables)

The bond schedule diagram above demonstrates the point that construction of new permanent facilities is a multi-year process. The district will continue to utilize portable classrooms over the next six-year period, particularly at elementary and at high school, to house students that cannot be accommodated in permanent classroom space.



While the district does not plan to purchase new portables, relocating existing portables will be driven by growth demands in combination with other factors,

Boundary Review Committee

The Boundary Review Committee (“BRC”) was commissioned by the school board beginning September 2016 through November 2018 to evaluate and present recommendations for adjustment to school attendance boundaries, including a new attendance boundary for the Dessie Evans Elementary. The committee was comprised of 36 members including community members, PTA Council representatives, high school students, principals and other district staff members. Over its two-year term, the BAC analyzed boundary adjustments district-wide at elementary, junior high, and high school levels. The committee [presented its recommendation to the school board during a board study session on September 28, 2018](#) and at a regular meeting on October 15, 2018. The board approved the school boundary area adjustments recommended by the BAC on November 5, 2018.

For more information on the about the Boundary Review Committee, please visit the [Puyallup School District website](#).

Kessler Center

Construction is underway to build a student services center at the District’s South Hill Support Campus. The 40,000 square foot multipurpose building is scheduled to open in September 2021. Officially named that Kessler Center, located next to Costco at 1501 39th Ave SW, the student center will serve:

- Puyallup Digital Learning program and students;
- Advance Program and students (Special Services young adult program);
- Child Find;
- Highly Capable headquarters; and
- Puyallup Special Services staff

In addition, the central location provides an opportunity for professional development space for staff, and a future location for school board meetings. The building will be funded through State Match funds from the 2015 bond program.



Level of Service Comparison

The following tables and figures will demonstrate how the implementation of the bond projects described in the six-year plan will impact the District's ability to meet the District Level of Service standards by comparing future permanent capacity to projected enrollment at each grade level.

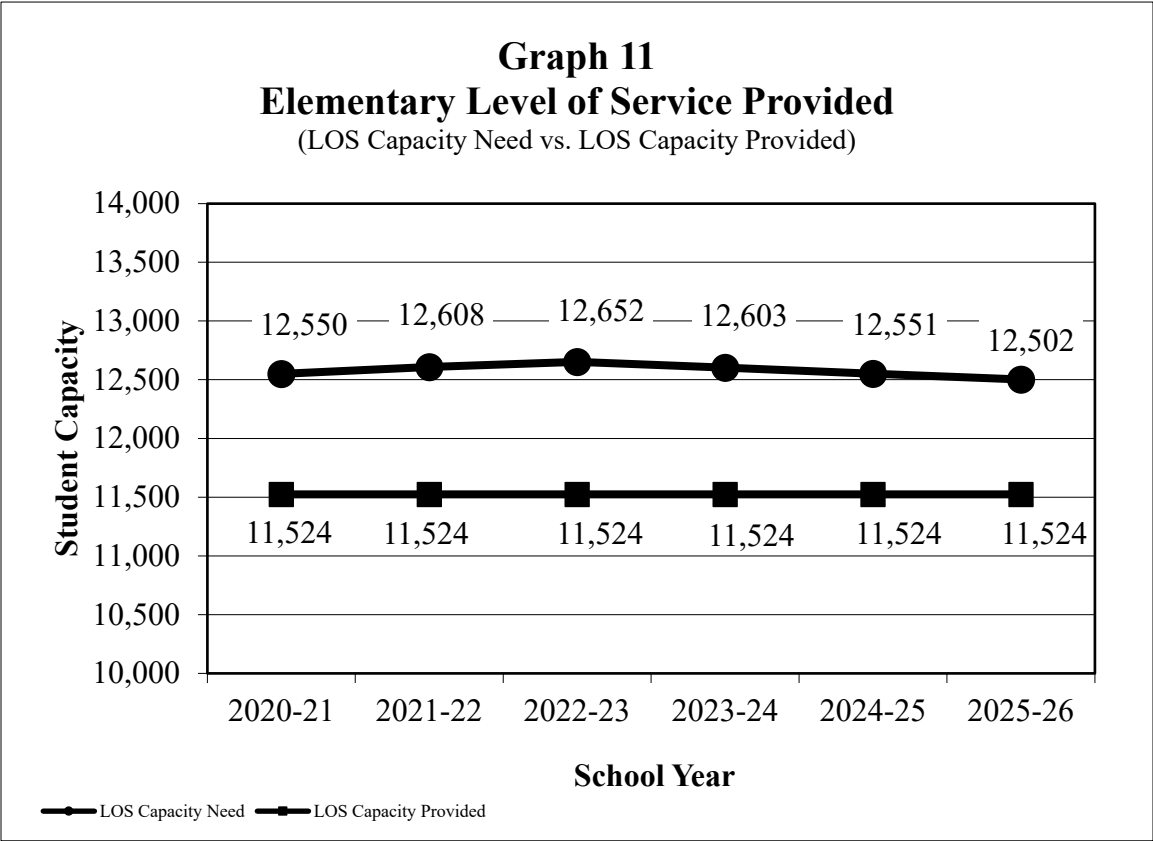
Elementary Level

In 2020-21, the district will provide total permanent capacity for 11,524 students based upon the adopted Level of Service standards. No additional permanent space is currently planned for elementary schools over the next six-year period. The Pope Elementary Remodel and Expansion project is the last of six elementary projects completed with the 2015 bond funds.

Table 12				
Existing and Proposed Permanent Student Capacity				
at the				
Elementary Level				
School Year	Existing Permanent Capacity	Proposed Permanent Capacity Addition	Total Permanent Capacity	School Project
2020-21	11,524	Existing Capacity (Table 5)	11,524	Pope Elem remodel & expansion
2021-22	11,524	0	11,524	
2022-23	11,524	0	11,524	
2023-24	11,524	0	11,524	
2024-25	11,524	0	11,524	
2025-26	11,524	0	11,524	
Note: Numbers represent student capacity.				



Graph 11 charts the projected student housing need vs. the planned student housing provided at the elementary level. The four elementary projects that opened at the beginning of the 2019-20 school year provided new permanent capacity for approximately 2,200 students. The Pope Elementary Remodel and Expansion project will add additional new capacity beginning in the 2020-21 school year. Portable classrooms will be utilized to house the remaining gap that will exist between permanent student capacity vs projected enrollment.



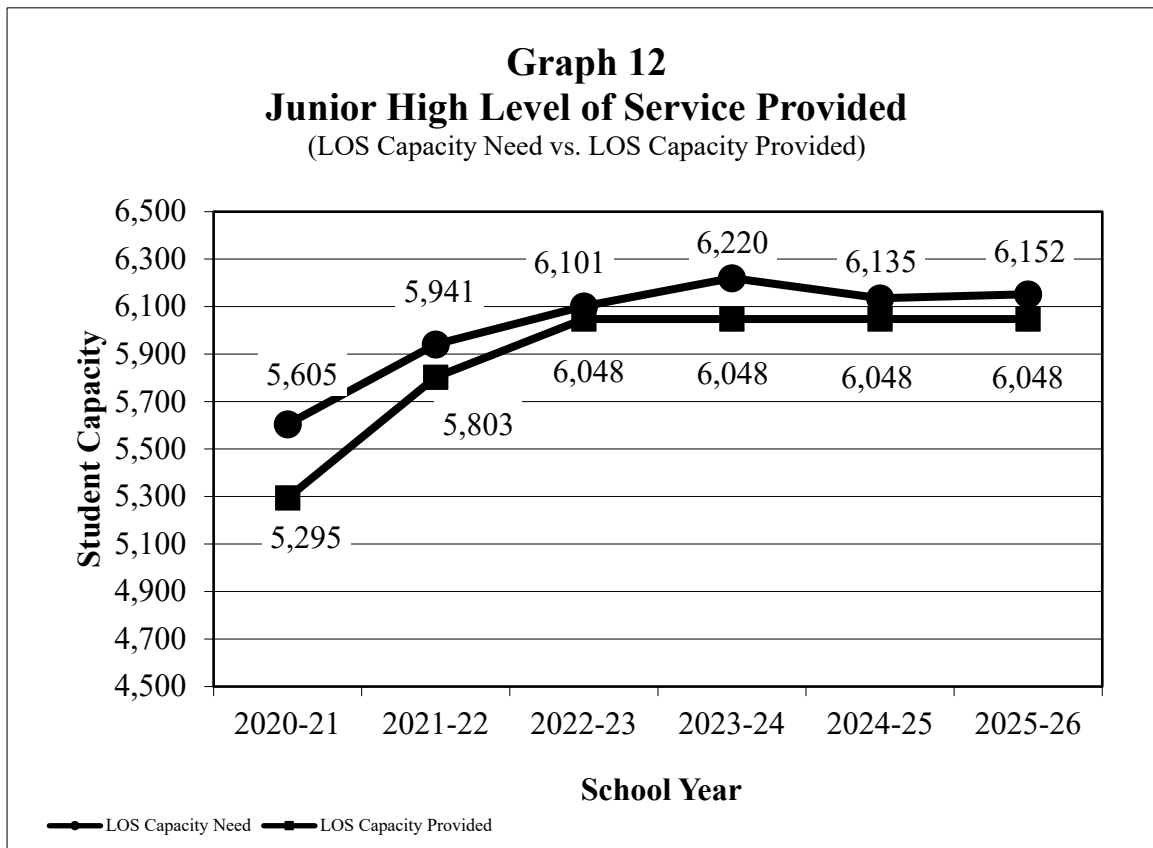
Junior High Level

Presently, the District is providing total permanent capacity for 5,295 students based upon the adopted Level of Service standards. The six-year plan includes building additions to several existing junior high facilities that will result in permanent capacity for 6,048 students to close the gap on the projected growing enrollment.

Table 13				
Existing and Proposed Permanent Student Capacity				
at the				
Junior High Level				
School Year	Existing Permanent Capacity	Proposed Permanent Capacity	Total Permanent Capacity	School
2020-21	5,295	0	5,295	
2021-22	5,295	508	5,803	Ballou JH and Stahl JH classroom additions
2022-23	5,803	245	6,048	Ferrucci JH classroom addition
2023-24	6,048	0	6,048	
2024-25	6,048	0	6,048	
2025-26	6,048	0	6,048	



Graph 12 charts the projected student housing need vs. the planned student housing provided at the junior high level. There is a clear trend of increasing student enrollment at the junior high level projected through 2023-24. The district's plan to add capacity to several existing junior high buildings beginning in the 2021-22 school year will allow the district to close the existing gap between building capacity vs. projected enrollment to within 53 students by 2022-23. Without the junior high projects planned over the next couple of years, the deficit of permanent space vs. projected enrollment would be near 1,000 students.



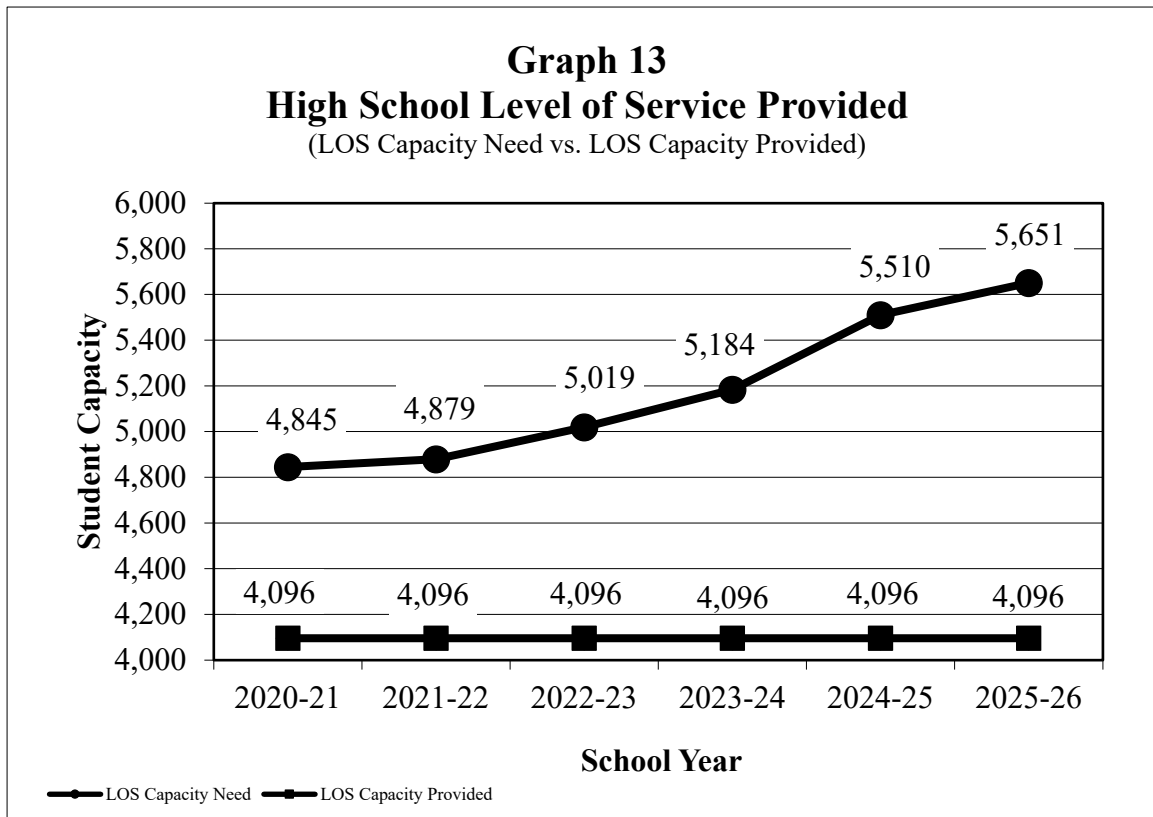
High School Level

Presently, the District is providing total permanent capacity for 4,096 students based upon the adopted Level of Service standards. Temporary portable classroom facilities will be used to address growth issues until permanent building capacity can be constructed as an interim measure.

Table 14				
Existing and Proposed Permanent Student Capacity				
at the				
Senior High Level				
School Year	Existing Permanent Capacity	Proposed Permanent Capacity	Total Permanent Capacity	School
2020-21	4,096	0	4,096	
2021-22	4,096	0	4,096	
2022-23	4,096	0	4,096	
2023-24	4,096	0	4,096	
2024-25	4,096	0	4,096	
2025-26	4,096	0	4,096	



Graph 13 charts the projected student housing need vs. the planned student housing provided at the high school level. A significant gap exists between the two. The November 2019 High School Improvements bond program would have provided the needed permanent space by the 2022-23 school year, however, the bond failed to receive the 60% supermajority approval by voters. Temporary portable classroom facilities will be used to address growth issues until permanent building capacity can be constructed as an interim measure.



VIII. Finance Plan

Introduction

The Puyallup School District recognizes the value of long-range capital facilities planning. The development of the six-year capital improvement plan identified earlier in the previous section addresses the District's need for additional permanent and temporary instructional space to accommodate the additional students anticipated to enroll over the next six school years. In addition, replacement and modernization of existing space is needed to address code improvements, energy enhancements and educational upgrades.

In conjunction with the capital improvement plan, the District needs a means of financing the new construction, replacement construction, and modernization. In the paragraphs to follow, the costs associated with the construction projects identified in the Capital Improvement Plan will be presented. In addition, the fund sources available to implement said construction projects will also be identified.

Construction Costs

A number of factors influence the total cost and, specifically, the local share of any school construction project. Even within the same school district, two (2) identical schools constructed at the same time will likely not be constructed for the same cost. The major factors that impact the cost of school construction are as follows:

1. The per acre cost of school sites will vary considerably from district to district. In general, the more urban a district tends to be, the costlier the school sites.
2. The acreage of available property will vary from site to site. For example, the District's 30 home room elementary prototype was used in the construction of the two new elementary school projects as part of the 2004 Bond program. Carson was built on a 12-acre site while Edgerton was constructed on a 15-acre site; see Table 4.
3. The proximity of needed utilities (i.e. water, sewer, electricity, etc.) and roadways to a school site are often times significant cost variables.
4. As mentioned earlier, the nature of the instructional programs housed in school facilities drastically impact the cost of those facilities. The square foot cost of senior high schools is almost always higher than elementary and junior high schools. The square footage costs of junior high schools are usually higher than elementary schools. Specialized facilities for Vocational and Special Education programs can also increase construction costs.
5. The posture of the local governmental planning agencies (City or County) will affect such items as off-site street improvements, landscaping, street signaling and signage.



6. The "bidding climate" at the time a school construction project comes online is terribly important. Normally, the less construction works available the more competitive the general contractors become and visa-versa.
7. The experiences and competence of the lowest bidding general contractor and their major subcontractors can also impact the final cost of any school construction project.
8. The State's "matching percentage", as determined in accordance with the formula set forth in RCW 28A.525.166, establishes the relationship between the local and state funding of any school construction project.
9. The enrollment projection provisions of the State's "space allocations" as outlined in WAC 392-343-045 determine just how much area of a school facility will be eligible for state matching funds. Building a new school (i.e. elementary, junior high, senior high) without full "unhoused" eligibility increases the amount of local funds that have to be spent on a project.
10. The State's "construction cost allocation" also impacts the level of state financial assistance, as spoken to in WAC 392-343-060.
11. Increases over time of the basic costs of construction, labor, materials and equipment. Over short periods these costs can be volatile. In particular, recent dramatic escalations in material costs have greatly impacted project costs.

Funding Sources

School districts utilize budgets consisting of a number of discrete funds. However, for the most part, the capital needs of any school system are addressed with the Capital Projects Fund and the Debt Service Fund.

The Capital Projects Fund is used for purposes such as: (a) to finance the purchase and development of school sites; (b) the construction of new and replaced facilities and the modernization of existing facilities; and (c) the purchase of initial equipment, library books and textbooks for new, replaced and remodeled facilities. Revenues accruing to the Capital Project Fund come primarily from bond sale proceeds, capital levy collections and state matching funds. However, revenues from the General Fund, the sale or lease of property and contributions can also be accrued to the Capital Projects Fund. Under the authority of the Growth Management Act (GMA), impact fees are accrued to the Capital Projects Fund. Mitigation funds that accrue under the authority of SEPA or the State Subdivision Act are also deposited in the District's Capital Projects Fund.

The Debt Service Fund is used as a mechanism to pay for bonds. When a Bond Issue passes, a school district sells bonds that have a face value and an interest rate. Local property taxes are adjusted to provide the funds necessary to meet the approved periodic payments on sold bonds. The proceeds from the taxes collected for this purpose are deposited in the Debt Service Fund and drawn out for payments at the appropriate times.



Sources of Public Money

Bonds

These are financial instruments having a face value and an interest rate that is determined at the time and by the conditions of their sale. Bonds are backed by the "full faith and credit" of the issuing school district and may be paid from proceeds derived from a specific increase in the property taxes for that purpose. The increase in taxes results in an "excess levy" of taxes beyond the constitutional limit, so the bonds must be approved by a vote of the people in the jurisdiction issuing them. The total of outstanding bonds issued by the jurisdiction may not exceed five percent of the assessed value of the property within that jurisdiction at the time of issuance.

Bonds are multi-year financial instruments, generally issued by school districts for 20 years. Because of their long-lasting impact, they require both an extraordinary plurality of votes and a specific minimum number of voters for validation. The positive votes must equal or exceed 60 percent of the total votes cast on the issue and the total number of voters must equal or exceed 40 percent of the total number of voters in the school district who cast ballots in their last general election.

Proceeds from bond sales are limited by bond covenants and must be used for the purpose(s) for which the bonds are issued. They cannot be converted to a non-capital or operating purpose. The life of the improvement resulting from the bonds must meet or exceed the term of the bonds themselves.

Capital Levies

These differ from bonds in that they do not result in the issuance of a financial instrument and, therefore, do not affect the "bonded indebtedness" of a school district. This method of financing is a straight increase in property tax rates to produce a voter-approved dollar amount. The amount generated from the capital levy is then available to a district in the approved year. The actual levy rate itself is determined by dividing the number of dollars approved by the assessed valuation of the total school district at the time the taxes are set by the County Council.

Capital levies can be approved for up to a six-year period. The amounts to be collected are identified for each year separately and the tax rates set for each individual year. Like bond issues, capital levies must be used for the specified capital purpose(s) for which they were passed. They cannot be converted to a non-capital or operating purpose.



State Matching Funds

The State of Washington has a Common School Construction Fund. The State Board of Education is responsible for administration of the funds and the establishment of matching ratios on an annual basis. The Office of the Superintendent of Public Instruction (OSPI), on behalf of the State Board of Education, has determined that Puyallup School District's matching ratio for 2020 is 64.70%, for those expenses that are defined as match eligible.

The base to which the percent is applied is the cost of construction, as determined by the Construction Cost Allocation. The Construction Cost Allocation is an index of construction costs that is used by the state to help define or limit their level of support. This particular construction cost index rarely matches the actual cost of school construction in districts across Washington State. Nevertheless, the Construction Cost Allocation for school construction costs per OSPI as of July 1, 2020 is \$238.22 per square foot.

The formula for determining the amount of state matching support can be expressed as $A \times B \times C = D$, where:

- A = eligible area (determined by OSPI's student square foot allowances)
- B = the Construction Cost Allowance (in dollars per square foot)
- C = a school district's applicable matching rate
- D = the amount of state fiscal assistance to which a district will be entitled

Qualification for state matching funds involves an application process. Districts may submit information for consideration by the State Board of Education. Once approved, a district qualifies for matching funds in a sequence that recognizes the existing approvals of previous submittals. Failure of a school district to proceed with a project in a timely manner can result in the loss of a district's "place in line."

Funds for the state match come from the Common School Construction Fund using revenues accruing predominantly from the sale of renewable resources, primarily timber, from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet current needs, the legislature can appropriate additional funds or the State Board of Education can establish a moratorium on certain projects (Chapter 392, Sections 341-347 of the Washington Administrative Code).

Market demand for timber and wood products has been declining over the past decade resulting in a substantial decrease in state matching revenues. Efforts in the State Legislature to supplement timber-generated revenues with general fund moneys have been partially successful. As noted in WAC 392-343-057, in the event that state matching monies are not available to fund a specific school project, then school districts may proceed at their own financial risk. At such time state monies do become available, reimbursement will be made to the district for the state's share of said school project.



Mitigation/Impact Fees

According to RCW 82.02.090, the definition of an impact fee is ". . . a payment of money imposed upon development as a condition of development approval to pay for public facilities needed to serve new growth and development, and 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 public facilities, and that is used for facilities that reasonably benefit the new development. 'Impact fee' does not include a reasonable permit or application fee."

Mitigation or impact fees can be calculated on the basis of "unhoused student need" or "the maintenance of a district's level of service" as related to new residential development. A mitigation/impact fee may be imposed based upon a determination of insufficient existing permanent and/or portable school space or to pay for permanent and/or portable school space previously constructed as a result of growth in the district. The amounts to be charged are then calculated based on the costs for providing the space and the projected number of students in each residential unit. A district's School Board must first approve the application of the mitigation or impact fees and, in turn, approval must then be granted by the other general government jurisdictions having responsibility within the district, counties, cities and towns. In the Puyallup School District those general government jurisdictions include the City of Puyallup, City of Edgewood, and City of Fife, along with Pierce County.

Furthermore, developers may contribute properties that will have value to a district. In such cases, the developer is entitled to a credit for the actual cost of the provided property. This credit can reduce or eliminate the mitigation or impact fee that would have been chargeable under the mitigation/impact fee calculation. Following is the mitigation fee calculation for this year (see Table 16).

The district anticipates receipt of approximately \$7,200,000 over the next six years. This calculates to be an average annual collection rate of \$1,200,000.

Table 15 is a summary of the impact fee calculation factors with brief comments related to their origin. The factors are used in the calculation to determine the fee.

Table 16 represents Puyallup School District's Unfunded Need calculation for 2020. The Unfunded Need calculation represents the average financial impact, per new residential unit, to the District to pay for the necessary public facilities to serve new student growth. Ultimately, in the case of the Puyallup School District, the municipalities of Puyallup, Fife, Edgewood, and Pierce County determine the rate of impact fee collection as adopted in their respective impact fee ordinances. At the request of Pierce County, a note has been added at the bottom of Table 16 that calculates the Fee Obligation, per Pierce County code 4A.30.030



Table 15				
Impact Fee Calculation Factors				
Description	Grade Span	Value	Units	Comments
Student Generation Factor - Single Family Residence	Elementary	0.421	Students/Resid	See Table 7
" "	Jr. High	0.158	Students/Resid	" "
" "	Sr. High	0.138	Students/Resid	" "
Student Generation Factor - Multi-Family Residence	Elementary	0.214	Students/Resid	See Table 8
" "	Jr. High	0.063	Students/Resid	" "
" "	Sr. High	0.050	Students/Resid	" "
Facility Acreage	Elementary	17	Acres	Based on Dessie Evans Elementary
" "	Jr. High	43.2	Acres	Based on Forecasted Property Acquisition with Section VI. Site has critical area and entitlement constraints.
" "	Sr. High	1.1	Acres	Based on Immanuel Lutheran property acquisition near PHS
Cost per Acre	Elementary	\$0	Cost/Acre	
" "	Jr. High	\$46,875	Cost/Acre	Based on Tacoma Public Utility property purchase
" "	Sr. High	\$681,818	Cost/Acre	Based on Immanuel Lutheran property acquisition near PHS
Facility Capacity - New Construction	Elementary	730	New Student Capacity	Based on Northwood replacement school w/ 30 homerooms and 2 self-contained rooms
" "	Jr. High	1,000	New Student Capacity	Based upon proposed student capacity for Stahl Junior High.
" "	Sr. High	2,000	New Student Capacity	Based on proposed student capacity for PHS and RHS
Facility Size - Temp Construction	Elementary	24	Adopted Elementary LOS	24 students per general education teaching station.
" "	Jr. High	28	Adopted Secondary LOS	28 students per general education teaching station.
" "	Sr. High	28	Adopted Secondary LOS	28 students per general education teaching station.
Permanent Student Capacity	Elementary	1,257,381	Square Feet	see Table 4
" "	Jr. High	651,782	Square Feet	see Table 4
" "	Sr. High	651,698	Square Feet	see Table 4
Portable Sq. Footage(Total)	Elementary	101,296	Square Feet	see Table 4
" "	Jr. High	23,776	Square Feet	see Table 4
" "	Sr. High	45,536	Square Feet	see Table 4
Facility Cost - New Construction	Elementary	\$44,358,700	Cost of new 30 homeroom school	Based upon Northwood Elementary replacement project cost
" "	Jr. High	\$16,450,000	Cost/Grade Level	Based upon cost estimate for a Stahl Junior High classroom addition.
" "	Sr. High	\$0	Cost/Grade Level	
Facility Cost - Temp Construction	Elementary	\$150,000	Cost/Portable	Assumes the reuse / relocation of existing portables within the district.
" "	Jr. High	\$150,000	Cost/Portable	" "
" "	Sr. High	\$150,000	Cost/Portable	" "
Construction Cost Allocation	All	\$238.22	Cost/Sq Foot	Per State OSPI as of July 1, 2020
OSPI Space Allocation/Student	Elementary	90.0	Sq Foot/Student	Per State Funding Allocation
" "	Jr. High	121.3	Sq Foot/Student	" "
" "	Sr. High	130.0	Sq Foot/Student	" "
State Funding Assistance	All	64.70%	Percent	2020 State Funding Assistance for Puyallup SD
Average Assessed Value - Single Family	All	\$ 396,808	Cost/Unit	Per Pierce County Assessor-Treasurer 2020 Residential Revaluation Report
Average Assessed Value - Multi-Family	All	\$ 245,635	Cost/Unit	Per Pierce County Assessor-Treasurer 2020 Residential Revaluation Report, using "Townhouse" avg
Capital Bond Interest Rate	All	3.36%	Percent	Estimated average rate of outstanding bond sales.
Years Amortized	All	10	Years	Compliant with Pierce County Code 4.A.30.030, Table 4A-1.
Property Tax Levy Rate - Capital Construction Portion	All	\$ 2.04	Cost/1000 of Assessed Value	Per Pierce County Assessor-Treasurer Assessed Values, Levy Rates & Taxes for tax year 2020.



Table 16									
Impact Fee Calculation									
School Site Acquisition Cost:									
((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor									
	Facility	Cost/	Facility	Student	Student	Calculated			
	Acreage	Acre	Size	Factor		Cost/	Cost/		
				SFR	MFR	SFR	MFR		
Elementary	17.00	\$0	730	0.421	0.214	\$ -	\$ -		
Jr. High	43.20	\$46,875	1,000	0.158	0.063	\$ 319.44	\$ 127.35		
Sr. High*	1.10	\$681,818	87	0.138	0.050	\$ 1,186.24	\$ 435.01		
*includes costs for potential additions to existing campuses only					TOTAL	\$ 1,505.68	\$ 562.36		
School Construction Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)									
	%Perm/	Facility	Facility	Student	Student				
	Total Sq.Ft	Cost	Capacity	Factor	Factor	Cost/	Cost/		
				SFR	MFR	SFR	MFR		
Elementary	100.00%	\$44,358,700	730	0.421	0.214	\$ 25,601.89	\$ 12,977.90		
Jr. High	100.00%	\$16,450,000	200	0.158	0.063	\$ 12,974.83	\$ 5,172.63		
Sr. High	100.00%	\$0	2,000	0.138	0.050	\$ -	\$ -		
					TOTAL	\$ 38,576.72	\$ 18,150.54		
Temporary Facility Cost:									
((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)									
	%Temp/	Facility	Facility	Student	Student				
	Total Sq.Ft	Cost	Capacity	Factor	Factor	Cost/	Cost/		
				SFR	MFR	SFR	MFR		
Elementary	100.00%	\$150,000	24	0.421	0.214	\$ 2,633.27	\$ 1,334.84		
Jr. High	100.00%	\$150,000	28	0.158	0.063	\$ 845.08	\$ 336.91		
Sr. High	100.00%	\$150,000	28	0.138	0.050	\$ 736.79	\$ 270.19		
					TOTAL	\$ 4,215.15	\$ 1,941.94		
State Matching Credit:									
Area Cost Allowance X SPI Square Footage X State Match % X Student Factor									
	Area Cost	SPI	State	Student	Student				
	Allowance	Footage	Match %	Factor	Factor	Cost/	Cost/		
				SFR	MFR	SFR	MFR		
Elementary	238.22	90.0	64.70%	0.421	0.214	\$ 5,844.41	\$ 2,962.60		
Jr. High	238.22	121.3	64.70%	0.158	0.063	\$ 2,949.23	\$ 1,175.76		
Sr. High	238.22	130.0	64.70%	0.138	0.050	\$ 2,755.74	\$ 1,010.57		
					TOTAL	\$ 11,549.39	\$ 5,148.93		
Tax Payment Credit:									
						SFR	MFR		
Average Assessed Value						\$ 396,808	\$ 245,635		
Capital Bond Interest Rate						3.36%	3.36%		
Net Present Value of Average Dwelling						\$ 3,323,506	\$ 2,057,341		
Years Amortized						10	10		
Property Tax Levy Rate						\$ 2.04	\$ 2.04		
Present Value of Revenue Stream						\$ 6,790.82	\$ 4,203.70		
Fee Summary:									
				Single -	Multiple -				
				Family	Family				
Site Acquisition Costs				\$ 1,505.68	\$ 562.36				
Permanent Facility Cost				\$ 38,576.72	\$ 18,150.54				
Temporary Facility Cost				\$ 4,215.15	\$ 1,941.94				
State Match Credit				\$ (11,549.39)	\$ (5,148.93)				
Tax Payment Credit				\$ (6,790.82)	\$ (4,203.70)				
Unfunded Need				\$ 25,957.34	\$ 11,302.20				
						YEAR 2020			
Note: Pierce County code 4A.30 calculates the Unfunded Need x 50% = the Fee Obligation (The Fee Obligation is the lesser of the Fee Calculations or the Maximum Fee Obligation as defined in Pierce County code 4A.30.030 School Impact Fee Schedule)				\$ 12,978.67	\$ 5,651.10				



Funding for School Facilities

The ability to move forward on school construction projects in the Puyallup School District hinges primarily on two factors. First, the District needs to have local funding available to help pay for the cost of any school construction project. Normally, school districts secure the majority of their local funds through the sale of general obligation bonds, as approved by the voters of their districts. The authority to issue and sell such bonds rests in the Constitution and laws of the State of Washington, including RCW 28A.530.010 and RCW 84.52.056.

Second, and of importance to the Puyallup School District, is its eligibility for State Matching Funds. Such state financial assistance is used along with local funds to pay for the cost of school construction projects. However, state monies cannot be used to purchase school sites, to make off-site improvements and/or fund those specific items spoken to in WAC 392-343-120. The formula for determining the exact amount of State Matching Funds a district can receive is set forth in WAC 392-343-020.

Table 17 shows how the District plans to fund the projects enumerated in this report. The allocation of bond-related funds is subject to review by the Bond Oversight Committee and ultimately consideration by the Board of Directors.



Table 17 Six Year Finance Plan Costs in Millions (M)³														
Project ⁴									Source of Revenue ¹				Pre-2020 Impact Fee Allocation	% of Growth-Related Project Costs ⁸
	Pre-2020 ⁵	2020	2021	2022	2023	2024	2025	Project Cost ⁶	2015 Bond Program ⁷	2015 Bond State Match	Other Capital Funds	Impact Fees		
Firgrove Elementary Replacement (2019)	\$45.9 M							\$45.9 M	\$44.4 M			\$5.5 M	\$1.0 M	5%
Hunt Elementary Classroom Addition (2018)	\$10.7 M							\$10.7 M	\$10.5 M				\$2.2 M	2%
Northwood Elementary Replacement (2019)	\$38.0 M							\$38.0 M	\$34.8 M			\$1.0 M	\$2.2 M	9%
Sunrise Elementary Replacement (2019)	\$42.7 M							\$42.7 M	\$41.4 M			\$5.5 M	\$8.8 M	4%
Pope Elementary Remodel and Expansion		\$40.0 M						\$40.0 M	\$38.5 M			\$1.0 M	\$5.5 M	3%
Dessie Evans Elementary New Construction (2019)	\$51.6 M							\$51.6 M	\$48.4 M			\$1.0 M	\$2.1 M	4%
Ballou Junior High Addition			\$22.9 M					\$22.9 M		\$21.9 M		\$1.0 M		
Stahl Junior High Addition			\$16.5 M					\$16.5 M		\$15.5 M		\$1.0 M		
Ferrucci Junior High Addition				\$25.7 M				\$25.7 M		\$25.2 M		\$5.5 M		
Property Purchase next to Puyallup High School (2019)	\$8.8 M							\$8.8 M					\$8.8 M	100%
Property Purchase from Tacoma Public Utilities			\$2.0 M					\$2.0 M			\$1.5 M	\$5.5 M		
Temporary Instructional Space (Portables)	\$3.6 M	\$6.9 M	\$3.0 M	\$1.0 M	\$1.0 M	\$1.0 M	\$1.0 M	\$17.5 M	\$13.5 M		\$3.8 M	\$2.2 M	\$2.2 M	
Total Cost		\$46.9 M	\$44.4 M	\$26.7 M	\$1.0 M	\$1.0 M	\$1.0 M	\$121.0 M	\$231.6 M	\$62.6 M	\$5.3 M	\$7.2 M	\$7.7 M	
Note ¹ : 2015 Bond Program projects will be front-funded by the bond issue. When state matching funds are received, bond funds will be released and reallocated at the Board's discretion. State Match estimate information taken from 2014 Bond Advisory Committee work. The exact amount will be determined by OSPI during the D-form application process.														
Note ² : Shaded cells represent the planned design and construction timeline for each major capital project. Although costs will occur throughout said timeline, the total cost of the project is displayed in the year of projection completion.														
Note ³ : Dollars are adjusted for expected inflation. Numbers are rounded to the Tenth Million.														
Note ⁴ : Includes growth-related projects only. Kessler Center project is not included in this list. Year of project completion in parenthesis for completed projects.														
Note ⁵ : Growth-related projects completed prior to 2020 will remain in the finance plan for 10 years after completion, or until the growth portion of the project has been fully reimbursed by impact fee revenue, whichever is first.														
Note ⁶ : Project Management Costs not included in total.														
Note ⁷ : District-wide Infrastructure (Life Cycle) and Bond Contingency funds from 2015 Bond Program not included.														
Note ⁸ : Percentage represents the portion of Pre-2020 Impact Fees expended towards a project (growth portion only, if pro-rated).														



IV. Appendix



School Property Descriptions

This Capital Facilities Plan provides a brief description of each school facility. The descriptions include such items as the date of construction and/or modernization, names of the architect and contractors and the identification of funding sources. They may include a short explanation of how the school was named. In addition, the descriptions identify what kind of permanent instructional spaces exist, the school's Condition and Suitability Score and a perspective of when the facility will be eligible for State Matching Funds for modernization.

BROUILLET ELEMENTARY SCHOOL

17207 94th Avenue East

Puyallup, WA 98375

Brouillet Elementary School was opened in 1990 and is located in the Gem Heights Development on South Hill, west of Meridian Street South. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was C & T Construction, also of Tacoma, Washington. Brouillet Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named after Dr. Frank "Buster" Brouillet. Dr. Brouillet was a graduate of Puyallup High School where he also served as a teacher and counselor. Later, he served as a State Legislator and finished his professional career as the Superintendent of Public Instruction and President of Pierce College.

The education specifications for the permanent building was designed with a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms, and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 70. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2010. However, redevelopment of the Brouillet Elementary site is limited by Pierce County zoning regulations related to Thun Field. In general terms, these regulations restrict building improvements to the existing footprint.



CARSON ELEMENTARY SCHOOL

8615 184th Street East

Puyallup, WA 98375

Carson Elementary School opened in September 2007 and was dedicated a month later in October 2007. The school is located on approximately 15 acres inside the Silver Creek Master Plan Development on South Hill, west of Meridian Street South, south of 176th Street East, having frontage along the west side of Gem Heights Drive.

The school was named after Emma L. Carson, who was the first teacher in the Puyallup School District in 1854. Classes were held in the Blockhouse along the Puyallup River, and there were four students in her class. A stone marker stands today at the site of the Blockhouse, and a chestnut tree that the Carson's planted is still living. Carson was one of 150 people honored during the Puyallup School District's 150th Anniversary celebration.

Carson Elementary was a state-matched project with the local funds coming from the 2004 Bond Issue. The project architect was BLRB Architects from Tacoma, Washington, and the general contractor was Commercial Structures, Inc. from Burien, Washington.

The school is designed to house a 750-student population and includes twenty-four (24) general classrooms, twelve (12) Small Group project rooms, three (3) kindergarten classrooms, two (2) music classrooms, three (3) specialty classrooms together with a library, technology lab, stage and gymnasium program areas.

In 2012, the school building received a Building Assessment Score of 90, which is the maximum score allowed for buildings older than one year. It will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.

DESSIE F. EVANS ELEMENTARY

7911 144th St. E.

Puyallup, WA 98375

This 16.84-acre property was purchased in January of 2007 for a total sum of \$5,810,000 (approximately \$345,000 per acre) excluding district consultant costs. The site was purchased as a location for a future elementary school to relieve overcrowding and accommodate anticipated enrollment growth in the southwest area of the district.

The property is located on 144th Street East, just west of 80th Avenue Court East. It is an "L" shaped property with a relatively uniform slope from east to west. The school, Dessie F. Evans Elementary, opened to students for the 2019-20 school year.

The Dessie F. Evans Elementary project was constructed with funding from the 2015 Bond Issue. The project architect was NAC Architecture from Seattle, Washington, and the general contractor was Garco Construction from Tacoma, Washington.



Dessie Evans taught in the district for 33 years. Evans was 21 years old in 1975 when she moved to the Pacific Northwest from Frierson, Louisiana. She grew up in a very small town where all students in her school were African American. It wasn't until she started high school that integration began, and she had a few Caucasian teachers.

A graduate from Southern University in Baton Rouge, Louisiana and looking for adventure, she moved to Washington on an affirmative action program. After student teaching in Redmond, she interviewed with a couple of districts before landing at Kalles Junior High in Puyallup. Evans spent her entire career at Kalles teaching social studies and language arts to seventh graders, and some eighth graders. She retired in 2008, then served as a substitute teacher until 2011.

Dessie F. Evans Elementary is 110,000 sq. ft. school consisting of forty-four (44) classrooms and twenty-one (21) project rooms as well as two (2) special education classrooms, two (2) music rooms, library, gymnasium/commons/lunch room area, administration spaces, improved play areas, parent drop-off and parking. At time of construction, Dessie F. Evans Elementary was the largest elementary school in the State of Washington.

The school will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.

EDGERTON ELEMENTARY SCHOOL
16528 127th Avenue Court East
Puyallup, WA 98374

Edgerton Elementary School opened in September 2007 and was dedicated a month later in October. The school is located on approximately 12 acres inside the Sunrise Master Plan Development on South Hill, east of Meridian Street South on the south side of 164th Street East.

The school was named after George W. Edgerton, a founding father of Puyallup, who served as a civic and business leader in the community. He was one of the 71 people who signed a petition to incorporate Puyallup in 1890 and was the last survivor of the group. His list of civic contributions is lengthy, including founder and director of Citizen's State Bank for 46 years, a founder and director of the Western Washington Fair, and a member of the Puyallup School Board for 24 years.

Edgerton Elementary was a state-matched project with the local funds coming from the 2004 Bond Issue. The project architect was BLRB Architects from Tacoma, Washington, and the general contractor was Neeley Construction from Puyallup, Washington.

The school is designed to house a 750-student population. The school includes twenty-four (24) general classrooms, twelve (12) small group project rooms, three (3) kindergarten



classrooms, two (2) music classrooms, three (3) specialty classrooms together with a library, technology lab, stage and gymnasium program areas.

In 2012, the school building received a Building Assessment Score of 89, compared to a districtwide rating average of 76.4. It will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.

FIRGROVE ELEMENTARY SCHOOL

13918 Meridian East

Puyallup, WA 98373

Firgrove Elementary School is located on South Hill, west of Meridian Street South and south of 136th Street East. The original school opened in 1930 as part of the former Firgrove School District. In 1946, the Firgrove School District consolidated with the Puyallup School District. In 1951, a single classroom and a workroom were added to the original structure. A main classroom building was constructed and opened in 1961. A six (6) classroom addition was made on the north side of the building in 1977. A play shed was constructed in 1980. In 1986, the original school was completely modernized. The remodel was a state matched project with local funding coming from the 1984 Bond Issue.

As part of the 2015 bond package, the Firgrove Elementary replacement school was a \$31.5 million project that increased the building capacity to 730 students. This was an 82,000 sq. ft. replacement school consisting of 30 classrooms and 15 project rooms as well as four (4) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunch room area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the west of the original school and south of Ballou Junior High. The new school, a design of Mahlum Architects from Seattle, Washington, and constructed by Neeley Construction from Puyallup, Washington, was built according to Washington State's green building standard for high performance buildings. This environmentally friendly design includes energy efficiency, daylighting, water conservation, stormwater treatment and sustainable materials.

The school opened to students in September 2019 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.



FRUITLAND ELEMENTARY SCHOOL

1515 South Fruitland

Puyallup, WA 98371

Fruitland Elementary School opened in 1965 and is located within the western portion of the City of Puyallup. The project architect was Seifert, Forbes and Berry of Tacoma, Washington, and the general contractor was KAM Construction, also of Tacoma, Washington.

The school was named Fruitland Elementary because it was located in an area that had become known as Fruitland. The Ross family, early pioneers to that area, had extensive fruit orchards, hence, the name Fruitland.

In 1991, the building was completely modernized, and a small addition was made to the library. This remodel/addition was a state matched project with the local funds coming from the 1988 Bond Issue.

In 2006, an eight (8) classroom, 12,700 SF addition was completed as part of the 2004 Bond Program.

The education specifications for the permanent building was designed with a total of 19 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 68, compared to a districtwide rating average of 76.4. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

HUNT ELEMENTARY SCHOOL

12801 144th Street East

Puyallup, WA 98374

Hunt Elementary School was opened in 1990 and is located on South Hill, east of Meridian Street South and just north of 144th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was C & T Construction, also of Tacoma, Washington. Hunt Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named after Mr. Warren D. Hunt. Mr. Hunt was a graduate of Puyallup High School and the University of Puget Sound. Warren was a local businessman and civic leader for many years. For 16 years he served as a member of the Puyallup School District's Board of Directors.



The education specifications for the permanent building was designed with a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In 2012, the building received a Building Assessment Score of 76, compared to a districtwide rating average of 76.4. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in 2010.

A 12 classroom, 16,000 square foot addition opened at the beginning of the 2018-19 school year funded by the 2015 Bond Issue. The school will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2048.

KARSHNER ELEMENTARY SCHOOL

1328 8th Avenue Northwest

Puyallup, WA 98371

Karshner Elementary School opened in 1953 and is located in west Puyallup, west of Meridian Avenue and north of Stewart Avenue. A major addition to the school was completed in 1962. The entire school was modernized in 1989. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The school was named after Dr. Warner Karshner, who was a well-known doctor in Puyallup. Before becoming a doctor, he taught at Spinning School for a few years. Dr. Karshner was also a member of the state legislature for 12 years. He was always a supporter of the value of education.

Dr. Karshner and his wife traveled extensively throughout the world bringing many interesting souvenirs back to Puyallup. With those souvenirs, they founded the Karshner Museum in memory of their deceased son. The Museum is located in the old Stewart School Building, located in east Puyallup, east of Meridian Avenue and north of Main Avenue East.

The permanent school building was designed with a total of 12 general-use classrooms, one (1) pre-first classroom, one (1) kindergarten classroom and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 68, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2009.

On July 5, 2020, a fire significantly damaged the east wing of the Karshner building, among other areas. For the 2020-21 school year, Karshner Elementary will be housed in the former Firgrove Elementary building on South Hill. Restoration work has begun at Karshner and is scheduled for completion prior to the 2021-22 school year.



MAPLEWOOD ELEMENTARY SCHOOL

1110 West Pioneer

Puyallup, WA 98371

The first Maplewood School was constructed in 1891 and consisted of four (4) classrooms. The school is located in west Puyallup, west of Meridian Avenue and just south of West Pioneer. Maplewood School was named in recognition of all the maple trees that existed in the vicinity.

The original structure was razed, and the current building was constructed and opened in 1934. In 1948, a gym/stage and a seven (7) classroom addition were built. In 1952, an additional two (2) classrooms were built on the east wing.

In 1998, Maplewood Elementary School was completely modernized. The project also included construction of a gymnasium/stage facility. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington. The general contractor was Neeley Construction of Puyallup, Washington. The modernization/addition was a state matched project with local funding coming from redirected 1991 Bond Issue revenues.

The education specifications for the permanent building are designed with 13 general-use classrooms, one (1) kindergarten classroom, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 83, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2029.

MEEKER ELEMENTARY SCHOOL

409 5th Street Southwest

Puyallup, WA 98371

Meeker Elementary School was built in 1923 and is located in southwest Puyallup, west of Meridian Avenue and south of West Pioneer Avenue. In 1936, the school was remodeled and expanded. In 1948, another new addition was constructed.

In 1979, an arson fire damaged most of Meeker Elementary School, doing \$500,000 worth of damage. Double shifting at Maplewood Elementary School and the use of rooms at the Presbyterian Church enabled students to attend school while Meeker was being rebuilt.

It is assumed that Meeker Elementary School was named for Puyallup Valley pioneer, Ezra Meeker. Others have disputed that claim and think possibly another member of the Meeker family was the intended honoree. However, sometime in the 1960's the Puyallup School Board put the question to rest by officially designating the school as Ezra Meeker Elementary.



A major remodel and expansion of Meeker was completed in the summer of 2006. The work included a multi-purpose addition of about 4,000 SF and conversion of the existing gym into two classrooms.

The education specifications for the permanent building are designed for a total of 14 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 81, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2036.

MOUNTAIN VIEW ELEMENTARY SCHOOL

3411 119th Avenue Court East

Edgewood, WA 98372

Mountain View Elementary School was opened in 1966 as part of a separate Edgemont School District. In 1967, the Edgemont School District and the Puyallup School District consolidated. Mountain View Elementary School is located on North Hill, east of Meridian Avenue North and south of 32nd Street East.

In 1979, the kindergarten and music addition was constructed. In 1991, the school was remodeled and several of the buildings were connected. This remodel/addition was a state matched project with local funds coming from the 1988 Bond Issue.

The education specifications for the permanent buildings are designed to have a total of 11 general-use classrooms, one (1) kindergarten room, one (1) special education classroom and a number of smaller specialty instructional spaces. In addition, the building has one (1) of the district's prototype play sheds. In 2012, the main building received a Building Assessment Score of 68, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

NORTHWOOD ELEMENTARY SCHOOL

9805 24th Street East

Edgewood, WA 98371

The original Northwood Elementary School opened in 1974 and was located on North Hill, west of Meridian Avenue North and just north of 24th Street East. This school was one of seven (7) school projects constructed in Washington under the Washington School Building Systems Program (WSBSP), Program One. In this program, bidders were invited to design structural, roofing, mechanical, space division, ceiling lighting, carpet, casework and fire protection systems. The design of each of the seven (7) schools was finalized in the local districts using the same low bid components for each project. Non-system items such as site work, utilities, foundations, slabs, exterior walls, finish hardware, specialties and plumbing required to complete each project were added and bid on an individual basis.



The project architect for Northwood Elementary School was Brudevold & Putnam Architects of Puyallup, Washington, and the general contractor was William. B. Johnson of Sumner, Washington. In 1977, an addition was made at Northwood that added more classroom spaces.

The voter approved 2015 bond enabled the district to replace Northwood Elementary. The Northwood Elementary replacement school was a \$26.2 million project that increased the building capacity to 730 students. The 83,000 sq. ft. replacement school consists of 30 classrooms and 15 project rooms as well as two (2) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunch room area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the northeast of the original school. The new school was designed by Studio Meng Strazzara from Seattle, Washington, and constructed by CE&C Inc. from Tacoma, Washington. It was built according to Washington State's green building standard for high performance buildings. This environmentally friendly design includes energy efficiency, daylighting, water conservation, stormwater treatment and sustainable materials.

The school opened to students in September 2019 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.

POPE ELEMENTARY SCHOOL

15102 122nd Avenue East

Puyallup, WA 98374

Pope Elementary School was opened in 1981 and is located on South Hill, east of Meridian Street South and just north of 152nd Street East. The project architect was Seifert, Forbes and Berry of Tacoma, Washington, and the general contractor was Pilcher Construction of Puyallup, Washington. Pope Elementary School was a state matched project with the local funds coming from the 1978 Bond Issue.

The school was named after Ms. Florence Pope. Ms. Pope was born on June 17, 1909, in Mabton, Washington, and was a graduate of Central Washington University and Columbia University. Florence began teaching in Prosser, Washington, in 1929, and later taught at Spinning Elementary in the Puyallup School District. She served as the Director of Elementary Schools in Puyallup from 1945 until her retirement in 1974. Florence Pope passed away on March 1, 1992.

The voter approved 2015 Bond provided funds to expand and remodel the school to a 30-homeroom classroom elementary. The work included construction of a 12-classroom addition, along with two (2) music rooms, and modernization of the existing building (approximately 83,000 square feet total construction), selective demolition of existing structures, removal of portables, relocation of some play areas, the addition of a detached cover play shed, and expansion of the bus loop and parking areas. The design accommodates all-day kindergarten and special education and tuition preschool.



The permanent building has a total of 30 homeroom classrooms, two (2) music rooms, and a number of smaller specialty instructional spaces.

The school opened to students in September 2020 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2050.

RIDGECREST ELEMENTARY SCHOOL

12616 Shaw Road East

Puyallup, WA 98374

Ridgecrest Elementary School was opened in 1981 and is located on South Hill, east of Meridian Street South and north of 128th Street East. The project architect was Seifert, Forbes and Berry of Tacoma, Washington, and the general contractor was Pilcher Construction Company of Puyallup, Washington. Ridgecrest Elementary School was a state match project with the local funds coming from the 1978 Bond Issue.

The school was named in recognition for its proximity to the western edge of the Sumner-Orting Valley.

The education specifications for the permanent building was designed for a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 69, compared to a districtwide rating average of 76.4. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

SHAW ROAD ELEMENTARY SCHOOL

1106 Shaw Road

Puyallup, WA 98372

Shaw Road Elementary School was opened in 1992 and is located in east Puyallup, south of East Pioneer and just west of Shaw Road. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was Absher Construction Company of Puyallup, Washington. Shaw Road Elementary was a state matched project with the local funds coming from the 1988 Bond Issue.

The school was named in recognition of its location. The north-south roadway that borders this school site and connects East Pioneer Avenue with Old Military Road was named Shaw Road after the Shaw family who moved to this area in 1901.

The education specification for the permanent building was designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment



Score of 81, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2012. A 12-classroom, 16,000 square foot addition opened at the beginning of the 2017-18 school year.

SPINNING ELEMENTARY SCHOOL

1306 East Pioneer

Puyallup, WA 98372

Spinning Elementary School began as a four (4) room schoolhouse in 1891. Spinning Elementary School is located in east Puyallup, east of Meridian Avenue and just south of East Pioneer Avenue.

The school was named after Frank R. Spinning. Mr. Spinning was born in Olympia, Washington, on August 6, 1860. Frank received his early education in an Indian school on the Puyallup reservation, later attending the public schools of Puyallup and Sumner, and completing his studies in the schools of Portland, Oregon.

In 1882, Mr. Spinning engaged in farming at a location in the Stuck Valley, three (3) miles north of Sumner. For many years Mr. Spinning took an active part in public affairs and served in a number of important official positions. For example, from 1883 to 1887 he was a member of the Board of County Commissioners and was a member of the Sumner School Board for 18 years.

A two (2) room addition was made to Spinning Elementary School in 1923 and a four (4) room addition was added in 1926. The V-shaped building was remodeled in 1935 and the play court, which was an outside play court, was made into an enclosed play court with a stage.

The east and west classroom wings were added to the V-building in 1961. In 1977, the special education wing was added. In 1985, the entire building was modernized with the exception of the special education wing. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The education specifications for the permanent building was designed to have a total of 12 general-use classrooms, one (1) kindergarten room, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 59, compared to a districtwide rating average of 76.4. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.



STEWART ELEMENTARY SCHOOL

426 4th Avenue Northeast

Puyallup, WA 98372

The present Stewart Elementary School was constructed under the 1997 Bond Program as a replacement for the 1962 building and opened in 2002. During the 2001-02 school year, the school was temporarily relocated to the old Edgemont Junior High building to allow for construction of the new building. It is located on the same site as the old Stewart Elementary School, which is now known as the Karshner Museum building. The site also housed Puyallup's Central School. Stewart Elementary School is located in east Puyallup, east of Meridian Avenue and north of Main Avenue East.

The school was named after James P. Stewart. Mr. Stewart was born near Croten, New York, now known as Treadway, New York, on September 20, 1833. Stewart came to the Puyallup Valley in 1859 and was the first permanent settler to file a claim in the valley following the Indian War of 1855-56.

In 1860, Stewart began teaching school near Spanaway Lake. That same year, he was elected as probate judge of Pierce County. About that same time, the Puyallup School District was revived, and directors voted to place a school on his land, near the location of Puyallup's Meridian Street Bridge. In 1861, J.P. Stewart was appointed as a school director.

Later in 1862, Stewart became the postmaster, a position he held for 11 years. By 1870, Mr. Stewart had gone into the hop farming business, while also continuing in the mercantile business. James P. Stewart died on January 13, 1895, at the age of 61.

An effort was made in the design to exploit the relationship with the Karshner Museum; thus, the school serves as an extended gallery for the museum. Furthermore, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 90, which is the maximum score for a building over one-year-old. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in 2032.

SUNRISE ELEMENTARY SCHOOL

2323 39th Avenue Southeast

Puyallup, WA 98374

The original Sunrise Elementary School opened in 1973 and was located on South Hill, east of Meridian Street South and just north of 39th Avenue Southeast. In 1977, a separate building addition was made, including the construction of a play shed. The education specifications for the permanent buildings were designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, two (2) special education classrooms and a number of smaller specialty instructional spaces.



In 2012, the building received a Building Assessment Score of 63, compared to a districtwide rating average of 76.4.

The Sunrise Elementary replacement school was a \$30 million 2015 bond package project to increase the building capacity to 730 students.

This 82,000+ sq. ft. replacement school consists of 30 classrooms and 15 project rooms as well as two (2) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunch room area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the west of the original school. The new school, designed by Studio Meng Strazzara of Seattle, Washington, and constructed by Forma Construction Co. of Olympia, Washington, was built according to Washington State's green building standard for high performance buildings. This environmentally friendly design includes energy efficiency, daylighting, water conservation, stormwater treatment and sustainable materials.

The school opened to students in September 2019 and will become eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2049.

WALLER ROAD ELEMENTARY SCHOOL

6312 Waller Road

Tacoma, WA 98443

Waller Road Elementary School first began in 1913 as a one-room schoolhouse named Woodrow School, in honor of our twenty-eighth president of the United States, Woodrow Wilson. The name was later changed to Waller Road Elementary School to fit the location of the school.

In the early 1920's, this small school building was moved to the rear of the school's current site. In 1936, a new three (3) classroom building was constructed on the same site. Waller Road Elementary School is located west of Puyallup, north of 64th Street East and just west of Waller Road.

In 1950, the Waller Road School District consolidated with the Puyallup School District and in 1953, the equivalent of three (3) more classrooms were added to the original 1936 structure. In 1960, three (3) classrooms and a play court were added on the north end of the building and six (6) classrooms, kindergarten, office area and multi-purpose rooms were added on the south side of the building.

The original Woodrow School remains a community center at its present location, about one quarter mile west and south of the Waller Road Elementary School site. Renovated as part of a 1976 Bicentennial project by the Waller Road Grange, the little schoolhouse earns its keep mainly as a museum and center for community historical materials.



In 1985, the school was completely modernized. This remodel was a state matched project with local funds coming from the 1984 Bond Issue.

The education specifications for the permanent building was designed with a total of 12 general-use classrooms, one (1) kindergarten room, two (2) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 66, compared to a districtwide rating average of 76.4. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

WILDWOOD PARK ELEMENTARY SCHOOL

1601 26th Avenue Southeast

Puyallup, WA 98374

Wildwood Park Elementary School opened in 1965 and is located in southeast Puyallup, east of Meridian Street South and south of 23rd Avenue Southeast. The project architect was Seifort, Forbes and Berry of Tacoma, Washington, and the general contractor was Absher Construction Company of Puyallup, Washington.

The school was named in recognition for its proximity to Wildwood Park, a city park located east of Meridian Street South and just north of 23rd Avenue East.

In 1976, a six (6) classroom addition was made on the east end of the building and a play shed was added in 1979. In 1991, the building was completely modernized, and a small addition was made to the library. This remodel/addition was a state matched project with the local funds coming from the 1988 Bond Issue.

The education specifications for permanent building was designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, five (5) special education classrooms and a number of smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 67, compared to a districtwide rating average of 76.4. It became eligible for state matching funds for modernization or new construction in lieu of modernization in 2011.

WOODLAND ELEMENTARY SCHOOL

7707 112th Street East

Puyallup, WA 98373

Woodland Elementary School began as a one-room schoolhouse in 1884 in a separate Woodland School District. The original school was located at its present South Hill site, west of Meridian Street South and just north of 112th Street East. Between 1884 and 1907, two other replacement school buildings were constructed on this same site.

In 1937, the fourth replacement building was built at the corner of 112th Street East and Fruitland Avenue. Additions were made on the east and north sides of the school in 1943,



1952, and again in 1955. In 1956, the Woodland School District consolidated with the Puyallup School District. In 1962, on the east side of the main classroom building, a covered play court was constructed. A new Woodland Elementary School building was opened on the east side of the site in 1993 and, at the same time, the structures located on the corner of 112th Street East and Fruitland Avenue were razed. The project architect on the new building was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was L P & H Construction Company of Longview, Washington. This new Woodland Elementary School was a state matched project with the local funding coming from the 1991 Bond Issue.

The education specifications for the permanent building was designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the District's prototype play sheds. In 2012, the building received a Building Assessment Score of 82, compared to a districtwide rating average of 76.4. The building will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

ZEIGER ELEMENTARY SCHOOL

13008 94th Avenue East

Puyallup, WA 98373

Zeiger Elementary School was opened in 1996 and is located on South Hill, west of Meridian Street South and south of 128th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was Neeley Construction of Puyallup, Washington. Zeiger Elementary School was a state matched project with the local funding coming from the 1991 Bond Issue.

The school was named in honor of Mr. C. Edward Zeiger. Mr. Zeiger began his career in education as a fifth and sixth grade teacher at Maplewood Elementary School in 1952. In 1958, Ed moved to Firgrove Elementary School where he served as the principal and taught in grades five/six. Mr. Zeiger opened three new Puyallup School District schools as their principal. Ed retired in 1994 after 43 years of service to the district.

The education specifications for the permanent building was designed to have a total of 18 general-use classrooms, two (2) kindergarten rooms, three (3) special education classrooms and a number of smaller specialty instructional spaces. In addition, the school has one (1) of the district's prototype play sheds. In 2012, the building received a Building Assessment Score of 86, compared to a districtwide rating average of 76.4. Zeiger Elementary will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2026.



AYLEN JUNIOR HIGH SCHOOL

101 15th Street Southwest

Puyallup, WA 98371

The present Aylen Junior High School building opened in 2008 and was constructed under the 2004 Bond Program as a replacement project for the old Aylen Junior High building. The new Aylen Junior High remains on the same 17.67-acre site located just north of West Pioneer in downtown Puyallup, on the east side of 15th Street SW. The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Jody Miller Construction from Tacoma, Washington. The new 100,000 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800-student population.

Aylen Junior High School was first opened as West Junior High School in 1962, modernization /addition projects constructed in 1979 and 1986. In 1970, the school's name was changed from West Junior High School to Aylen Junior High School. Dr. Charles H. Aylen graduated from the University of Manitoba Medical School in Winnipeg, Canada, in 1915. He served as a general practitioner in Puyallup until he retired in 1950. Dr. Aylen also served on the Puyallup School Board for 12 years. Charles Aylen passed away on April 18, 1981.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating possible for a building of one year or more. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2038.

BALLOU JUNIOR HIGH SCHOOL

9916 136th Street East

Puyallup, WA 98373

The newly remodeled and expanded Ballou Junior High School was completed in 2001 as part of the 1997 Bond Program. It is located on South Hill, west of Meridian Street South and just south of 136th Street East. The project architect was Burr Lawrence Rising + Bates of Tacoma. Ballou Junior High was a state matched project with the local funds coming from the 1997 Bond Issue.

The school was originally built in 1970 and named in honor of Mr. Frank H. Ballou. Mr. Ballou was born in Sanborn, Iowa, and moved to the Firgrove Community in 1943. Frank was very interested in youth and the activities of youth. In an effort to provide better education for Firgrove children, he spearheaded the consolidation of the Firgrove Elementary School District with the Puyallup School District in 1950.

The permanent buildings have a total of 30 classroom spaces, one (1) enlarged gymnasium, one (1) multi-purpose space, two (2) special education rooms and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 81, compared to a districtwide rating average of 76.4. Ballou JH will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2031.



The school is currently under construction to add an addition funded with state match funds generated from the 2015 Bond. The project is a GC/CM (*General Contractor/Construction Manager*) project to construct an addition south of the existing facility to increase capacity to 1,000 students. This is the first project built by PSD using this delivery method.

Modifications will include seven (7) additional classrooms, two (2) science rooms, a new library, an auxiliary gym, and removal of portables.

The project is scheduled to be complete by Sept. 2021.

EDGEMONT JUNIOR HIGH SCHOOL

2300 110th Avenue East

Edgewood, WA 98372

The new Edgemont Junior High School, one of the 1997 Bond Program projects, opened in the fall of 2001 and replaced the original school at the same site.

The Edgewood, Jovita and Mountain View school districts consolidated in 1936 creating the new Edgemont School District. Named for this "new" school district, the original Edgemont School was opened in 1938 on North Hill, east of Meridian Avenue North and just north of 24th Street East. In the beginning, the old school only had eight (8) classrooms and housed students in grades one through grade eight. Edgemont School changed to a junior high school in 1957 with the opening of Hilltop Elementary.

The permanent building has a total of 20 classroom spaces, one (1) gymnasium, one (1) practice gym, and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 89, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2031.

FERRUCCI JUNIOR HIGH SCHOOL

3213 Wildwood Park Drive

Puyallup, WA 98374

Ferrucci Junior High School was opened in 1982 and is located on South Hill, east of Meridian Avenue South and south of 23rd Avenue Southeast. The project architect was Burr and Associates of Tacoma, Washington, and the general contractor was Neeley Construction of Puyallup, Washington.

The school was named in honor of Dr. Vitt Ferrucci, a long-time area resident, veterinarian, and businessman. In addition, Dr. Ferrucci served the community as a School Board Member for over 38 years, from 1957 to 1995. Dr. Ferrucci was also a Board of Regents member for Washington State University. Vitt Ferrucci was involved in numerous civic programs and resided in Puyallup until his death on June 1, 2009.



The 2004 Bond program funded a project to replace the roof along with the windows and flooring.

The permanent building has a total of 30 classroom spaces, one (1) gymnasium, one (1) multi-purpose space, three (3) special education rooms and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 67, compared to a districtwide rating average of 76.4. Ferrucci is currently eligible for state matching funds for modernization or new construction in lieu of modernization.

The school is currently under construction to add an addition funded with state match funds generated from the 2015 Bond. The Ferrucci project will construct an addition of approximately 18,000 square foot east of the existing facility and an addition to the commons of approximately 3,700 sq. ft. The modifications will include ten (10) classrooms, expansion of the office and commons, removal of portables, expansion of the bus loop and parking areas, and conversion of a computer lab to a drama classroom. Remodeling will change the building entry to the commons through a secure vestibule to increase safety and security.

The project is scheduled to be complete by Sept. 2021.

GLACIER VIEW JUNIOR HIGH SCHOOL

12807 184th Street East

Puyallup, WA 98374

Glacier View Junior High School was opened in 2008 and is located on South Hill, east of Meridian within the Sunrise Master Planned Community. The school building sits just east of Emerald Ridge High School on the shared 100-acre campus. It was constructed under the 2004 Bond Program to serve a growing population in the southeast area of the District.

The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Commercial Structures, Inc. from Burien, Washington. The new 102,299 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800-student population.

Glacier View Junior High was named after the Glacier View Wilderness area that borders the west boundary of Mt. Rainier National Park. It can be seen from the GVJH site when looking southeast towards Mt. Rainier. Glacier View Wilderness area was officially designated by Congress in 1984 to protect and preserve the scenic, alpine environments and to compliment the adjacent Mount Rainer National Park. Glacier View Junior High is a complimentary name to its neighbor, Emerald Ridge High School, while maintaining its own separate identity.



The site for Glacier View Junior High was purchased in December of 1992 from Rainier Ventures Limited Partnership for a sum of \$640,000.00. The parcel was originally purchased as a location for a future elementary school (Elementary 24) to accommodate anticipated enrollment growth from the Sunrise Development. Master planning for the 100-acre district-owned campus subsequently identified it as the appropriate location for the junior high.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating allowed for a building of at least one year of age. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2038.

KALLES JUNIOR HIGH SCHOOL
501 7th Avenue Southeast
Puyallup, WA 98372

The present Kalles Junior High School opened in 2007 and was constructed under the 2004 Bond Program as a replacement project for the old Kalles Junior High buildings. Although the address did change (previously 515 3rd St SE), the new Kalles Junior High remains on the same 15.49-acre site located east of Meridian Avenue South and on the north side of 7th Avenue Southeast in downtown Puyallup. The project architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Absher Construction from Puyallup, Washington. The new 100,000 square foot school building houses thirty-nine (39) total teaching stations. This includes 21 classroom areas, 9 laboratory classrooms, and program space for band, chorus, drama, art, library, and gymnasium and weight/fitness room. It is designed to house an 800-student population.

Kalles Junior High School was first opened as East Junior High School in 1956. In 1970, the name was changed to Eileen B. Kalles Junior High School. Mrs. Eileen B. Kalles, a long-time Puyallup resident and a leading citizen in education and community affairs, was a member of the Puyallup School Board for fifteen years, from 1952 through 1966. She was well known in state education programs and served on the Washington State Board of Education from October 1962 until January 1981. In addition to her heavy school responsibilities, Mrs. Kalles was active in numerous civic organizations in the city and county.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating allowed for a building of at least one year of age. The new Kalles Junior High building will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2037.



STAHL JUNIOR HIGH SCHOOL

9610 168th Street East

Puyallup, WA 98375

Stahl Junior High School was opened in 1993 and is located on South Hill, west of Meridian Street South and just south of 168th Street East. The project architect was Erickson McGovern Peterson Storaasli of Tacoma, Washington, and the general contractor was L P & H Construction Company of Longview, Washington. Stahl Junior High School was a state matched project with the local funding coming from the 1991 Bond Issue.

The school was named in honor of Mrs. Doris M. Stahl. Doris began her teaching career in 1939 in the Montesano School District. She moved to the Puyallup School District in 1942 and taught junior high spelling and penmanship.

After spending six years in Arizona, Mrs. Stahl returned to the Puyallup School District in 1953 and taught English at Puyallup High School. At the time of her retirement, in 1981, Doris had taught for 33 years in the Puyallup School District, 31 at the junior high level.

The school was named in recognition of a teacher who represented excellence in the teaching profession and in the Puyallup School District. She was the consummate junior high teacher and was loved, respected, and appreciated by all that knew her. Doris Stahl passed away on January 20, 1983.

The permanent building has a total of 30 classroom spaces, two (2) gymnasiums, four (4) special education rooms and several smaller specialty instructional spaces. In 2012, the building received a Building Assessment Score of 70, compared to a districtwide rating average of 76.4. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

The school is currently under construction to add an addition funded with state match funds generated from the 2015 Bond. The project includes changes to the existing building and construction of an addition to align more closely with our 1,000 student educational specification and will be completed in two phases.

Phase 1 includes renovation of approx. 9,000 sq. ft. of the existing CTE and performing arts areas and approx. 2,500 sq. ft. addition to custodial/receiving and Commons, removal of thirteen (13) portables, mechanical upgrades, and a secure vestibule at the building entry.

Phase 2 will construct a 16,000 sq. ft. addition including six (6) general education classrooms, two (2) science and two (2) special ed classrooms, support spaces, and enhanced courtyard.

The project is scheduled to be completed by Sept. 2021.



EMERALD RIDGE HIGH SCHOOL

12405 184th Street East

Puyallup, Washington 98374

Emerald Ridge High School opened in 2000 as the district's third comprehensive high school. Emerald Ridge High School was the premier project of the 1997 Bond Program. The architect was Northwest Architectural Company from Seattle and Spokane, Washington. The general contractor was Lydig Construction from Spokane, Washington.

The building is based on the house concept which clusters classrooms into smaller areas which contain a common project area. The school is located on the 100-acre Sunrise campus on South Hill. The school is named after Emerald Ridge on Mount Rainier, which it faces. The building has one (1) gymnasium, and one (1) practice gymnasium, a student commons which serves as a lunchroom, and a theatre which seats 450.

The site opened without a swimming pool, unlike the existing two comprehensive high school facilities. The space for a future pool facility has been set aside in the grassy area to the front of the gymnasium. A 400-student addition is also planned to connect to the classroom wing near the southeast end of the building. The mechanical and electrical systems have been sized for this addition.

In 2012, the building received a Building Assessment Score of 90, which is the maximum rating possible for a building at least one-year old. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2030.

PUYALLUP HIGH SCHOOL

105 7th Street Southwest

Puyallup, WA 98371

The district's first high school classes were held at Central School, the present site of the Karshner Museum building. In 1910, a newly constructed two-story brick building was built at 105 7th Street Southwest and named Puyallup High School for its geographical location. Puyallup High School is located in the Puyallup Valley, west of Meridian Avenue and just north of West Pioneer.

In 1919, a gymnasium and auditorium were added to the original structure. However, a disastrous fire occurred in 1927, which virtually destroyed all the existing buildings.

Following the fire, a three-story building was rebuilt along with the addition of a south wing and an entry foyer. In 1935, a large auditorium was added to the building and two east wings were added to the buildings in 1938.

The Gym Building was built in 1958 and a swimming pool was constructed in 1962. The Library-Science Building was also constructed in 1962. It consists of a single-story library wing with a two-story classroom building serving the science program needs. In addition, a



metal shop addition to the original Agriculture Shop Building was completed in 1962. In 1969, a 7,079 square foot Auto Shop Building was constructed on the southeast corner of the existing campus. In 1987, the Pool Building was torn down due to massive rot in the structural members. In 1989, a new Pool Building was constructed, which was attached to the Gym Building.

Several portions of the Puyallup High School campus have been modernized since the early 1970's. The Main Classroom Building was remodeled in 1971. In 1986, the Library-Science Building was modernized and in 1984 the Gym Building was remodeled.

The Main Classroom Building was again completely modernized in 1995. The project architect was Burr Lawrence Rising + Bates of Tacoma, Washington, and the general contractor was Absher Construction Company of Puyallup, Washington. This remodel was a state matched project with local funding coming from the 1991 Bond Issue.

A one-story building addition known as Phase I of the Puyallup High School Master Plan was completed prior to the 2009-2010 school year. The PHS Phase I construction is the last major project part of the 2004 Bond Program to be completed. It included relocating the Career and Technical Education classrooms and tennis courts along with the new softball field.

The permanent buildings have a total of 68 classroom spaces, and one (1) gymnasium, one (1) swimming pool, nine (9) special education classrooms and several smaller specialty instructional spaces. In 2012, the buildings had Building Assessment Scores as follows: 71 for the Main Classroom Building, 65 for the Gymnasium & Pool Building, 67 for the Library-Science Building, and 90 for the Career and Technical Education building.

Eligibility for state matching funds for modernization or new construction in lieu of modernization will occur as follows: 2025 for the Main Classroom Building, 2009 for the Gymnasium & Pool Building, 2006 for the Library-Science Building and 2039 for the Career and Tech Building.

ROGERS HIGH SCHOOL

12801 86th Avenue East

Puyallup, WA 98373

The original Rogers High School was opened in 1968 and is located on South Hill, west of Meridian Street South and just south of 128th Street East. The project architect was Seifort, Forbes and Berry of Tacoma, Washington and the general contractor was KAM Construction Company, also of Tacoma, Washington.

Rogers High School was named in honor of Governor John R. Rogers. Governor Rogers was a former schoolteacher, businessman and author, who moved to the Puyallup area in 1890. Elected to the House of Representatives in 1894, he introduced the Barefoot Schoolboy Law which provided state tax money (\$6.00 per child) to subsidize county schools. He was



elected as Governor in 1896 and re-elected in 1900. Governor Rogers is buried in the Puyallup cemetery.

A separate Auto Shop Building was constructed in 1971 and a shop addition was built in 1977. A two (2) classroom addition to the Administration Building, a three (3) classroom science addition on the southwest side of the Main Classroom Building, Performing Arts Center were all added in 1983. The Rogers Swimming Pool facility was constructed in 1987.

All but the Performing Arts Center and the pool facility were completely remodeled as part of the 1997 Bond Program and a student commons area was added to connect the cafeteria and gymnasium with the classroom building. Major mechanical system improvements and roof replacement were completed in 2005 for the Rogers Pool building.

The permanent buildings have a total of 53 classroom spaces, one (1) gymnasium, one (1) swimming pool, one (1) special education classrooms and several smaller specialty instructional spaces. In 2012, the buildings had Building Assessment Scores as follows: 82 for the Main Building, 59 for the Pool Building, 84 for the Administrative Building, 74 for the Technology Building, 66 for the Art Studio Building.

Eligibility for state matching funds for modernization or new construction in lieu of modernization for the buildings not remodeled in 2000 will occur as follows; 2003 for the Performing Arts Building, weight room and other 1983 classroom additions and 2007 for the Swimming Pool Building. Those buildings remodeled in 2000 will be eligible in 2030.

WALKER HIGH SCHOOL
5715 Milwaukee Avenue East
Puyallup, WA 98372

In 1975, at the time of its origin, E. B. Walker High School was known as the Puyallup Continuation School (PCS) and was located in the gym portion of the old North Puyallup Elementary School. A separate North Puyallup School District consolidated with the Puyallup School District in 1958; however, only the gym portion of the original building remained. The school is located in North Puyallup, east of Meridian Avenue and south of Valley Avenue Northeast.

In 1986, a new PCS building was constructed on the south side of the present site and the old North Puyallup gym was burned down. The project architect was Erickson McGovern Architects of Tacoma, Washington, and the general contractor was Robert Smith Builders, also of Tacoma, Washington. This was a state matched project with the local funding coming from the 1984 Bond Issue. Also, when the new school opened it was renamed the Puyallup Alternative School (PAS).

In 1994, the PAS was again renamed E.B. Walker High School in honor of Mr. Edmund B. Walker. Mr. Walker was born in New Albany, Indiana, in 1861 and that was where he began his career in public education. After moving west, Edmund Walker became principal of



Spinning School in Puyallup, then superintendent of the Auburn School District and then superintendent of the Puyallup School District. During Walker's twelve (12) year tenure as Puyallup's Superintendent, he was very active in civic affairs. He was known for his progressive and helpful spirit toward all educational policies. E.B. Walker passed away in 1921.

The permanent building has a total of five (5) classroom spaces, as well as a multi-purpose room. In 2012, the building had a Building Assessment Score of 80. It is currently eligible for state matching funds for modernization or new construction in lieu of modernization.



Support Facilities Inventory

Support Facility Descriptions

This plan provides a brief description of each support facility. The description includes such items as the use of the facility, the square footage of the buildings, the site size, the purchase date and price, from whom it was purchased and other related information.

BUSINESS SERVICES BUILDING

109 East Pioneer

Puyallup, WA 98372

This office building presently houses support staff from Accounting and Purchasing Services. The facility is located in east Puyallup, east of Meridian Avenue and just north of East Pioneer Avenue, see location. The building has a total of 6,284 square feet on two (2) levels and an adjacent parking lot with nine (9) regular parking stalls and one (1) handicap parking stall. The building was previously referred to as the Learning Resource Center.

The building was constructed in 1928. The district leased it from Puget Sound Power & Light Company in 1963 and relocated their central administrative staff from a location by Puyallup High School. The district purchased the building in 1966.

The McVittie Building was located adjacent to 109 (east side) at the corner of East Pioneer Avenue and 2nd Street Southeast. The district purchased that property in 1981 and razed the building and constructed the parking lot in 1988. In 2012, the building received a remodeled façade, including new windows providing better energy efficiency and comfort for staff working in the front offices.

CENTRAL KITCHEN

1501 39th Avenue Southwest

Puyallup, WA 98373

This facility provides all the elementary school lunches, as well as supplying food products to support all of the district's secondary kitchens. The Central Kitchen is located on South Hill, west of Meridian Avenue and north of 39th Avenue Southwest. The building is connected to the west side of the Warehouse building.

The Central Kitchen was constructed in 1997, with funding coming from the 1991 Bond Issue. The project architect was Burr Lawrence Rising + Bates Architects of Tacoma, Washington, and the general contractor was Jody Miller Construction Company, also of Tacoma, Washington.

The kitchen facility has a total of 16,900 square feet, including office and conference room spaces, and an adjacent parking lot with 39 regular parking stalls and two (2) handicap parking stalls.



EDUCATION SERVICE CENTER (ESC)

302 2nd Street Southeast

Puyallup, WA 98372

The Educational Service Center (ESC) is located at the southeast corner of Meridian and Pioneer in downtown Puyallup, Washington. The building has an area of 22,262 square feet and serves to house many of the district's central office functions. The district moved its offices to this leased location in 1998 and subsequently purchased the building. While this consolidation was a considerable improvement over the previously spread out offices, it lacks the space needed to consolidate business services, special services, operations, and other support services into one central location.

OPERATIONS/TRANSPORTATION

323 12th Street Northwest

Puyallup, WA 98371

These buildings house a portion of each of the district's Operations and Transportation departments. The site houses two permanent structures and three portable buildings. It is the home of the district's sole bus mechanic shop. It also provides bus parking for 113 bus vehicles, not including staff parking areas.

A portion of the main bus driveway located on the north side of the two-story office building is not owned by the district; rather the land is leased by the district to provide ingress/egress from 12th Street NW to the bus yard. In 2010, the district purchased an additional .5-acre site on the south side of the office building to, in part, provide an alternative means of access in the future. The land acquisition also allowed for a parking lot expansion, the addition of a second and third portable building, and a 30-ft. landscape buffer between the parking lot/portable improvements and the neighboring property to the south.

EDUCATION TECHNOLOGY and ENGAGEMENT CENTER SOUTH HILL SUPPORT CAMPUS

1501 39th Avenue Southwest

Puyallup, WA 98373

In the summer of 2007, Education Technology (formerly knowns at "ITC") was relocated from a 5,000 square foot building located at the Kalles Junior High campus to the newly-constructed 10,000 square foot building located at the Support Campus site near Costco. Other site improvements at the SC at that time included parking lot improvements to accommodate a portion of the school bus fleet on South Hill, installation of a double portable to house a new office location for the Transportation department, and frontage improvements along 17th St SW as required by the City of Puyallup.



KARSHNER MUSEUM AND CENTER FOR CULTURE AND ARTS

309 4th Street Northeast

Puyallup, WA 98372

The Karshner Museum is a teaching museum owned and operated by the Puyallup School District. The museum was founded by Dr. and Mrs. Warner M. Karshner as a lasting memorial for their only son, Paul, who died in 1924 from polio. The Karshner's idea for the memorial grew and took form after a visit to the British Museum in London. They saw the English students thoroughly enjoying their visit to the museum. It was their wish that Puyallup children might have these experiences too.

When the museum was founded in 1930, it was located in Puyallup High School. The museum was moved in 1965 to its present location in the old Stewart School building. A major interior remodel of the museum was completed prior to the 2014-15 school year in conjunction with the site's renewed mission to create exhibitions and learning experiences which will help visitors make connections between themselves and the world in which we live.

The museum is located next to Stewart Elementary in the northeast area of Puyallup (see Map 4). The museum building has approximately 5,000 square feet.

SPARKS STADIUM

601 7th Avenue Southwest

Puyallup, WA 98371

Before the opening of Rogers High School in 1968, the sports facility, now known as Sparks Stadium, was called Viking Field. The field was grass, with a wooden covered grandstand on the south side of the field and open metal bleachers on the north side of the field. The cinder track ran in front of the grandstands, but behind the bleachers, due to the small size of the overall site.

In 1969, Viking Field was renamed Sparks Stadium in recognition of Mr. Carl Sparks. Mr. Sparks moved to Puyallup in 1939. He served as head basketball and head football coach at Puyallup High School. Carl was also Puyallup School District's first Athletic Director.

In 1987, the Sparks Stadium facilities were completely remodeled and expanded. Covered grandstands were constructed on both the home side and visitor side of the field. An artificial turf was installed on the field and the track has a rubberized all-weather surface. A parking lot was constructed just south of the home grandstand.

A total of 15 separate properties were purchased on the south side of the site, along 7th Avenue SW. One property was purchased on the west side of the site, along 7th Street SW. Most recently, in 2013, the district purchased a second property along 7th Street SW, at the corner of 5th Avenue SW, known as the Sparks Stadium five-unit apartments. The apartment



building has since been demolished and the district has submitted to the City of Puyallup a right-of-way vacation request related to the abutting alley. The district plans to utilize the area in the future as an additional practice field.

The stadium is located west of Meridian Avenue and south of West Pioneer Avenue. In the summer of 2018, Sparks Stadium was renovated to include a new field turf and track, along with other stadium improvements.

The district and the Washington State Fair have maintained an agreement to provide overflow parking at the Fair's Red Parking Lot, located to the south across 7th Ave SW from Sparks Stadium, over the past several decades.

SPECIAL SERVICES BUILDING

214 West Main

Puyallup, WA 98371

This office building houses the administration and support staff for the district's Special Services and Programs. The facility is located in west Puyallup, west of Meridian Avenue and north of West Pioneer Avenue. The building has a total of approximately 9,000 square feet combined including an unfinished mezzanine and an adjacent parking lot with 22 regular parking stalls and 1 handicap parking stall.

The building had been operated as the Black Kettle Restaurant prior to its purchase by the District in 1985. The purchase price was \$120,000.00. The building was then remodeled, and the District relocated the administrative and support staff for the Special Services and Programs Department from a house located across the street (west side) from Puyallup High School.

SUMMIT AT SPARKS

615 7th Avenue Southwest

Puyallup, WA 98371

This property was purchased from John and Joanne Hopper in 1986 for \$67,500.00. It's located west of Meridian Avenue and south of West Pioneer Avenue, just west and adjacent to the home grandstand parking lot at Sparks Stadium. At the time of the purchase, the property consisted of a single-family home sited on a city lot. The property was purchased to accommodate future expansion of the facilities at Sparks Stadium.

Soon after its purchase, the house was remodeled to house the STARS, Assessment Center and Options programs. In the fall of 1995, the house suffered an arson fire and was subsequently demolished. Now two modular buildings totaling approximately 3,600 sq. ft. combined, house the STARS/SUMMIT programs.



TEXTBOOK AND MEDIA CENTER AND SCIENCE RESOURCE CENTER (Former Hilltop Elementary Multi-Purpose Building)

2110 110th Avenue East

Edgewood, WA 98372

This building houses and maintains an inventory of the district's instructional materials and supports the elementary science kit program.

The facility, located on North Hill next to Edgemont Junior High, east of Meridian Avenue North and north of 24th Street East, is the former Hilltop Elementary multi-purpose building. The building was originally constructed in 1977.

WAREHOUSE/CENTRAL KITCHEN (at Support Campus)

1501 39th Avenue Southwest

Puyallup, WA 98373

This building houses an inventory of food products and general school supplies for the Puyallup School District. The facility is located on South Hill, west of Meridian Avenue and north of 39th Avenue Southwest. The Warehouse was constructed in 1987, with funding coming from the 1984 Bond Issue. The building has a total of 12,873 square feet, including some office spaces. In 2019, the district built a 12,000 sq. ft. warehouse addition to house the print shop and laundry services funded from state match funds from the Shaw Road addition project.

In 2007, a remote 1,728-square foot portable transportation facility was completed to go along with the paved parking improvements adding an additional 82 school bus parking capacity within the district. In addition, the 10,000-square foot Education Technology and Engagement Center (EdTec) was completed, allowing the district's EdTec department to relocate from Kalles Junior High.



Undeveloped / Underdeveloped Properties Descriptions

Property Descriptions

This Capital Facilities Plan provides a brief description of each property. The descriptions include such items as the site size, the purchase date and price, from whom it was purchased, the current zoning and other related information.

BALLOU SITE

When Ballou Junior High School was first constructed in 1970, it was built on leased land owned by the Washington State Department of Natural Resources. On May 28, 1992, the district purchased the Ballou site for a sum of \$1,675,000.00. The Ballou site has approximately 29.69 acres and is L-shaped with street frontage on Meridian Avenue (SR 161) and 136th Street E.

This property is located in an unincorporated area of Pierce County. The entire site has a zoning designation of Community Center. One can locate the site by traveling south on Meridian (SR 161), turning right and heading west on 136th Street E. The site is immediately on your left.

The work of the Citizens Facilities Advisory Committee, submitted to the Board in 2011, indicated a need to replace Firgrove Elementary to the west of its present location and to the south of Ballou Junior High School. Relocating Firgrove Elementary School in this manner will allow the potential sale of school property along Meridian Ave E.

Consideration of selling any of this property would best be deferred until such time that the Firgrove relocation project becomes a reality and the site design has been completed. This approach allows the district the needed flexibility in site design and the conditional use process.

ELEMENTARY #24 SITE (Sunrise property)

This property was purchased in October of 1993 from Rainier Ventures Limited Partnership for a sum of \$1,100,000.00. This site is contiguous with Emerald Ridge High School and Glacier View Junior High school. The site was originally purchased as a location for what is now Glacier View Junior High. Master planning for the 100-acre district-owned property, subsequently identified the site as the appropriate location for the elementary school.

This site has approximately 24 total acres, although it is estimated at this time that the net usable acreage is approximately 17 acres, based upon the presence of some steep slope and wetland areas. It is mostly rectangular in shape with future street frontage along 180th Street E. This site is covered with a stand of second growth trees. The site topography is mostly flat



or slightly sloping with the exception of the steep slope that borders the southern boundary of the parcel.

This property is located inside the Sunrise Master Plan Development, an unincorporated area of Pierce County. The Sunrise Development is subject to the Pierce County 2001 zoning regulations and the Sunrise Master Plan currently designates the site as “School” space. The Sunrise developers are contractually obligated to provide the basic infrastructure to this future school site, including the main street systems and utility trunk lines.

One can locate the site by traveling south on Meridian (SR 161), turning left (going east) on Sunrise Blvd., turning right onto 122nd Avenue E. and then turn left (going east) on 180th Street E. (not yet developed). This site is located on the south side of the future 180th Street E. at approximately the 130XX block.

FIRWOOD SITE

In 1960, the Firwood School District #99 consolidated with the Puyallup School District #3. At the time of consolidation, the Firwood School District had only one (1) school site located on Freeman Road, which is in the northwest portion of the Puyallup School District. Firwood Elementary School consisted of a Classroom Building and a separate Gymnasium Building located on approximately a 6.66-acre site. Those two (2) buildings plus a small outbuilding were all located on the northern end of the site.

In 1963, the Puyallup School District deeded a very small portion (approximately 4,100 square feet) of the southernmost portion of the Firwood site to the Pierce County Fire District No. 10. They used the site to construct a fire hall. In 1992, the Puyallup School District razed the Firwood Classroom Building and made several improvements to the Gym Building.

The Washington State Department of Transportation’s previous plans to acquire this property for the planned Hwy 167 Extension project have changed. The highway corridor is now planned to run just north of the Firwood site and WSDOT no longer has interest in the site.

On June 5, 2017, by way of Resolution #225 2016-17, the Board of Directors declared the Firwood property surplus to the educational needs of the district. District staff has been authorized to pursue its sale and disposition.

LDS SITE (including Heritage Recreation Center)

This property was purchased in July of 1985 from the Church of Jesus Christ of Latter-day Saints for a sum of \$468,000.00 (approximately \$10,100.00 per acre). Initially, the site was purchased with no particular purpose in mind other than it was a large piece of available property at a good price. It obviously had some potential for being developed by the district.



At the time the LDS site was purchased, it had approximately 46.45 acres and was rectangular in shape with street frontage on 128th Street E. and 94th Avenue E. After construction of Zeiger Elementary School, approximately 32.04 acres of the LDS site remained undeveloped. In September 2002, a fifty-year inter-local agreement with Pierce County to develop a large portion of the site for use as athletic complex (Heritage Recreation Center) was approved by district and Pierce County leadership. An approximate 8.80-acre portion now remains available for other district uses. Several of those acres along the south property line are wetlands. Furthermore, a Bonneville Power line easement, a storm drainage easement and a sewer line easement all exist close to the south property line, making part of the area non-buildable. At this time, we would estimate that approximately four acres of this remaining parcel remain as potential residential building or a park site.

One can locate the site by traveling south on Meridian (SR 161), turning right on 128th Street E. and going west, turning left on 94th Avenue E. and going south. The site is located on the west side of 94th Avenue E. and the south side of 128th Street E.

LIDFORD SITE

This property was purchased in July of 1971 from Helmer and Pearl Wold for a sum of \$5,000.00. The site was purchased as the location for a second elementary school on the West Hill (Waller Road) portion of the district. The vision was to use the Lidford site in conjunction with a ten (10) acre County Park (i.e., Lidford Playfield) that is located directly to the north, across 60th Street E.

The Lidford site has approximately 1.1 acres and is rectangular in shape with street frontage on 60th Street E. and 44th Avenue E. This site is covered with a stand of second growth trees. The property slopes rather gently from the east property line downward towards the west property line.

This property is located in an unincorporated area of Pierce County and presently has a zoning designation of Rural Separator. One can locate the site by traveling west, out of the valley floor, on 72nd Street E., turning right on 44th Avenue E. and going north until you reach 60th Street E. The property lies on the south side of 60th Street E. and the left (west) side of 44th Avenue E.

Utilities are readily available to the site. In 1985, a power line easement was granted to the City of Tacoma for, and on behalf, of its Department of Public Utilities. However, the district reserved the right to revoke the easement and have the power lines removed at no cost to the district if the property were to be sold.

On June 19, 2017, by way of Resolution #227 2016-17, the Board of Directors declared the Lidford property surplus to the educational needs of the district. District staff has been authorized to pursue its sale and disposition.



MASTERS SITE

This property was purchased in March of 1980 from Joseph and Barbara Masters for a sum of \$125,606.00 (approximately \$8,800.00 per acre). Given the growth that was taking place on South Hill, this site was purchased as the location for a future elementary school.

The Masters site has approximately 14.29 acres and is L-shaped with street frontage on 110th Avenue E. and 170th Street E. The site is covered with brush and what appears to be a stand of second growth trees. The property is level and rolling, sloping ever so gently from the east property line towards the west property line.

This property is located in an unincorporated area of Pierce County and due to 2003 zoning changes cannot be used as an elementary school at present. The site has a zoning designation of High Density Residential under the county's adoption of the South Hill Community Plan in 2004. The site is also located in the Thun Field Safety Zone 6 which limits the placement of a new elementary school within its boundaries. One can locate the site by traveling south on Meridian (SR 161), turning left on 152nd Street E. and going east until you reach 110th Avenue E., then turning right and heading south. The west property line of the Masters site is located approximately 480 feet north of the intersection of 110th Avenue E. and 170th Street E. on the left (east) side of 110th Avenue E.

A soils report prepared by the United States Department of Agriculture's Soil Conservation Services for Pierce County issued in 1979 indicated that the Masters site has Indianola Loamy Sand on the largest portion of the site. This soil can support an on-site sewage system. Utilities are readily available, with public sewer being approximately two (2) blocks to the south. Other than the "Zone 6 Safety Zone" designation, this is an excellent building site.

WAREHOUSE SITE

This property was originally purchased in April of 1986 from Donald and Edith Kessler for the sum of \$320,000. Given the overall growth of the Puyallup School District, there was a need to establish greater central warehousing capacity. As a result, this site was purchased because it was centrally located within the Puyallup School District and because of its close proximity to Highway 512. In 2006, the district purchased two adjoining residential properties for expansion of the facilities.

The Warehouse site has approximately 19.2 acres with street frontage on 39th Avenue SW and 17th Street SW in City of Puyallup. At the time of purchases there were a number of residential buildings on the properties. All of those buildings have been razed.

In 1987, the district constructed a Warehouse facility on the northern-most five (5) acres of the site. In addition, the district constructed and opened the District Central Kitchen facility in 1998 on the west side and adjacent to the Warehouse.



The Kessler Center is currently under construction along the frontage of 39th Avenue SW and is scheduled to be complete by Sept. 2021. The Center will house PSS, the Child Find, Quest, Advance, Digital Learning and Summit programs.

The southern portion of the Warehouse site is rectangular in shape and consists of approximately 9.6 acres. This portion of the Warehouse site contains a fenced enclosure for bus parking. The property is reasonably flat.

“WORM FARM” SITE

This property was purchased in May of 1970 from Bennie and Eva Berg for a sum of \$15,000.00. Given the growth that was beginning on South Hill, this site was purchased as the location for a future elementary school.

The “Worm Farm” site has approximately 9.59 acres and is square in shape, with street frontage on 17th Street SW. The site is vacant except for scattered trees, mostly cedar, along the west property line and some blackberries near the south property line. At one time in the past, there were some outbuildings located along the north property line that the district rented to a gentleman who was commercially raising angle worms, hence, the property became affectionately known as the “Worm Farm” site. The property slopes gently downward from the south property line towards the north property line.

On January 1, 2009, the Worm Farm site property was annexed into the City of Puyallup as part of the “West Hills Annexation”. The site is currently zoned as Public Facilities by the City of Puyallup. The northeast corner of the “Worm Farm” site is located approximately 375 feet south of the intersection of 23rd Avenue SW and 17th Street SW, on the west side of 17th Street.





P U Y A L L U P

S C H O O L D I S T R I C T

A Tradition of Excellence

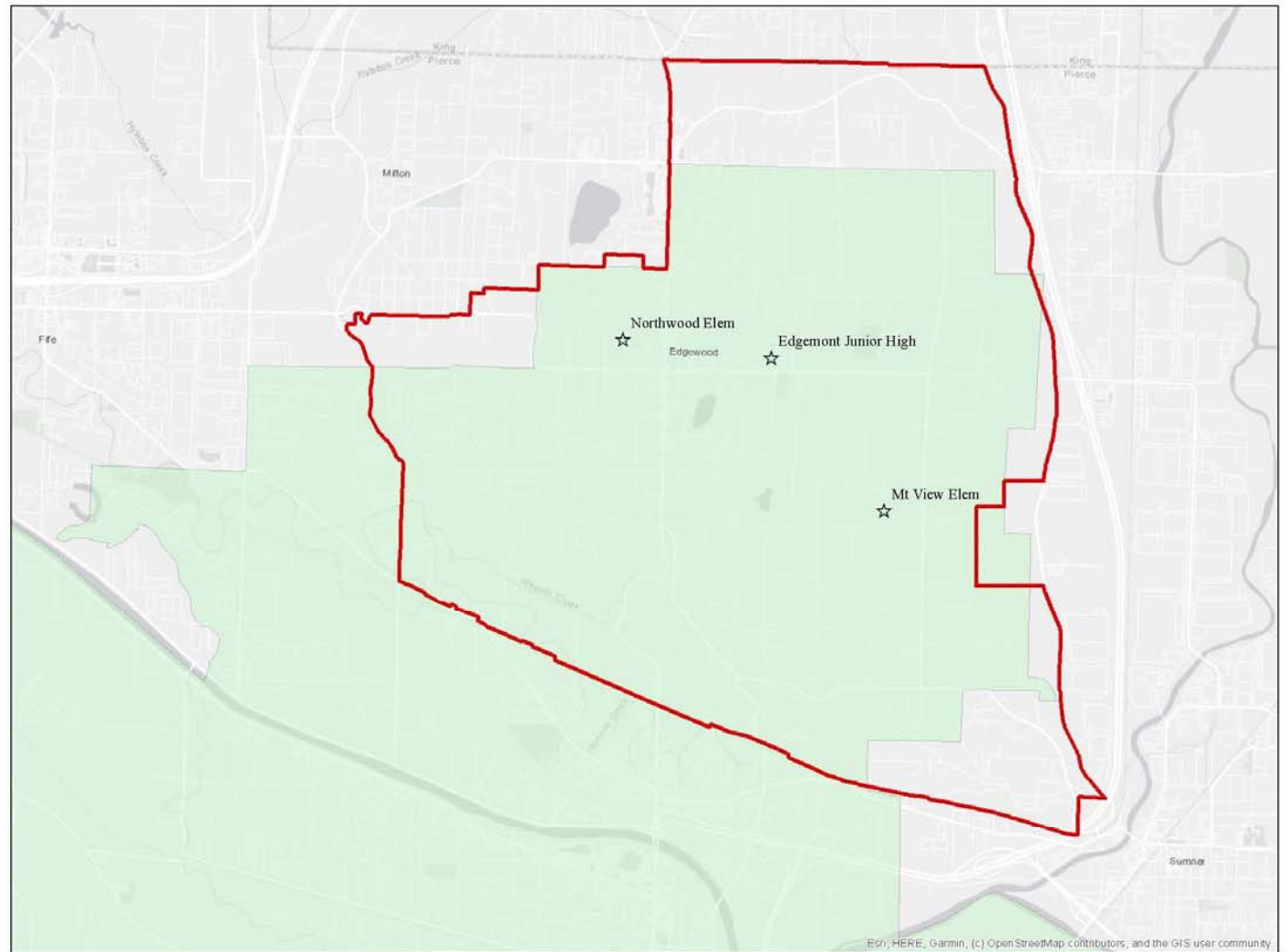
City of Edgewood Puyallup SD Overlay Map

Legend

- ☆ PSD Schools in Edgewood
- City of Edgewood Boundary
- PSD Boundary



0 1 2 Miles



Esri, HERE, Garmin, (c) OpenStreetMap contributors, and the GIS user community

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Date: 1/10/2022

Northwood Elementary



PUYALLUP SCHOOL DISTRICT
A Tradition of Excellence

- ▶ Kindergarten – 5th grade
- ▶ Replacement school building opened in 2019-20.
- ▶ 800-student capacity + three portable classrooms
- ▶ 520 students in 19-20
- ▶ 590 students in 21-22



Mt. View Elementary



PUYALLUP SCHOOL DISTRICT
A Tradition of Excellence



- ▶ Kindergarten – 5th grade
- ▶ 430-student capacity with six portable classrooms
- ▶ 300 students in 21-22
- ▶ School building became eligible for state-match funding in 2011.
- ▶ Lack of sewer availability limits expansion opportunities.

Edgemont Junior High



PUYALLUP SCHOOL DISTRICT
A Tradition of Excellence



- ▶ 6th – 9th grade
- ▶ Replacement school building opened in 2001
- ▶ 730-student capacity with four portable classrooms
- ▶ 510 students in 21-22

Puyallup High School

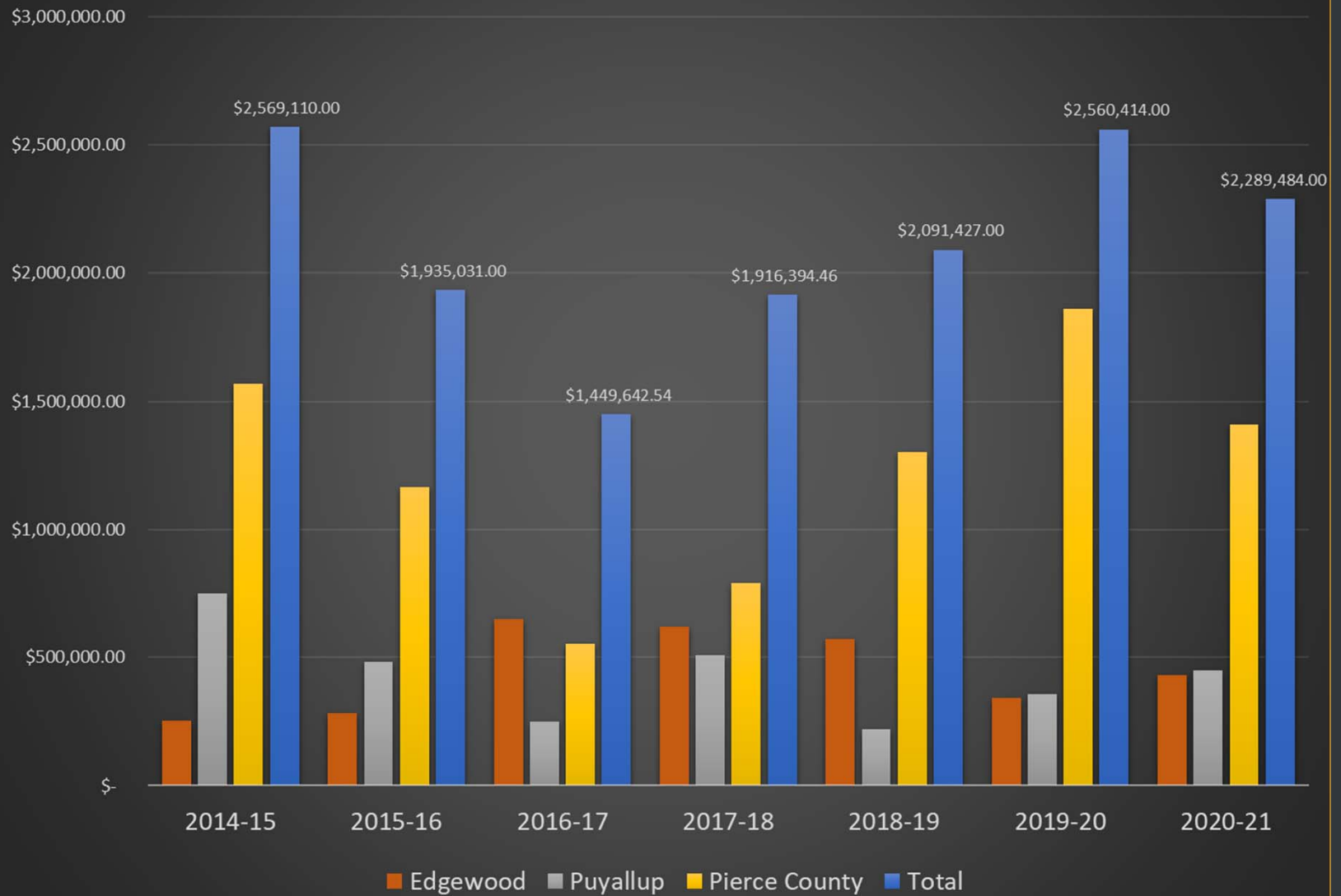


PUYALLUP SCHOOL DISTRICT
A Tradition of Excellence

- ▶ 10th – 12th grade
- ▶ Original building on site constructed in 1910. Last major remodel in 1995
- ▶ Classroom addition opened in 2009.
- ▶ 1700-student capacity with 13 portable classrooms
- ▶ 1,650 students in 21-22
- ▶ 1.1 acres recently acquired to expand shy 14-acre campus. Sound Transit garage under construction.



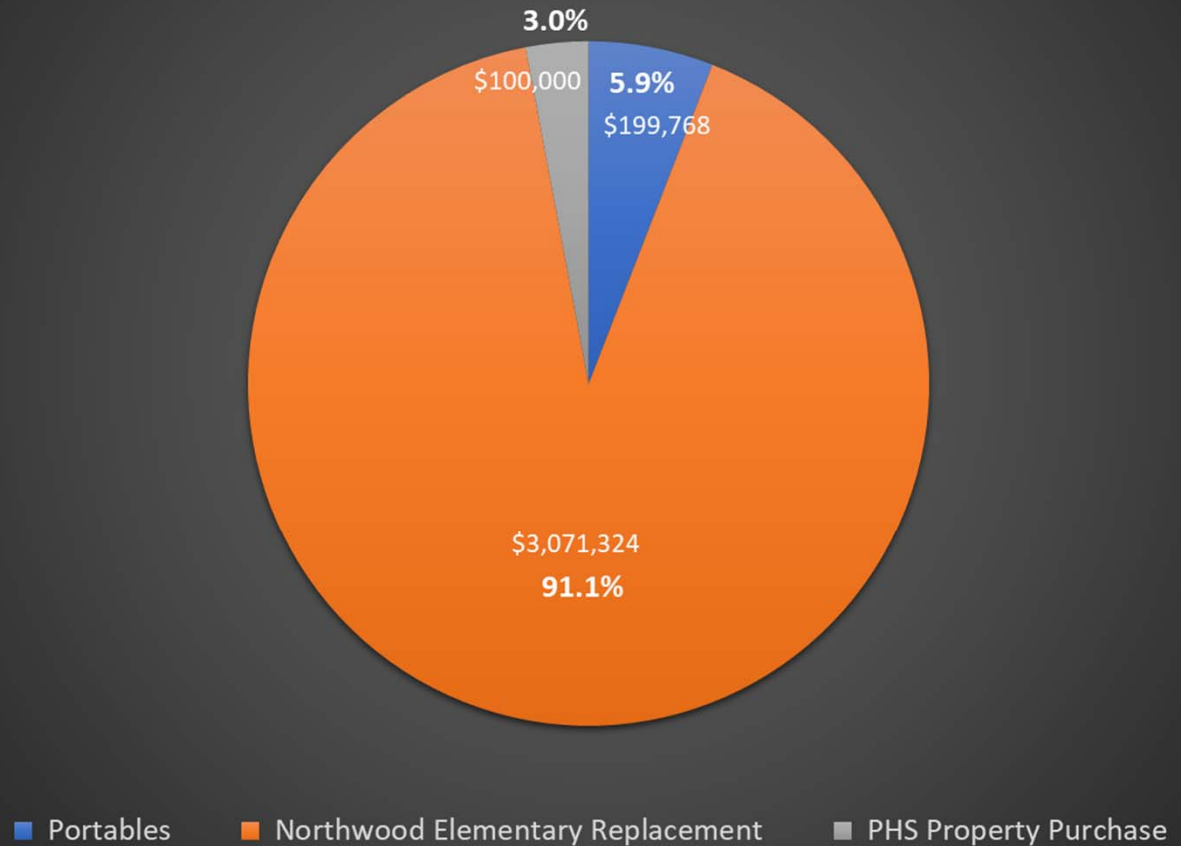
Annual PSD School Impact Fee Revenue by Jurisdiction



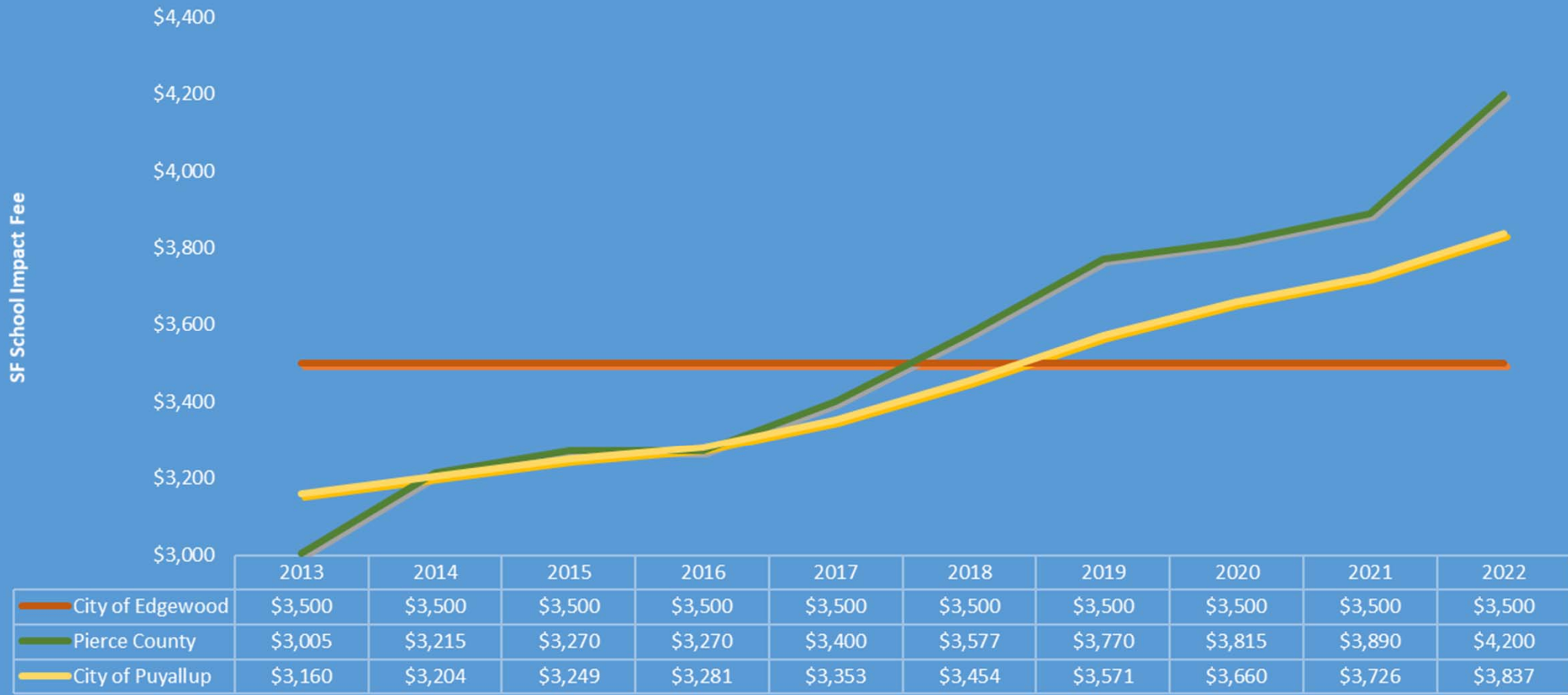
Northwood Elementary Replacement

- ▶ Northwood Elementary Total Project Cost \$38 Million
 - ▶ \$23.5 Million prorated costs associated with the expansion of the school for growth.
- ▶ Assuming annual impact fee revenue of \$374,500, it would take 57 years to collect enough impact fees to fully fund the dollars associated with the expansion of Northwood Elementary.

Puyallup School District - School Impact Fee Expenditure
2013-14 thru 2020-21

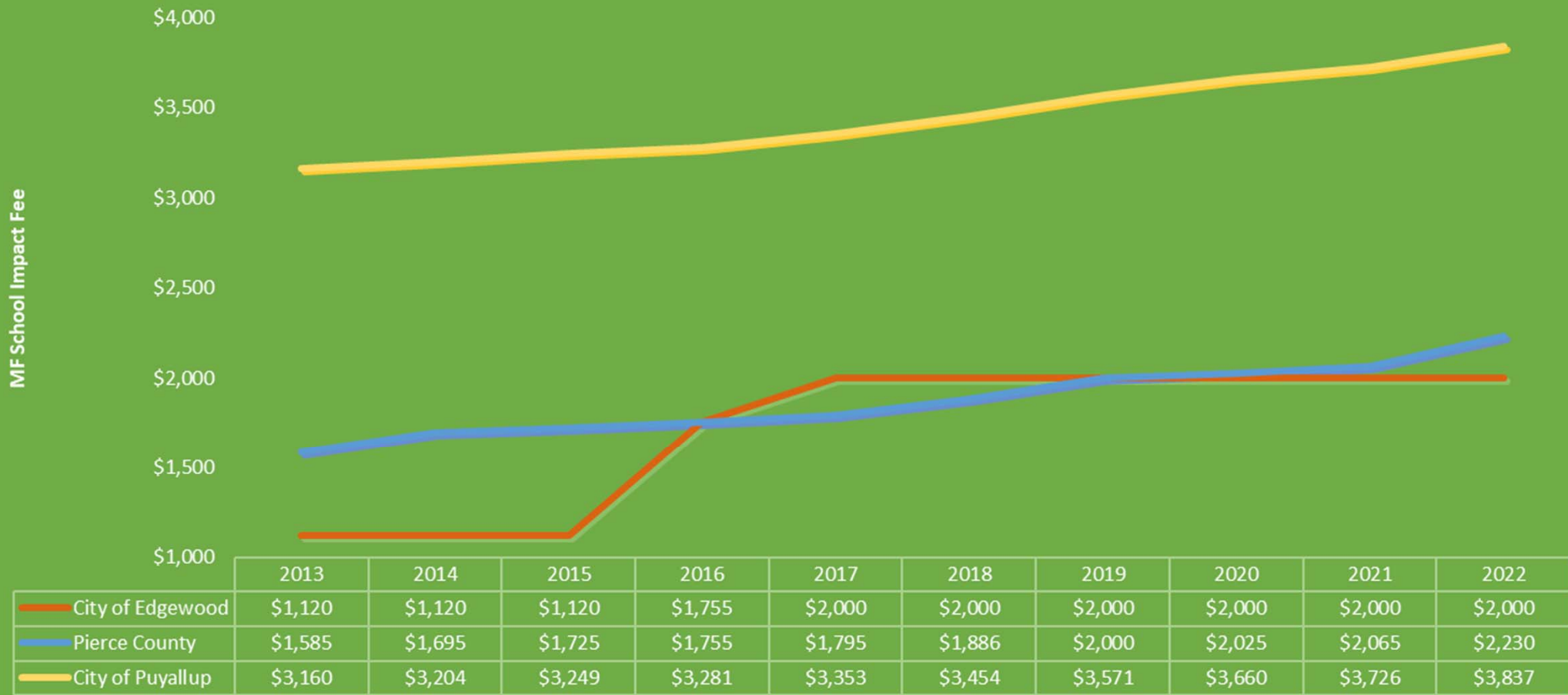


SINGLE FAMILY SCHOOL IMPACT FEE RATE - PUYALLUP SCHOOL DISTRICT



PSD SINGLE FAMILY SCHOOL IMPACT FEE CALCULATION = \$12,978

MULTI FAMILY SCHOOL IMPACT FEE RATE - PUYALLUP SCHOOL DISTRICT



PSD MULTI FAMILY SCHOOL IMPACT FEE CALCULATION = \$5,651



PUYALLUP SCHOOL DISTRICT

A Tradition of Excellence

February 8, 2022

Proposition 1: Educational Programs and Operation (EP&O) Levy

The four-year replacement EP&O Levy will continue to provide critical funding for essential staff, programs, and services:

- Classroom teachers
- Instructional assistants
- Nurses
- Counselors
- and more

Essential Programs and Services

- Athletics and activities
- Music and arts
- Advanced courses
- Special education
- Student transportation
- General maintenance of grounds and facilities

Proposition 2: Capital Levy

The six-year Capital Levy will support safe, secure, and efficient learning environments. Funding is needed to address the volume of work to repair, replace, or correct identified deficiencies.

Safety and Security

- Upgrade fire protection infrastructure
- Enhance security intrusion systems
- Improve HVAC systems
- Address traffic flow issues at identified schools

Facility Efficiency and Repairs

- Expand technology access
- Enhance school grounds, like junior high athletic tracks and elementary playgrounds
- Replace critically deficient roofs, floors and lighting
- Consolidate bus transportation facilities
- Replace maintenance facility

Members of the community are invited to a Levy Informational Town Hall to learn about the two propositions that will be presented to voters on the Feb. 8 Special Election ballot. Informational Town Halls provided on four different dates will provide an opportunity to learn about the difference between each proposition, understand how levy dollars are spent, and what this means to the average homeowner. Each event will provide a live, monitored chat session.

- Jan. 19 at 6 p.m.
via <https://bit.ly/3F2ftXX>
- Jan. 20 at 6 p.m.
via <https://bit.ly/3EWKUD3>

Recordings will be posted after each event concludes.



PUYALLUP SCHOOL DISTRICT
A Tradition of Excellence

Questions?



SUMNER-BONNEY LAKE SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2021-2027

Adopted October 2021
by the School District Board of Directors

SUMNER-BONNEY LAKE SCHOOL DISTRICT CAPITAL FACILITIES PLAN 2021-2027

Acknowledgements

School District Board of Directors

Deb Norris, President
Erin Markquart, Vice President
Kevin Lewis
Richard Hendricks
Paul Williams

Superintendent

Laurie Dent, Ph.D.

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RJH Solutions LLC

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1. EXECUTIVE SUMMARY

Purpose of the Capital Facilities Plan

This Capital Facilities Plan describes the capital improvements that are anticipated to be needed over the next six years and the longer-term in order to provide projected student populations with quality educational services that meet District standards. It supports other District planning efforts, as well as the planning efforts of Pierce County and the cities of Bonney Lake, Edgewood, Pacific and Sumner. The plan is also an informational resource for District communities.

The plan contains information on existing facilities, district service standards, student enrollment projections, forecasted future facility needs, funding strategies, a capital projects and finance plan showing costs and funding sources for projects planned in the next six years, and impact fee calculations. This is consistent with requirements for capital facilities plans in the Washington State Growth Management Act and the Pierce County Code. The District annually updates its plan and provides it to Pierce County and local jurisdictions for review and adoption as part of their comprehensive plans.

Name Change

The District changed its name in the summer of 2018 from the Sumner School District to the Sumner-Bonney Lake School District, and the name of this capital facilities plan changed accordingly. The District name change was made to recognize the Bonney Lake community's longstanding and continuing partnership with the Sumner School District, and also to reflect the fact that the City of Bonney Lake comprises a large portion of the District, similar to the City of Sumner.

Completed Projects and Forecasted Future Facility Needs

A number of factors influence the District's capital facilities needs. These include aging buildings, changes to District service standards, student enrollment increases, educational programming and community programming needs, and changes to development regulations governing the types of improvements the District can make on its properties.

Many of the capital projects funded by the Capital Projects Bond approved by voters in February of 2016 have been completed, including the District-wide security upgrades, construction of the Sumner Early Learning Center which opened in September of 2019, construction of the Performing Arts Center which opened in Fall of 2019, field improvement at Lakeridge Middle School completed summer 2019; field improvement at Sumner Middle School District completed 2019; replacement of Emerald Hills Elementary School which opened January 2020; and field improvement at Mt. View Middle School completed 2021. The former Multi-Care Medical Office, owned by the District, was remodeled to house the Elhi Hill Program in conjunction with improvements proposed for Sumner High School.

The overall projected need for new facility space to accommodate future students has increased due to updated student enrollment projections. Capital project needs for the next six years and for the longer-term are listed below and discussed in more detail in Chapter 6.

Six-Year Project List

- Modernization and Expansion of Sumner High School under a phased Master Plan Project approved under a Conditional Use Permit and a Development Agreement in June 2021. Phase 1 of the Master Plan started construction Fall 2021
- Expansion of Mountain View Middle School for additional capacity and interior and exterior upgrades commenced 2021
- Property acquisition for future elementary school and middle school
- Capacity addition with site development improvements to Bonney Lake High School
- Expansion of capacity at elementary school and/or construction of elementary school
- New portable classrooms, as needed

Longer-Term Project List

- Acquisition of land for elementary, middle and potential expanded/additional high school facilities.
- Maintenance and upgrades to Crestwood Elementary
- Maintenance and upgrades to Liberty Ridge Elementary
- Expansion of existing elementary school(s) where necessary and appropriate
- New elementary school
- New middle school
- Potential need for new or expanded high school facilities
- Ensure athletic facilities are sufficient to meet District needs
- Ensure transportation facility is sufficient to meet District needs
- Ensure maintenance and operations facility is sufficient to meet District needs
- Ensure space for the Technology Department is sufficient to meet District needs
- Additional space for District-wide administrative and support staff, as necessary

Strategies for Meeting Facility Needs

The District's strategy for meeting future facility needs is multifaceted. The District maintains and upgrades existing facilities, expands existing facilities consistent with District standards for facility size, constructs new facilities on existing or acquired properties, and purchases and upgrades buildings that can be repurposed for District use. The District also makes boundary line adjustments when new school space is added as needed, and when there are opportunities within existing facilities to reduce overcrowding. Additionally, the District uses portable classrooms to address temporary overcrowding as it works to provide permanent classroom space for all students.

Funding Sources

Chapter 7 contains a capital projects and finance plan with the anticipated costs and funding sources for capital improvements planned within the next six years. It also includes a discussion of the funding sources that are generally available to the District for capital projects, including local, state, and federal grants, capital bonds, capital levies, as appropriate, state construction assistance funds, and school impact fees. The District is committed to meeting future facility needs in a cost-efficient manner while maintaining quality educational services.

Next Year's Capital Facilities Plan

Preschool students historically have not been included in school district capital facilities plans. In response to recent state requirements for serving preschool students and related District educational programming and state funding availability, the District proposes to incorporate preschool students as it updates its Capital Facilities Plan. To serve this need, the District recently constructed the Sumner Early Learning Center. Including information in the Capital Facilities Plan about preschool student enrollment projections, classroom capacity, and facility needs will allow the District to better plan for and serve early learners.

2. ABOUT THE DISTRICT

The Sumner-Bonney Lake School District encompasses areas within the cities of Bonney Lake, Edgewood, Pacific and Sumner, and unincorporated Pierce County. With Sumner Early Learning Center, Performing Arts Centers¹, a Community Swimming Pool², Public Gymnasiums and support facilities, the District serves more than 9,500 students. The District's current grade configuration serves students in grades K-5 in elementary schools, grades 6-8 in middle schools and grades 9-12 in high schools. Maps showing the District's location and attendance boundaries are provided at the end of this Chapter.

The District changed its name in the summer of 2018 from the Sumner School District to the Sumner-Bonney Lake School District. The name change was made to recognize the Bonney Lake community's longstanding and continuing partnership with the Sumner School District. The name change also reflects the fact that the City of Bonney Lake comprises a large portion of the District, similar to the City of Sumner.

Recognized as one of the premier districts in the South Sound, the Sumner-Bonney Lake School District has a supportive community with great expectations for students. Locally, the District has a well-earned reputation for providing the highest level of service and for its commitment to increasing student achievement. With a strong pledge to serve children and their families, established community partnerships support learning initiatives to ensure an equitable and quality education for every child, making the Sumner-Bonney Lake School District the best place to learn!

Mission Statement

Sumner-Bonney Lake School District ... A Great Place to Learn!

Strategic Plan

The Sumner-Bonney Lake School District is in the business of educating students, helping them graduate and guiding them onto career or college. Like any business, the District needs goals and a plan to achieve them. The District adopted a four-year strategic plan and roadmap known as Vision 2020 to set priorities, leading to real-time data and measurable results. In early 2021, the District convened a Strategic Plan Planning Committee to update its Vision 2020 Plan. The Committee was comprised of four groups, the Committee at Large, Equity Advisory Council, School Administration Cabinet, and School Board members. The goal of update to the Strategic Plan is to achieve coherence, alignment, and resource allocation, and to reaffirm the District's commitment to the shared ideal of success for every student. The Plan is intended to provide equitable access to opportunities and resources to enhance the quality and effectiveness of

¹ The Bonney Lake High School Performing Arts Center opened Fall of 2019.

² The pool is located at Sumner High School and was built in the 1960s. The Sumner High School Master Plan includes space planning for a future pool.

each student's educational experience regardless of their background, condition, or circumstance.

Our Staff

The Sumner-Bonney Lake School District employs over 1,000 knowledgeable and dedicated staff members over 650 of whom are certificated employees. Sixty percent of our teachers have Masters of Arts degrees, approximately 15 percent of our certificated staff have successfully earned their National Board Certification, and approximately 15 percent of our certificated staff have successfully earned their National Board Certification. The District is fortunate to have the number of staff earning "the profession's mark of accomplished teaching" grow each year.

Education and Community

The District has many projects that include community partners in our schools. Sumner schools are *the great connector and heart of our community*. Community members have demonstrated this recognition by their sustained support for, and commitment to high-quality schools where every student can learn, grow, and succeed. The District and the community have one thing in common – a shared goal of helping our students be successful. Business partnerships provide volunteers, shared resources and valuable experiences to students and staff, helping to enhance instruction outside the classroom. Students have opportunities for hands-on experiences, stepping outside of traditional education boundaries while business leaders get an insight into the world of education. The District also partners with local jurisdictions and organizations to provide its facilities and programs available to the community, including its performing arts centers, fields, gymnasiums, pool, libraries, common areas for events and meetings, and buildings as a resource when needed. With a strong pledge to serve children and their families, established community partnerships support learning initiatives that ensure quality education for every child.

The District also provides family support services. The District's Family Center, located Sumner Middle School, offers a wide variety of human service programs, resources, physical and mental health and social services, information and referrals. This includes parenting classes, helping with groceries, providing clothing, and helping with student learning. The Family Center's goal is to work with the community and empower the family unit, which ensures children served by the District have the foundation for successful learning.

Family and Volunteer Involvement

Our schools have strong parent groups that are the foundation of educational excellence. School volunteers and community members donate hours of time to literacy and tutoring programs.

Students

We prepare students for experiences in continuing education or the work world with programs that put power behind their diploma. As we work toward our goal of student success, we continue to chart improvements in student achievement and prepare students for life beyond high school graduation. Our comprehensive guidance programs assist students in selecting areas of study that can prepare them for technical college, university studies or put them on a career track.

We are seeing success in efforts to improve attendance and graduation rates, decreasing drop-out rates and increasing achievement.

High-Poverty School Programs

The District provides special programming for schools that meet State criteria for high poverty designation. High poverty schools are defined as those that had greater than 50 percent of students eligible for free or reduced-price meals in the prior school year. Currently, Daffodil Valley Elementary has this designation based on their 55% rate of free and reduced lunch. The District has smaller class size targets for these schools and, among other things, offers free meal programs for students which include breakfast, lunch and dinner throughout the entire year. Over the summer months, our Summer Meals program continues to provide free meals for students.

Green Schools Initiative

State legislation requires all major school capital facility projects receiving state funding to meet a green building standard. Schools can use the Washington Sustainable Schools Protocol (WSSP) or the Leadership in Energy and Environmental Design (LEED) standard.³

In keeping with this legislation, the District has launched an initiative to better employ green measures in all schools and facilities. The initiative includes integration of conservation lessons into the educational curriculum to empower the next generation of environmental leaders. The initiative is in addition to the District's efforts to adhere to and participate in the OSPI High-Performance School Buildings Program, which addresses resource efficiency in school design and construction.

Green schools protect student and teacher health and provide a positive learning environment. Studies have shown that student test scores can improve up to 20 percent when kids learn in green classrooms that provide more natural daylight, improved classroom acoustics and healthier paints and carpets that don't release toxic chemicals into the air. Green schools also have lower operating costs and help to preserve the environment through efficient use of energy and water resources.

³ Washington State Legislature, RCW 39.35D.040

Academic and Student Well-Being Plan

On February 29, 2020, Washington State Governor Jay Inslee declared a state of emergency in all counties of our State under Chapters 38.08, 38.52, and 43.06 RCW, and directed the implementation of the plans and procedures of the State's Comprehensive Emergency Management Plan in response to the novel coronavirus (COVID-19) and on March 13, 2020, Governor Inslee ordered the closure of all public and private K-12 schools in Washington State until April 24, 2020, to contain the spread of COVID-19, and on April 6, 2020, directed that school buildings remain closed from providing traditional, in-person instruction throughout the remainder of the 2019-2020 school year;

The American Rescue Plan Elementary and Secondary School Emergency Relief (ARP ESSER) Fund under the American Rescue Plan (ARP) Act of 2021, Public Law 117-2 provides funding for eligible school districts to use to address academic recovery and learning loss and authorizes the Office of the Superintendent of Public Instruction to distribute such ESSER funds to Washington school districts via the Title I funding formula. The federal law further specifies that in order for school districts to access these ESSER funds, they must submit a plan that included seeking public comment prior to the adoption and public posting of that plan. The Office of the Superintendent of Public Instruction has determined that school board approval of a plan meets the federal requirement for seeking public comment, as it involves public posting and provides the opportunity for public comment. The Office of the Superintendent of Public Instruction has further determined that a school district must post its adopted plan on the its website, making it accessible for those with disabilities and those in the community whose language is one other than English;

State House Bill 1368, Section 12 created a new section of Ch. 43.70 RCW, setting forth certain requirements for the appropriation of federal funds, including that school districts submit an Academic and Student Well-Being Recovery Plan to the Office of the Superintendent of Public Instruction to address student needs resulting from school building closures and extended time in remote learning due to the COVID-19 pandemic. This state law included specific requirements for school districts' Academic and Student Well-Being Plans and requires school districts to use the template developed by the Office of the Superintendent of Public Instruction to create this plan to support the creation of a plan that addresses all the required components, including the use of an equity analysis tool. This State law also authorized the Office of the Superintendent of Public Instruction to identify and include additional requirements for the plan in the template it developed.

By Board Resolution No. 15/20-21, the District Board of Directors approved and adopted the Sumner-Bonney Lake School District Academic and Student Well-Being Recovery Plan consistent with all federal and state law.

Elementary and Secondary Schools Emergency Relief (ESSR)

ESSR funding provides the District with short term relief to address the impacts of COVID-19.

- ESSER I: CARES ACT (Coronavirus Aide, Relief, and Economic Security Act)
- ESSER II: CRRSA (Coronavirus Response and Relief Supplemental Appropriations Act)
- ESSER III: ARPA (American Rescue Plan Act)

ESSER is not an ongoing program to support long-term expenses, such as salary increases.

The District is using ESSER funds to complete the following projects:

ESSER II Funding:

Purpose: Air quality improvement for all buildings identify and correct HVAC/Air Quality Issues at various buildings.

Reason: Promoting the health and safety of students, school facilities and infrastructure improvements.

Work Includes:

Testing and Balancing of Outside and Supply Airflow

- Bonney Lake High School ● Sumner High School ● Bonney Lake Elementary
- Commissioning of Existing HVAC Controls ● Lakeridge Middle School ● Mountain View Middle School ● Donald Eismann Elementary ● Maple Lawn Elementary ● Tehaleh Heights Elementary ● Victor Falls

ESSER III Funding:

Purpose: Improve HVAC/Air Quality at Daffodil Valley Elementary.

Reason: Promoting the health and safety of students, school facilities and infrastructure improvements.

Work Includes:

- Replace 20 year old chiller that uses outdated refrigerant
- Replace airside induction terminal units in classrooms, gymnasium air handling units and fan coil units
- Replace building automation system (HVAC controls) with new system and perform testing, balancing and commissioning of new system

Boilers were replaced in early project leveraging energy grant funding

Attendance Boundaries

In December 2017, the District Board of Directors adopted a resolution to change school attendance boundaries, effective the 2018-19 school year. The boundary changes were made to create an attendance area for the District's new Tehaleh Heights Elementary School and to address increased enrollment. The changes are also intended to help accommodate anticipated future enrollment.

The District developed the boundary changes following nearly a year of extensive examination and review. District staff, with assistance of a demographer and use of mapping software, carefully and thoroughly analyzed boundary options based on the goals and criteria listed below. The District also provided public notice of the proposed changes and asked for review and feedback through a variety of methods including public meetings, emails and calls to parents, informational displays at schools, and information in District newsletters, websites and social media. Throughout the process, the District worked to minimize disruption to students and families, while balancing capacity of schools and managing increasing student enrollment. The District may use a similar process for future boundary revisions.

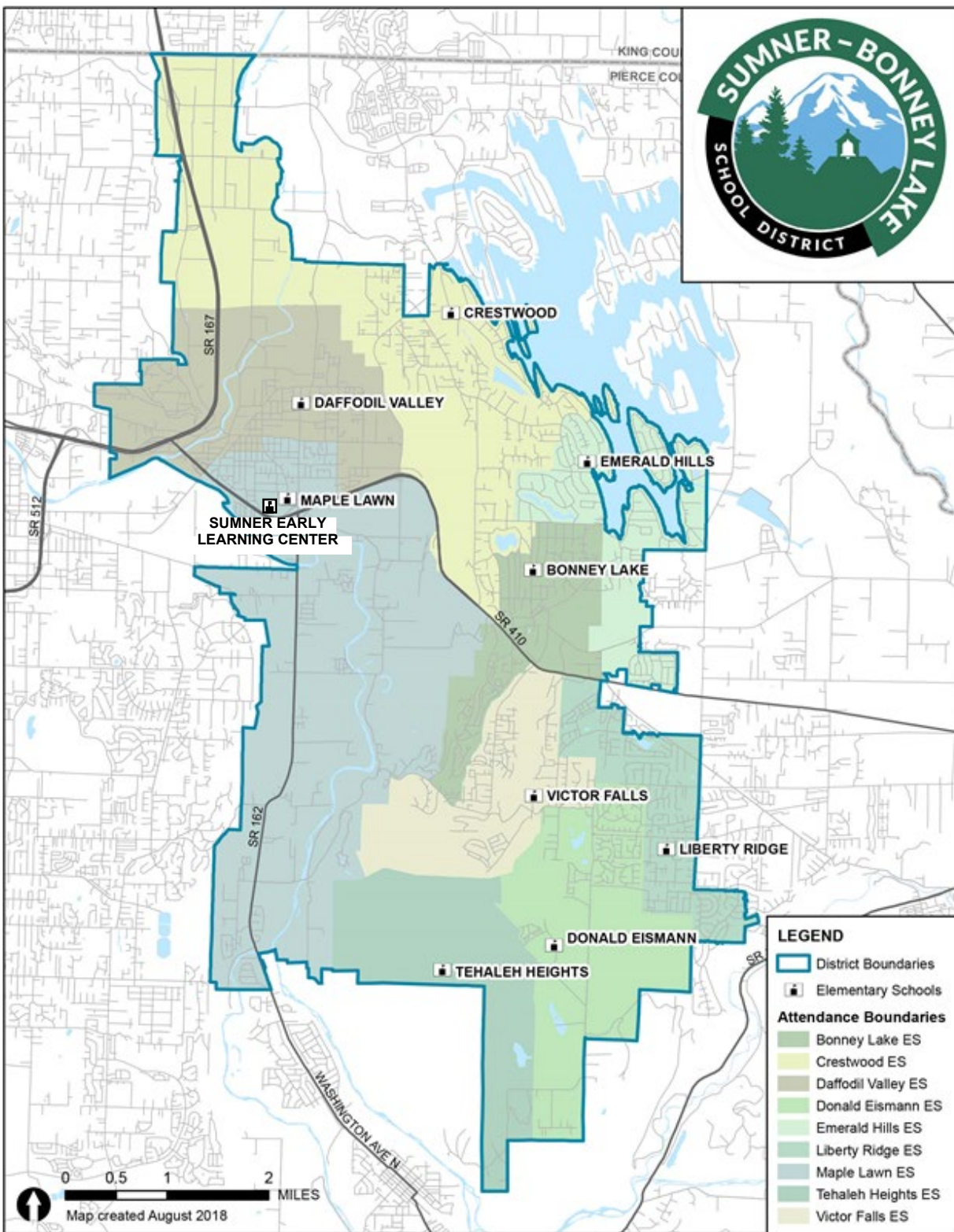
Goals

- Creation of attendance area for new elementary school
- Elimination of overcrowding at schools, while meeting state-mandated class size requirements
- Provide equitable distribution of students across the District
- Accommodate anticipated enrollment

Criteria

- School size and student capacity
 - Balance building capacity, special program offerings and capacity for growth
- Student transportation needs
 - Balance proximity to schools, travel time, student safety and cost
- Contiguous attendance areas
 - Maintain contiguous attendance areas and avoid splitting neighborhoods where possible
- 10-Year boundary plan
 - Ability to accommodate anticipated enrollments for a minimum of 10 years
- Demographic diversity
 - Balance socioeconomic and ethnic diversity where possible
- Feeder schools
 - Minimize situations where student groups are split when transitioning from elementary to middle school or middle to high school
- Fiscal considerations
 - Maximize use of District resources

Figure 1. Elementary Attendance Boundaries Map



 Sumner Early Learning Center (Daffodil Valley and Maple Lawn Elementary)

Figure 2. Middle School Attendance Boundaries

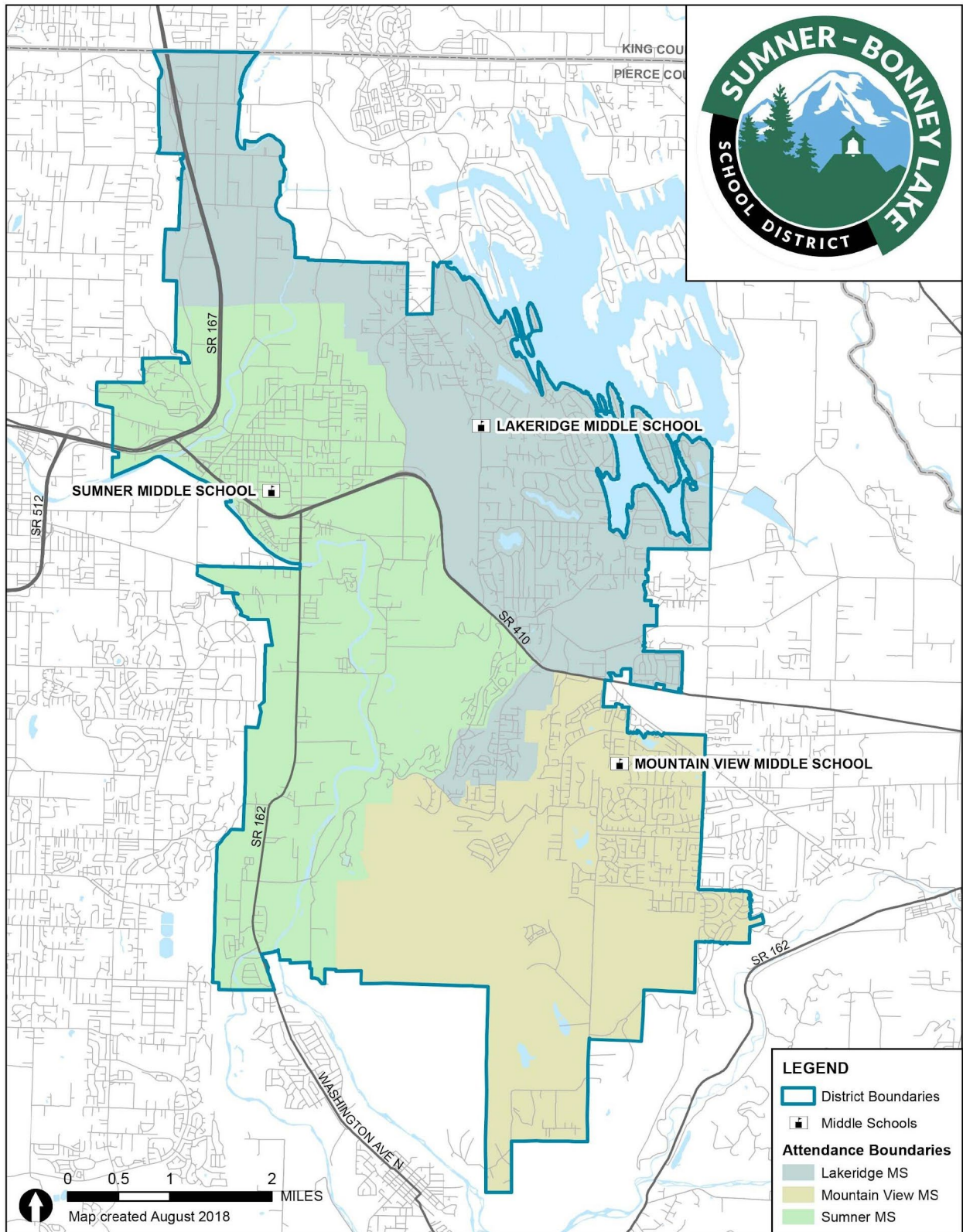
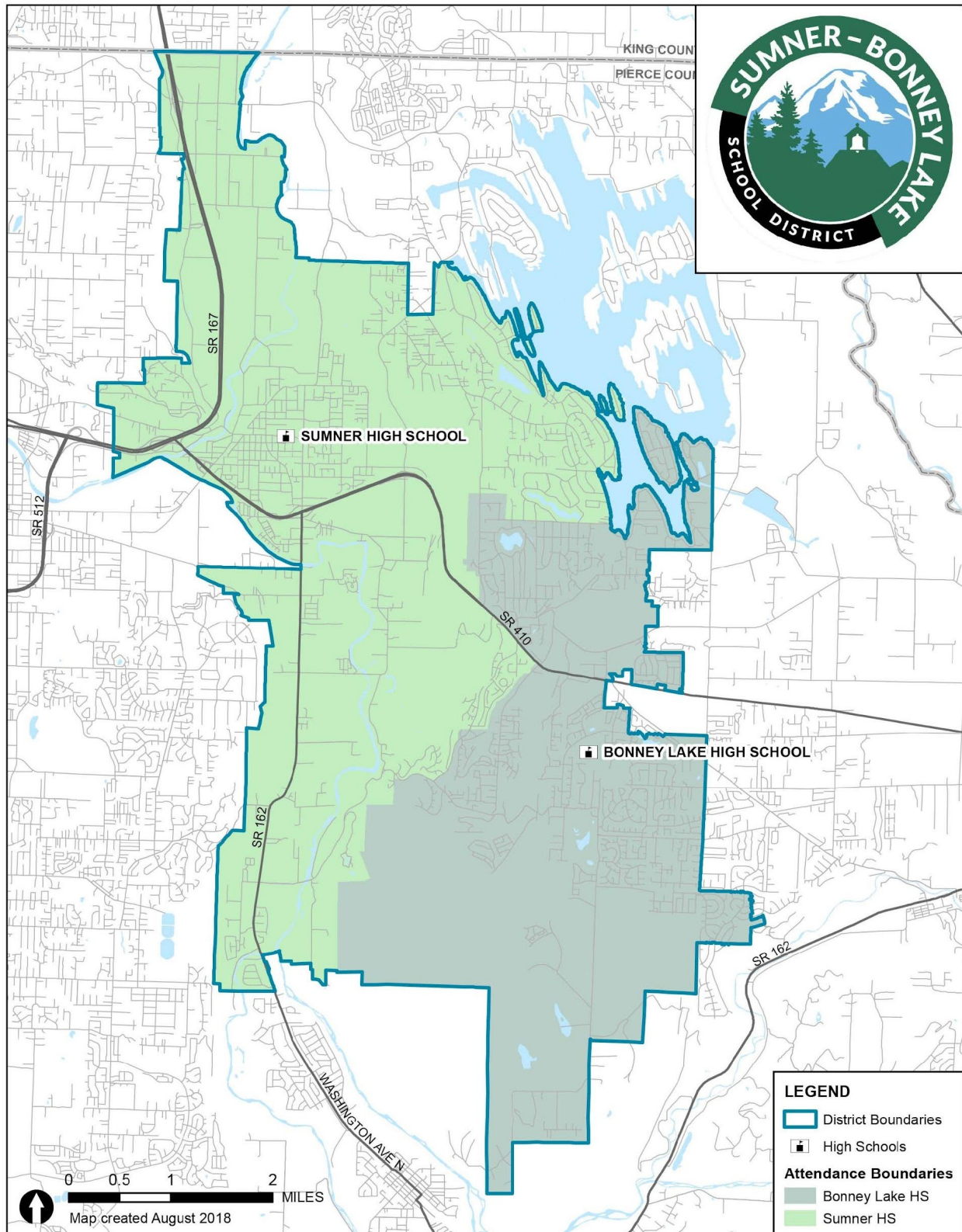


Figure 3. High School Attendance Boundaries



3. DISTRICT STANDARDS

District standards related to capital facilities are included in this chapter. They help guide the modernization and maintenance of existing facilities as well as the development of new facilities. The standards are based on a number of factors including the District's mission and strategic plan, educational programming requirements, State policy and legislation, and community needs. The District reviews its standards as part of the annual update of this plan to ensure they reflect current information.

Class Size Standards

The District updated its class size standards in 2017 to reflect a change in class size targets set by the State legislature. The District's class size standards are anticipated to remain approximately the same in the current 2021-2022 school year.

Elementary Schools

Provide the following average class sizes in grades K-5. Individual schools that meet the State's high poverty designation will have class sizes below the District-wide average. Some non-high poverty schools may have class sizes above the District-wide average.

- Kindergarten 19
- Grade 1 21
- Grade 2 22
- Grade 3 22
- Grades 4-5 27

In addition to homerooms, the elementary program also provides classroom settings for the following:

- Physical Education (PE)
- Music instruction
- Computer lab
- Art/science room in modernized schools

Additionally, identified students will be provided other educational opportunities in classrooms designated as follows:

- Special Education for students with special needs or disabilities which may be provided in a self-contained classroom in class sizes dictated by the needs of the program
- Resource rooms
- District remediation programs
- Learning assisted programs
- English Language Learners (ELL)
- Preschool
- Highly capable education

The elementary class size standards also include space needed to serve all students in full-day Kindergarten. In 2009, the State legislature established a schedule to fully fund full-day Kindergarten by 2017. The District has provided full-day Kindergarten at each elementary since the 2014-2015 school year.

Secondary Schools

Provide an average class size of 30 in grades 6-12.

The secondary school programs provide students with elective course opportunities including:

- Music and Band
- Career and technical education, including opportunities to participate in classes at the Pierce County Skills Center
- Choir
- Computers
- Drama
- Graphic arts
- Interdisciplinary studies
- PE
- Performing arts
- Sciences
- Agricultural sciences
- Flexible and adaptable planning areas

Additionally, identified students will be provided other special educational opportunities in classrooms designated as follows:

- Elhi Hill Program for high school students who desire or need the additional support offered by the Elhi Hill program
- English Language Learners (ELL)
- Resource rooms
- Special Education for students with special needs and disabilities may be provided in a self-contained classroom in class sizes dictated by the needs of the program

Additional Standards for Capital Facilities Current Standard

School Size

In general, the District seeks to design new schools to have the following student capacity:

- | | |
|---------------------|----------------------|
| ● Elementary School | 500-650 Students |
| ● Middle School | 750 -950 Students |
| ● High School | 1,700-1,800 Students |

In general, the District seeks to acquire school sites of the following sizes in order to accommodate educational programming needs, provide space for athletic facilities and comply with development regulations:

- Elementary School 15 acres
- Middle School 25 acres
- High School 40 acres

School Location

The District strives to identify and acquire building sites in advance of construction needs in order to provide classroom space for projected future students and to manage property acquisition costs efficiently. When identifying potential future school sites, the District considers locations that will provide students with the ability to attend neighborhood schools at both the elementary and secondary levels. When siting Early Learning Centers, the District seeks to locate them on existing school campuses. This introduces new students to the school environment, offers opportunities for curriculum integration and student collaboration, and provides cost savings by utilizing existing District resources and reducing the need for new bus routes.

4. STUDENT ENROLLMENT PROJECTIONS

Like many school districts in the Puget Sound, the Sumner-Bonney Lake School District's student enrollment is affected by regional and local demographic trends. Enrollment trended up in the 1990s due to housing and population growth in the Puget Sound during that time period, and due to the children of baby boomers reaching school-age. In the late 1990s and early 2000s, after several years of lower birth rates in the region, enrollment growth in the District and the region slowed some, especially at the elementary level, but as larger cohorts from the early 1990s moved through the grades, Sumner and many other school districts in the region saw high school gains. Enrollment trends began to shift again in 2007 in response to the mortgage crisis. Between 2007 and 2010, the District's enrollment, like many other districts in Pierce County and the Puget Sound, declined due to a lack of growth from new home development and sales. Beginning in about 2013, the real estate market in the District and the region improved, resulting in more growth and increases in enrollment.⁴ Over the past few years the District's student population has grown at a strong rate, reflecting the effects of new home development and sales within the District.⁵

With the extraordinary circumstance created by the COVID-19 pandemic, the shuttering of schools, and the later introduction of distance learning as a safety precaution, school districts in Pierce County and throughout the State, experienced a decrease in enrollment in 2020. With the reopening of schools with the Fall of 2021 and the untethering of the workforce to offices, Pierce County has experienced a significant increase in housing starts and migration of families from King County and north to Pierce County, resulting in increases in student population which is anticipated to remain strong moving forward as residential development activity continues to increase.⁶

⁴ Demographic study prepared for the District in 2014 by Educational Data Solutions.

⁵ Demographic study prepared for the District 2017 by Educational Data Solutions.

⁶ Demographic study prepared for the District 2021 by Educational Data Solutions.

Past Enrollment

Table 1 shows actual student enrollment for the past six years and changes in enrollment over that time. There was a total increase of over 479 students, and increases in all grades with the exception of grade 2, 10, 11 and 12. The largest increase was at the elementary level, and these students will be moving through the District's middle schools and high schools in coming years.

Table 1. October Student Enrollment, 2015-2020

Grade	2015	2016	2017	2018	2019	2020	Change (2015 to 2020)
Kindergarten	619	664	684	713	753	621	2
Grade 1	656	664	689	704	759	701	45
Grade 2	722	714	678	712	745	700	-22
Grade 3	668	752	742	702	734	701	43
Grade 4	682	701	775	758	722	702	20
Grade 5	625	708	720	806	896	668	43
Grade 6	636	657	731	770	811	768	132
Grade 7	634	678	674	636	799	785	151
Grade 8	659	669	693	704	761	806	147
Grade 9	840	796	773	781	813	877	37
Grade 10	843	829	794	782	762	802	-41
Grade 11	724	770	723	691	703	698	-26
Grade 12	683	723	737	701	679	631	-52
Total	8,981	9,325	9,413	9,562	9,837	9,460	479
Total K-5	3,962	4,203	4,288	4,395	4,509	4,093	131
Total 6-8	1,929	2,004	2,098	2,212	2,371	2,359	430
Total 9-12	3,090	3,118	3,027	2,955	2,957	3,008	-82

Source: OSPI Report 1049; September 2021

Projected Enrollment

Table 2 shows the District's projected enrollment for the next six years based on a Demographic Study prepared in January 2021 for the District by consultant, Les Kendrick. There is a projected increase of about 1,105 students between 2021 and 2026, with substantial increases at all grade levels.

Table 2. Projected October Student Enrollment, 2021-2026

Grade	2021	2022	2023	2024	2025	2026	Change (2021 to 2026)
Kindergarten	731	719	729	719	722	734	3
Grade 1	737	747	740	749	743	748	11
Grade 2	766	760	771	765	774	773	7
Grade 3	771	785	779	791	785	800	29
Grade 4	747	787	802	798	811	810	63
Grade 5	737	769	812	829	825	843	106
Grade 6	734	757	791	836	854	854	120
Grade 7	796	749	773	809	855	879	83
Grade 8	806	814	767	792	830	883	77
Grade 9	942	957	959	897	918	954	12
Grade 10	792	913	930	933	873	896	104
Grade 11	666	698	807	823	827	776	110
Grade 12	598	630	662	766	782	789	191
Total	9,823	10,085	10,322	10,507	10,599	10,739	1105
Total K-5	4,489	4,568	4,634	4,649	4,661	4,708	219
Total 6-8	2,336	2,320	2,331	2,437	2,539	2,616	280
Total 9-12	2,998	3,198	3,358	3,419	3,400	3,414	417

Source: Demographic Study prepared by Educational Data Solutions, 2021

Potential for Future Enrollment Increases Associated with Master Plan Developments

The Sumner-Bonney Lake School District is unique among other Pierce County school districts in that there are three large, master plan designed developments planned within its boundaries: Tehaleh, Falling Water and Plateau 465. Tehaleh is the state's largest mixed use residential development and has been partially constructed. Based upon the Tehaleh Phase II Environmental Impact Statement published by Pierce County in July of 2018 and the approval granted to Tehaleh for Phase II, it is anticipated that Tehaleh will provide a total of 9,700 residential units including single family detached units, multi-family units, and age-qualified units. Tehaleh falls within both the Sumner-Bonney Lake School District and the Orting School District. The estimated total number of new students (excluding age-restricted residential units) estimated within Phase 1 and Phase 2 to be generated by Tehaleh for the Sumner-Bonney Lake

School District is about 2,360.⁷ Some of these students have already been generated, as a portion of Phase 1 residential development has built out in Tehaleh. As Tehaleh builds out into the area within the boundaries of Orting School District, many families are seeking waivers to allow their children to attend neighborhood schools within the Sumner-Bonney Lake School District. In addition, outside the jurisdictional boundaries of Tehaleh, but within the geographic boundaries of Tehaleh are certain lands known as large “Exception Areas, but are owned by others that are proposed to be constructed as residential development. Exception No. 1 is in the planning stages for a 400-unit residential development within the Sumner-Bonney Lake School District. Falling Water is a large housing development and has been partially constructed. A Pierce County Hearing Examiner decision in the spring of 2018 decreased the total number of housing units that can be built in the development to 592. The Hearing Examiner decision also established certain conditions that must be met in order for development to continue.⁸ Plateau 465 is a large proposed housing development abutting the northeasterly boundary of Tehaleh. Although development has not commenced, it is understood to be in the planning stages and could include 3,103 residential units.⁹ Figure 4 shows the locations of the three master plan designed developments and the associated “Exception Areas”.

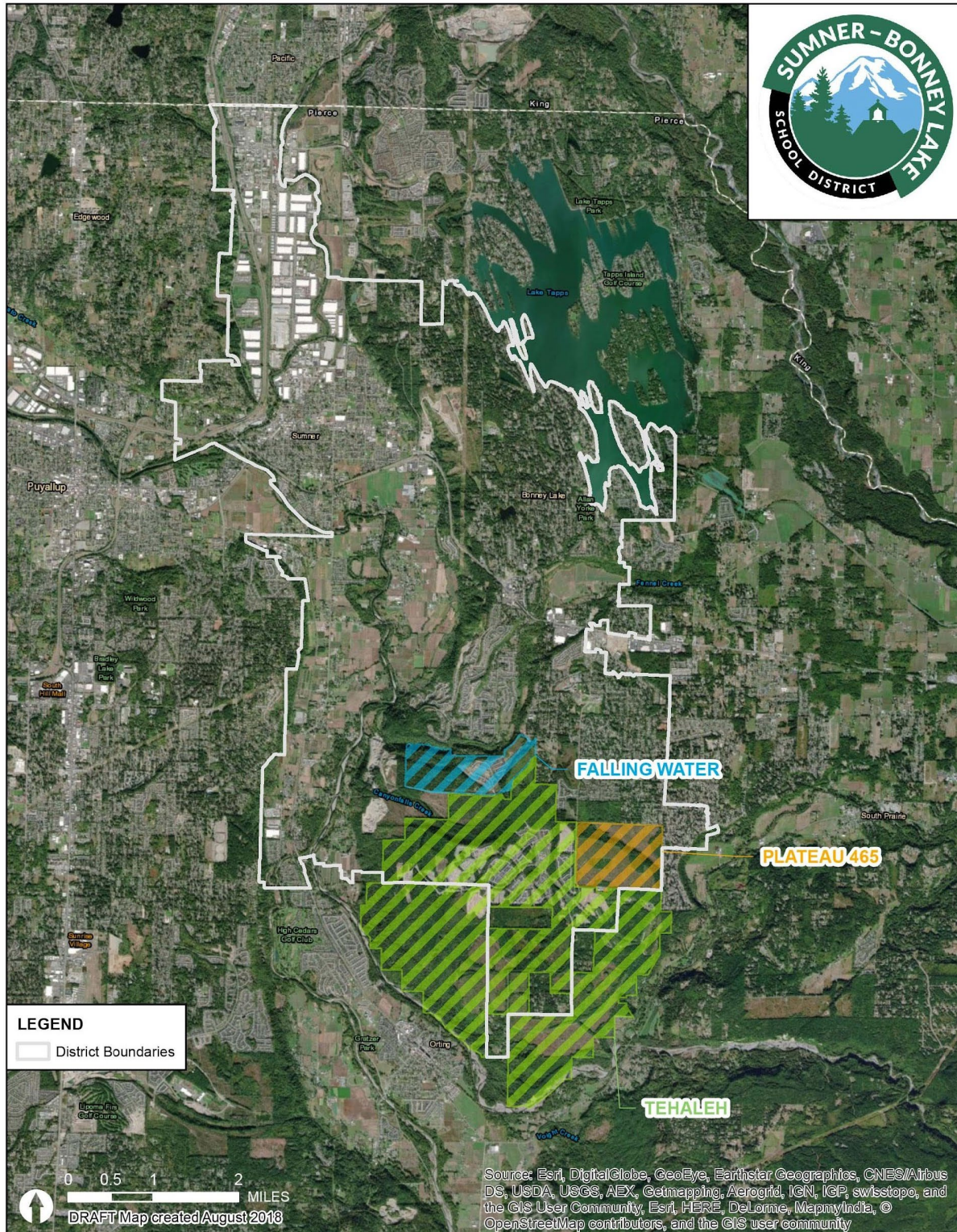
Housing construction associated with these three developments has the potential to substantially increase enrollment during both the short- and long-term, depending upon how quickly the developments are built out. The District’s six-year enrollment projections described earlier in this chapter and the six-year project list in Chapter 6 of this plan in take into account current information about the status of these developments and when new housing units are planned to be built and sold. Over the long-term, two new elementary schools, a new middle school and also potentially expanded or new high school facilities to serve students that will be generated by these developments and other growth in the District.

⁷ Tehaleh Phase II Environmental Impact Statement prepared by Pierce County, July 2018, as updated June 2021 by Brookside Properties (formerly known as Newland Communities), the developer of Tehaleh.

⁸ Tri-Annual Review Decision, Pierce County Hearing Examiner, March 26, 2018

⁹ Resolution No. R2016-26, Pierce County Council, 2016

Figure 4. Location of Large Developments Providing New Housing



5. FACILITY INVENTORY & CAPACITY

Facility Inventory

Sumner-Bonney Lake School District has 16 schools. The District's educational facilities include nine elementary schools, an Early Learning Center housing pre-kindergarten and kindergarten students, three middle schools, two high schools and the Elhi Hill Education Program housed in remodeled former medical offices, on Main Street across from Sumner High School. The District currently serves grades K-5 in an early learning center and elementary schools, grades 6-8 in middle schools, and grades 9-12 in high schools. The District expects to keep this grade configuration in effect for the foreseeable future.

Table 3 lists the school facilities and the District-owned permanent classroom space at each of them to accommodate students. The District owns additional facilities that support educational programming and real estate that may be used for future school construction; these properties are listed in Table 4. Short descriptions of all District facilities are provided at the end of this chapter.

Table 3. School Facilities

Schools	Location	Net Capacity* (Number of Students)
Elementary Schools		
Bonney Lake	18715 80th St E, Bonney Lake 98391	437
Crestwood	3914 W Tapps Dr E, Bonney Lake 98391	391
Daffodil Valley ¹	1509 Valley Ave, Sumner 98390	481
Donald Eismann	13802 Canyon Falls Blvd, Bonney Lake 98391	481
Emerald Hills	19515 S Tapps Dr, Bonney Lake 98391	506
Liberty Ridge	12202 209th Ave Ct E, Bonney Lake 98391	435
Maple Lawn ¹	230 Wood Ave, Sumner 98390	454
Tehaleh Heights	17520 Berkeley Pkwy E, Bonney Lake 98391	460
Victor Falls	11401 188th Ave Ct. E, Bonney Lake 98391	459
Sumner Early Learning Center	1508 Willow Street, Sumner 98390	168
Middle Schools		
Lakeridge	5909 Myers Rd E, Bonney Lake 98391	623
Mountain View	10920 199th Ave St E, Bonney Lake 98391	623
Sumner ²	1508 Willow St, Sumner 98390	722
High Schools		
Bonney Lake	10920 199th Ave Ct E, Bonney Lake 98391	1,260
Sumner ³	1707 Main St, Sumner 98390	1,260
Elhi Hill Program ⁴	802 Alder Ave, Sumner, WA 98390	NA

Note: Net capacity is the estimated number of students that can be enrolled in a school given educational programming and other constraints. Net capacity may change based upon programming offered in a school year which may also be dependent upon student population. It does not include portables. See the capacity calculation discussion on the next page for more information.

¹ Daffodil Valley & Maple Lawn Elementary capacity includes capacity at the kindergarten level housed at Sumner Early Learning Center.

² Sumner Early Learning Center capacity does not include pre-k students which includes 82 students.

³ Sumner High School Master Plan includes associated properties at 1101 and 1111 Wood Avenue and 1412-1506 Mason Street.

⁴ Elhi Hill is a program offered to high school students who desire additional support.

Table 4. Additional Facilities and Real Property

Name	Location
Facilities	
Administration Office	1202 Wood Ave, Sumner
District Athletics Office	1707 Main St, Sumner
Robert Miller Gymnasium	15206 Daffodil St Ct E, Sumner
Sunset Stadium	1707 Main St, Sumner
Maintenance and Operations/Support Complex	19701 104th St E, Bonney Lake
Undeveloped Property	
26.8 acres adjoining Lakeridge Middle School	5909 Myers Rd, Bonney Lake

Net Capacity Calculation

To assist with capital facilities planning, the District calculates the net capacity of its school facilities to house students. Net capacity is the estimated number of students that can be enrolled in a school given educational programming and other constraints. Current net capacity is shown in Table 3 on the previous page.

The District's net capacity calculations take into account the number of classrooms at each school, class size standards and room utilization based on current educational programming needs at each school. These factors can change from year to year and as such the capacities of schools vary over time. For instance, recent changes to provide smaller class sizes and all-day Kindergarten have reduced the capacities of school facilities. The District evaluates its capacity calculations as part of the annual update of this plan to ensure they are consistent with current standards and educational programming needs at individual schools.

To calculate net capacity for existing facilities, the District begins by identifying the number of classrooms in each school building. The number of classrooms is then multiplied by the District's current class size standards.¹⁰ For facilities planned to be completed in the next six years, the District uses the capacity for which the facilities are designed as a starting point. The next step is to apply a utilization rate. It is not possible to achieve 100 percent utilization of classrooms at most schools due to space requirements for special programs, common areas, gymnasiums, flexible spaces for school teachers to have a work space during their planning periods, and to avoid scheduling conflicts. The District calculates a net capacity for each school building that takes these room utilization factors into account.

Portable classrooms are not included in the net capacity calculations because they are a temporary solution for housing students.

¹⁰ An average of the District's class size standards for grades K-5 is used for elementary school capacity calculations.

Facility Improvement Activities

As briefly described earlier, over the past two years the District has completed or begun construction on many of the 2016 capital bond-related projects. The new Tehaleh Heights Elementary was opened for the start of the 2018 school year and construction for the Emerald Hills Elementary Replacement was completed with opening January 2020. The Sumner Early Learning Center opened September 2019 on the Sumner Middle School campus. The new Bonney Lake High School Performing Arts Center, interior improvements, and safety/security improvements and improvements to the athletic field were all completed in 2019. The athletic fields were substantially upgraded with synthetic turf at Sumner Middle School, Lakeridge Middle School, and Mountain Middle School. Safety/security improvements were completed at Crestwood and Liberty Ridge Elementary Schools in 2019. Improved security measures were also installed on exterior doors and re-wiring improvements to facilitate additional classroom security was completed at Daffodil Valley Elementary.

A stakeholder engagement process was utilized to plan both building and site development improvements for Mountain View Middle School, one of the bond projects under the 2016 Capital Bond. That process culminated in the design for six additional classrooms consisting of one science classroom, one robotic classroom, three general education classrooms and a DLC classroom with supporting facilities, an expanded Commons, enhanced security vestibule, new floors, additional offices, reconfigured parking and expanded drop-off and pick-up area for parents, and upgrades to refresh the building both on the exterior and in the interior are planned. These improvements have commenced with construction anticipated to be completed in the 2022-23 school year.

The Modernization and Expansion of Sumner High School proceeded in 2016 and 2017 with the acquisition of two properties on Wood Avenue and ten properties on the south side of Mason Street. In 2018, following a public hearing and completion of the State Environmental Policy Act ("SEPA") review process, the City's Hearing Examiner approved, and the School District was issued, a Conditional Use Permit with a Special Height Exception (CUP PLN-2018-0015) associated with the proposed modernization and expansion of the existing Sumner High School campus together with certain abutting parcels on Wood Avenue and Mason Street and the approval of a change of use to house the Elhi Hill Program with construction of an adjacent parking lot.

The District thereafter publicly bid the project and received only one bid which bid substantially exceeded the budget for the proposed project. The District thereafter conducted a review, study and evaluation of the project through a public engagement process which included convening a Construction Review Task Force in a series of Task Force meetings and additional public meetings which culminated in a Report and Recommendation by the Superintendent to the District Board of Directors to modernize and expand Sumner High School, through a complete replacement of Sumner High School under a phased Master Plan Project with Phase 1 of the project consisting of needed additional classrooms, a commons area/cafeteria and kitchen, library, and associated support services consistent with the 2016 capital bond goals.

The School District applied to the City for an Amendment to its Conditional Use Permit to replace Sumner High School in phases under a Master Plan Project. The Amendment to the CUP was reviewed under the State Environmental Policy Act and a public hearing on the Major Amendment was held with approval granted on July 14, 2021 by the Hearing Examiner and a Development Agreement adopted by Ordinance of the City of Sumner Council on June 21, 2021 to provide for the buildout of the replacement Sumner High School in phases based upon vesting to 2021 land use and site development regulations. Groundbreaking for Phase 1 occurred on September 28, 2021.

Descriptions of Existing Facilities

Bonney Lake Elementary (BLE) is located at 18715 80th St E in Bonney Lake, WA. Bonney Lake Elementary was built in 1960. Additions were made to the school in 1968, 1981 and 1999. The school was remodeled in 1988 and another major renovation was completed in 2013. Bonney Lake Elementary has a unique “pod” design. The latest renovation work retained this layout while making significant enhancements. The original administrative office building was demolished with a new building constructed that houses the library and administrative offices. Additionally, the school was given a new roof structure, HVAC system, upgrades to data and voice systems and improved fire protection. Bonney Lake Elementary is 44,243 square feet and is situated on 12.5 acres.

Crestwood Elementary (CWE) is located at 3914 W Tapps Dr E in the Rural Area of unincorporated Pierce County. Crestwood Elementary was built in 1995. Safety/security upgrades were completed in 2017. The school is 48,401 square feet and is situated on about 27 acres. Restoration work and stormwater improvements associated with the easterly field is in permitting through Pierce County.

Daffodil Valley Elementary (DVE) is located at 1509 Valley Ave in Sumner, WA. Daffodil Valley Elementary was built in 2000 on the same site as the previous school of the same name. The former school was originally constructed in 1968. In 1993, the school was removed due to extensive structural and modernizing work needed. Safety/security upgrades were completed in 2017. The school is 48,035 square feet and is situated on 12.7 acres. One portable classroom located on the Daffodil Valley Elementary campus. The school is home to a Pierce County Early Childhood Assistance Program (ECEAP) program.

Donald Eismann Elementary (DEE) is located at 13802 Canyon View Blvd E outside the city limits of Bonney Lake, WA in the Tehaleh development. Donald Eismann Elementary was built in 2010 and was the first building constructed in Tehaleh. In 2013, a play shed and playground improvements were made. The school is 50,000 square feet and is situated on 14.05 acres.

Elhi Hill Program is located at 1518 Main St in Sumner, WA across the street from Sumner High School. The property was purchased by the District in January 2016. It includes the former 4,743 SF Multi-Care Medical Building and was built in 1958 with an addition made in 1970. The District improved the existing building for use as classroom space for Elhi Hill students in 2019, connecting them with Sumner High School which is located across the street. The District also

owns the adjacent properties at 908 Meeker Ave and 914 Meeker Ave and demolished the existing structures on these lots to construct a new parking facility, which was completed in 2020.

Emerald Hills Elementary (EHE) is located at 19515 S Tapps Dr E in Bonney Lake, WA. Emerald Hills Elementary was built in 1988. The school is 47,993 square feet and is situated on 11.5 acres. As part of the 2016 capital bond, the voters approved the replacement the oldest non-remodeled school in the District. With the opening of the replacement school in January 2020, the school provided state-of-the art technology and infrastructure to support current and future educational programming. The square footage for the new school is 56,676 sq ft.

Liberty Ridge Elementary (LRE) is located at 12202 209th Ave Ct E outside the city limits of Bonney Lake, WA in the Urban Area of unincorporated Pierce County. Liberty Ridge Elementary was built in 1993. Safety/security upgrades were completed in 2017. The school contains 48,401 square feet and is situated on 11 acres. One portable classroom located on the Liberty Ridge Elementary campus is home to a Pierce County Early Childhood Assistance Program (ECEAP) program.

Maple Lawn Elementary (MLE) is located at 230 Wood Ave in Sumner, WA. Maple Lawn Elementary was built in 1952. Additions were made to the school in 1958 and 1979. The school was remodeled in 1988 and another major renovation was completed in 2013, which included a new roof structure, HVAC system, upgrades to data and voice systems, improved fire protection, an office addition and new play shed. Maple Lawn Elementary is 51,291 square feet and is situated on 8.5 acres.

Tehaleh Heights Elementary (THE) is located at 17520 Berkeley Parkway East outside the city limits of Bonney Lake in the Tehaleh development. It was completed for opening in the 2018-19 school year. The school is approximately 56,676 square feet. It is built on 14.2 acres with adequate land for future expansion and with features to encourage learning about science, technology, engineering and math (STEM), such as a courtyard rain garden for students to study.

Victor Falls Elementary (VFE) is located at 11401 188th Ave Ct E in Bonney Lake. Victor Falls Elementary was built in 1980. A major renovation was done in 2013, which included a new roof structure, HVAC system, upgrades to data and voice systems, improved fire protection and an office addition. The school is 51,158 square feet and is situated on 13.67 acres.

Sumner Early Center (SELC) is located on a 3.65 acre site at 1500 Willow Street in Sumner adjacent to Sumner Middle School. The ELC was completed as a bond project under the 2016 Capital Bond to house pre-K and Kindergarten students. The ELC focuses on the younger learners to provide dedicated classrooms and age appropriate learning environments to provide readiness and socialization for entering the formal school system. Studies have shown a correlation between early learning opportunities and a decrease in dropout rates and an increase in math, reading, and language skills. With an Early Learning Center, the District also included capacity for the Kindergarten level which would allow for additional capacity at its

elementary schools in the City of Sumner and would create the opportunity for social relationships for preschool students and kindergarten students. The ELC reflects principles of environmental sustainability with an abundance of clerestory windows to maximize natural lighting and an integration of timber and wood to support a building identity compatible with the neighboring area. The partial two-story building contains 35,290 SF and its doors opened in September 2019.

Lakeridge Middle School (LMS) is located at 5909 Myers Rd E in Bonney Lake, WA. The property was acquired in July 1969. Lakeridge Middle School was built in 1980. An addition was made to the school in 1994, which included the addition of a small commons area, an auxiliary gymnasium and locker room. The school was completely replaced in 2013. The new synthetic turf athletic field and track with lighting and bleachers were completed in 2019. The school is 96,608 square feet and is situated on 31.68 acres.

Mountain View Middle School (MMS) is located at 10921 199th Ave Ct E in Bonney Lake, WA. Mountain View Middle School was built in 1998. The school is 82,000 square feet and is situated on 32.7 acres. Mountain View is the smallest middle school, and growth in the southern portion of the District has increased enrollment beyond its capacity. The 2016 bond passage included the expansion of Mountain View Middle School to add classrooms, enlarge the commons area/cafeteria, provide security upgrades, and make upgrades to the athletic field and track which were completed in 2021. Construction on the addition started in September 2021.

Sumner Middle School (SMS) is located at 1508 Willow St in Sumner, WA. Sumner Middle School was built in 1962. Additions were made to the school in 1964 and 1968, which included the addition of an auxiliary gymnasium, locker rooms and additional classrooms. The school was remodeled in 1987 and a major renovation was done in 2010, which included a commons area created by enclosing the courtyard, a new roof structure, HVAC system, upgrades to data and voice systems and improved fire protection. The auxiliary gymnasium was moved and an encore wing was created for art, music, etc. The athletic fields were upgraded in 2018. Sumner Middle School is 107,194 square feet and is situated on 23 acres.

Bonney Lake High School (BLHS) is located at 10920 199th Ave Ct E in Bonney Lake, WA. Bonney Lake High School was built in 2005. Eight additional classrooms were added in 2011. Programs unique to Bonney Lake High School include Advanced Culinary Arts, Symphonic Band and an Advanced Placement Program (AP). Bonney Lake High School is 202,581 square feet and is situated on 49 acres. Bonney Lake High School continues to see its student population grow. Ensuring educational programming and facility needs keep pace with this growth was a part of bond referendum planning. The 2016 Capital Bond provided for the construction of a new Performing Arts Center, certain interior improvements and athletic field improvements with bleacher upgrades. Construction of improvements were completed in 2019.

Sumner High School (SHS) is located at 1707 Main St Sumner, WA. Sumner High School has been established in the central core of the City of Sumner since the early 1900s; the original school was established in 1911 on Main Street in the area that is now the ballfields adjacent to

Main Street and Wood Ave. The District acquired additional land over the years and Sumner High School moved to its current location with a new high school building in 1954, the stadium was constructed in 1958, a swimming pool was constructed in 1970, the Performing Arts Center was constructed in 1982, a modernization and classroom addition with expansion of the gymnasium occurred in 1992, and minor remodeling occurred in 2001. Upgrades to the security system were installed in 2013. Programs unique to Sumner High School include Agriculture, Food & Natural Resources; Transportation, Distribution & Logistics (Facility & Mobile Equipment Maintenance); Architecture & Construction; a nationally-recognized Marching Band; and an International Baccalaureate Program (IB). Sumner High School is currently 186,888 square feet and is situated on 26.83 acres.

With the acquisition of 15 additional city parcels abutting and adjacent to Sumner High School and substantial community engagement, including convening a Construction Review Task Force comprised of community members experienced in construction and planning, many of whom graduated from Sumner High School, a Report and Recommendation, public presentations and meetings, convening a Facilities Steering Committee, and numerous Board meetings, upon the Recommendation of the Superintendent, as supported by the public engagement review, the Board of Directors recommended a full replacement of Sumner High School under a phased Master Plan. The first phase (Phase 1) will implement the goals of the 2016 Capital Bond funding, including 18 classrooms, a Commons/cafeteria with outdoor courtyard, library, kitchen, secured vestibule, technology upgrades, administrative and support services, in a 85,761 square foot three-story building together with enclosed service yard, emergency generator, loading dock, and central mechanical rooms. Full buildout of 248,853 square feet with a new Multi-Use Field, lighting upgrade to Sunset Stadium, 8 tennis courts and a swimming pool (subject to evaluation by a Facilities Steering Committee) will be constructed upon passage of additional capital funding.

Additional Facilities & Real Property

The Administration Office is located at 1202 Wood Ave in Sumner, WA. The administration building was built in 2004 and houses the following departments: Business Services, Human Resources, Technology, Educational Operations Services, Instructional Services, Special Services, Health Services and Career & Technical Education. The administration building is 27,500 square feet and is situated on 3 acres. Prior to 2004, administration offices were located in the former Wade Calvin Elementary School building which was originally built in 1924.

District Athletics Office is located at 1707 Main St in Sumner, WA. Originally housed at the former district office, the District Athletics Office was moved to its current location alongside Sunset Stadium in 2002 as the District made preparations for its stadium conversion.

Robert Miller Gymnasium is located at 15206 Daffodil St Ct E in Sumner, WA. The Robert Miller Gymnasium was built in 2001 and is 5,912 square feet. The gymnasium supports the joint Recreation Program led by the City of Bonney Lake and operated in collaboration with the Sumner-Bonney Lake School District. Robert Miller Gymnasium was remodeled in 1999. The

gymnasium houses the joint Recreation Programs administrative office and provides facility space for a number of community recreation programs.

Sunset Stadium is located at 1707 Main St in Sumner, WA. The stadium was originally built in 1959 by Concrete Tech from Tacoma. The design was, at the time, also used at Cheney Stadium and Franklin Pierce Stadium. In 1992, an all-weather track was installed. This upgrade changed the overall footprint of the stadium as the track converted from 440m to 400m. In 2002, installation of the original artificial turf occurred. In anticipation of the opening of the District's second high school, Bonney Lake High School, significant changes occurred. Changing the name from Spartan Stadium was critical. Following a naming process, Sunset Stadium became the selected moniker. Additionally, the visitor stands were raised. Bathrooms and concessions were added as well as locker room upgrades. In 2012, the turf and track were replaced as well as minor upgrades to the stadium facility.

Support Complex (Child Nutrition, Maintenance and Operations and Transportation Complex) is located at 19701 104th St E in Bonney Lake, WA. The Support Complex was built in 1993. The Transportation facility includes a transportation maintenance area, bus washing area and office spaces. The Child Nutrition and Maintenance and Operations facility includes a central kitchen, shop and warehouse areas and office spaces. The Transportation facility is 17,576 square feet and the Child Nutrition and Maintenance and Operations facility is 28,723 square feet. The complex is situated on 11 acres.

26.8 Acres of Undeveloped Land is located at 5909 Myers Rd E in Bonney Lake, WA. The property is adjacent to Lakeridge Middle School. It is being held in reserve.

6. FUTURE FACILITY NEEDS & STRATEGIES

The District considers a wide range of information to plan for future facility needs, including maintenance and upgrade needs for existing facilities, District standards and educational programming, capacity of existing facilities, projected student enrollment, options for expanding existing facilities and the availability of sites for new school facilities. The District reviews its six-year facility needs as part of the annual update of this plan. The District also regularly reviews its longer-term facility needs anticipated in the next 20 years.

The District's strategy for meeting future facility needs is multifaceted. The District maintains and upgrades existing facilities, expands existing facilities consistent with District standards for facility size, constructs new facilities on existing or acquired properties, and purchases and upgrades buildings that can be repurposed for District use. The District also may utilize boundary line adjustments when necessary with new school space, and when there are opportunities within existing facilities to reduce overcrowding. Additionally, the District uses portable classrooms to address temporary overcrowding as it works to provide permanent classroom space for all students.

Six-Year Facility Needs

The District's current six-year facility needs include system upgrades and replacement of aging infrastructure, improvements to existing facilities to meet District goals, and new classroom space to serve the growing student population and to meet programming needs. The six-year facility needs include acquisition of land for a future elementary school and a future middle school, full buildout of the Sumner High School Master Plan, additional classroom capacity and upgrades at Bonney Lake High School with on-site and off-site development improvements, evaluating additional capacity at elementary schools where land availability and growth projected, including possible construction of a new elementary school. Projects are planned to address these needs (see the 2021-2027 Capital Projects & Finance Plan in Chapter 7).

Estimating the amount of permanent classroom space needed to serve the District's growing student population is an important factor in planning for six-year facility needs. Surpluses or deficits in space for students can be estimated by comparing the net capacity of current facilities with projected enrollment and new net capacity that will be added by projects the District plans to complete in the next six years. Current facility net capacity and projected enrollment are discussed in Chapter 4 and Chapter 5 of this plan.

Table 5 shows design capacity planned to be added in the next six years. As discussed in Chapter 5, it is typically not possible to use 100 percent of designed space throughout the school day, which is why the District uses net capacity for capital facility planning purposes. Net capacity can change from year to year depending upon educational programming at individual schools.

Table 5. Projects Planned to Provide New Student Capacity, 2021-2027

Project	Design Capacity
Elementary Schools	
Expansion to Schools/ New Elementary	500
Middle Schools	
Add Capacity to Mountain View Middle School Expansion	180
High School	
Bonney Lake High School Expansion	150
Sumner High School Modernization and Expansion, Phase 1	400

Table 6 Net Capacity, Capacity Projections, and 6 Year Enrollment

Table 6 on the following page shows design capacity, net capacity, current enrollment, projected enrollment and estimated needs for additional space in schools by 2027 based on the net capacity of the District's facilities and projected enrollment over the next six years. Overall, there is an estimated District-wide net capacity deficit of 1,581 at all grade levels, inclusive of the Mountain View Middle School Expansion and the Sumner High School expansion without any additional expansion that is part of the current planning evaluation.

Despite the significant amount of space for new students added by the District within the last three years with the construction of Tehaleh Heights Elementary School, the replacement and expansion of Emerald Hills Elementary School, construction of the Sumner Early Learning Center to house pre-K and kindergarten students in the Valley together with the addition of the Elhi Hill Program, expansion of Sumner High School and Mt. View Middle School within this six year plan, the net capacity deficit is expected to grow because enrollment is projected to increase by about 1,040 students over this time. The District will continue to evaluate capacity utilization to meet capacity needs, conduct site planning evaluation at identified schools, plan for additional capital projects to provide space for the growing student population, and will use portable classrooms where appropriate and necessary. Upon completion of the District's site planning efforts, a community engagement process will be utilized with appropriate consultants to include community members with expertise in construction and planning, parents, stakeholders, community members and leaders, staff, and students.

Six-Year Project List

- Modernization and Expansion of Sumner High School under a phased Master Plan Project approved under a Conditional Use Permit and a Development Agreement in June 2021. Phase 1 of the Master Plan started construction Fall 2021
- Expansion of Mountain View Middle School for additional capacity and interior and exterior upgrades commenced 2021
- Property acquisition for future elementary school and middle school
- Capacity addition with site development improvements to Bonney Lake High School
- Expansion of capacity at elementary school and/or construction of elementary school
- New portable classrooms, as needed

Table 6. 6 Year Enrollment and Capacity Projections

Schools	Design Capacity	Net Capacity 2019	2021		2022		Mt. View Addition 2022 Net Capacity Increase	2023		Sumner HS Phase 1 2023 Net Capacity Increase	2024		2025		2026		2027	
			Enrollment	Deficit / Surplus	Projected Enrollment	Deficit / Surplus		Projected Enrollment	Deficit / Surplus		Projected Enrollment	Deficit / Surplus	Projected Enrollment	Deficit / Surplus	Projected Enrollment	Deficit / Surplus	Projected Enrollment	Deficit / Surplus
Elementary																		
Bonney Lake	440	437	445	(8)	453	(16)		451	(14)		443	(6)	438	(1)	434	3	434	3
Crestwood	440	391	378	13	408	(17)		404	(13)		393	(2)	397	(6)	398	(7)	400	(9)
Donald Eismann	550	481	495	(14)	557	(76)		586	(105)		612	(131)	632	(151)	640	(159)	639	(158)
Daffodil Valley	500	481	430	51	449	32		456	25		451	30	448	33	450	31	453	28
Emerald Hills	550	506	507	(1)	500	6		488	18		476	30	474	32	477	29	482	24
Liberty Ridge	500	435	400	35	441	(6)		436	(1)		428	7	419	16	421	14	427	8
Maple Lawn	500	454	569	(115)	637	(183)		624	(170)		618	(164)	611	(157)	614	(160)	626	(172)
Tehaleh Heights	500	460	384	76	509	(49)		562	(102)		601	(141)	601	(141)	624	(164)	633	(173)
Victor Falls	550	459	527	(68)	614	(155)		625	(166)		627	(168)	640	(181)	650	(191)	646	(187)
Sumner ELC ¹		168																
Elementary Net Capacity		4272	4135	(31)	4568	(464)		4632	(528)		4649	(545)	4660	(556)	4708	(604)	4740	(636)
Middle School																		
Lakeridge	650	623	789	(166)	760	(137)		765	(142)		800	(177)	834	(211)	860	(237)	875	(252)
Mountain View ²	725	623	844	(221)	858	(235)	778	859	(81)		895	(117)	932	(154)	960	(182)	976	(198)
Sumner	750	722	725	(3)	702	20		708			741	(19)	773	(51)	796	(74)	809	(87)
Middle Net Capacity		1968	2358	(390)	2320	(352)		2332	(223)		2436	(313)	2539	(416)	2616	(493)	2660	(537)
High School																		
Bonney Lake	1400	1260	1392	(132)	1538	(278)		1616	(356)		1651	(391)	1641	(381)	1644	(384)	1668	(408)
Sumner ³	1400	1260	1594	(334)	1661	(401)		1741	(481)	1660	1768	(108)	1760	(100)	1772	(112)	1806	(146)
Elhi Hill ⁴		NA																
High School Net Capacity		2520	2986	(466)	3199	(679)		3357	(837)		3419	(499)	3401	(481)	3416	(496)	3474	(554)

Note: Enrollment projections prepared by Educational Data Solutions dated January 2021 (Sumner-Bonney Lake School District Enrollment & Trends and Projections)

¹Sumner ELC includes students in kindergarten. Those students are accounted for in their home school, either Maple Lawn or Daffodil Valley.

²Mountain View Middle School Addition will increase net capacity in the 2022-23 school year by 155 students.

³Sumner High School Phase 1 of the Master Plan will increase net capacity in 2023 by 400 students, includes Running Start students; all do not attend school every day which provides additional capacity not reflected in the capacity analysis.

⁴Elhi Hill is a program incorporated as part of the capacity of Sumner High School.

Long-Term Facility Needs

The principal focus of this capital facilities plan is the period 2021 through 2027. However, it is also important for the District to look further ahead in its facilities planning efforts. Sumner schools are getting older. Those that have not been modernized will need upgraded mechanical and electrical systems and several of them will need general modernizations over the next 20 years. The next two schools anticipated to be considered for maintenance and upgrades are Crestwood Elementary and Liberty Ridge Elementary.

The District anticipates a need for new or expanded school facilities to address the student deficit going into 2027, and to serve additional future students that will be generated by the three large developments discussed in Chapter 4 and other population growth in the District. Based on currently available information, the District anticipates a need to acquire land for, and construct two new elementary schools, a new middle school and also potentially new or expanded high school facilities.

In addition to new school facilities, the District anticipates a need to expand or replace support facilities as the District grows over time including the transportation facility, maintenance and operations facility, and the Technology Department space that is currently located in the Administration Office. Additionally, the District anticipates a need for additional space for District-wide administrative and support staff.

Longer-Term Project List

- Acquisition of land for elementary, middle and potential expanded/additional high school facilities.
- Maintenance and field upgrades to Crestwood Elementary
- Maintenance and upgrades to Liberty Ridge Elementary
- Expansion of existing elementary school(s) where necessary and appropriate
- New elementary school
- New middle school
- Potential need for new or expanded high school facilities
- Ensure athletic facilities are sufficient to meet District needs
- Ensure transportation facility is sufficient to meet District needs
- Ensure maintenance and operations facility is sufficient to meet District needs
- Ensure space for the Technology Department is sufficient to meet District needs
- Additional space for District-wide administrative and support staff, as necessary

Rural School Sites

Although the largest master planned communities within the boundaries of the District are designated within the Urban Growth Area which will produce the substantial student population growth, the District must be mindful of legislation under the Growth Management Act (GMA) relating to school sites in the Rural Area. The District has one school, Crestwood Elementary School, located in the Rural Area.

Two bills passed during the 2017 state legislative session that affect schools serving rural and urban students outside UGAs. They have been codified as RCW 36.70A.213 (which applies statewide) and RCW 36.70A.211 and .212 (which apply only to Pierce County).

The Sumner-Bonney Lake School District was established in 1891, at a time when much of the area within its boundaries was rural in character. Today, the District serves both urban and rural communities, providing high quality education for students as well as community resources. The District has one school located in the GMA designated Rural Area of Pierce County (outside of the UGA), Crestwood Elementary (see Figure 5). This school primarily serves students from the UGA as well as some students from the Rural Area. Crestwood Elementary does not abut a UGA.

The GMA does not prohibit schools serving urban students in rural areas, but it does not allow urban governmental services such as sanitary sewer service to be extended or expanded in rural areas except in limited circumstances. The new RCW 36.70A.213 legislation allows counties to authorize the extension of public facilities and utilities, specifically sewer service, beyond UGA boundaries to serve a new school sited in a rural area that serves students from a rural area and an urban area. Such extensions are authorized only if the requirements in the statute are met. These requirements include adoption of a school district policy, action by the school district to select a site, and concurrence by the county and affected cities. In regards to existing schools in rural areas, the legislation does not prohibit their expansion or modernization but it does not specify whether a county may authorize the extension of public facilities and utilities to serve them. Under the legislation, if a public facility or utility is extended beyond the UGA to serve a school, the school district must pay the cost of the extension and the extension must only serve the school except in limited circumstances needed to address public health or environmental concerns.¹¹

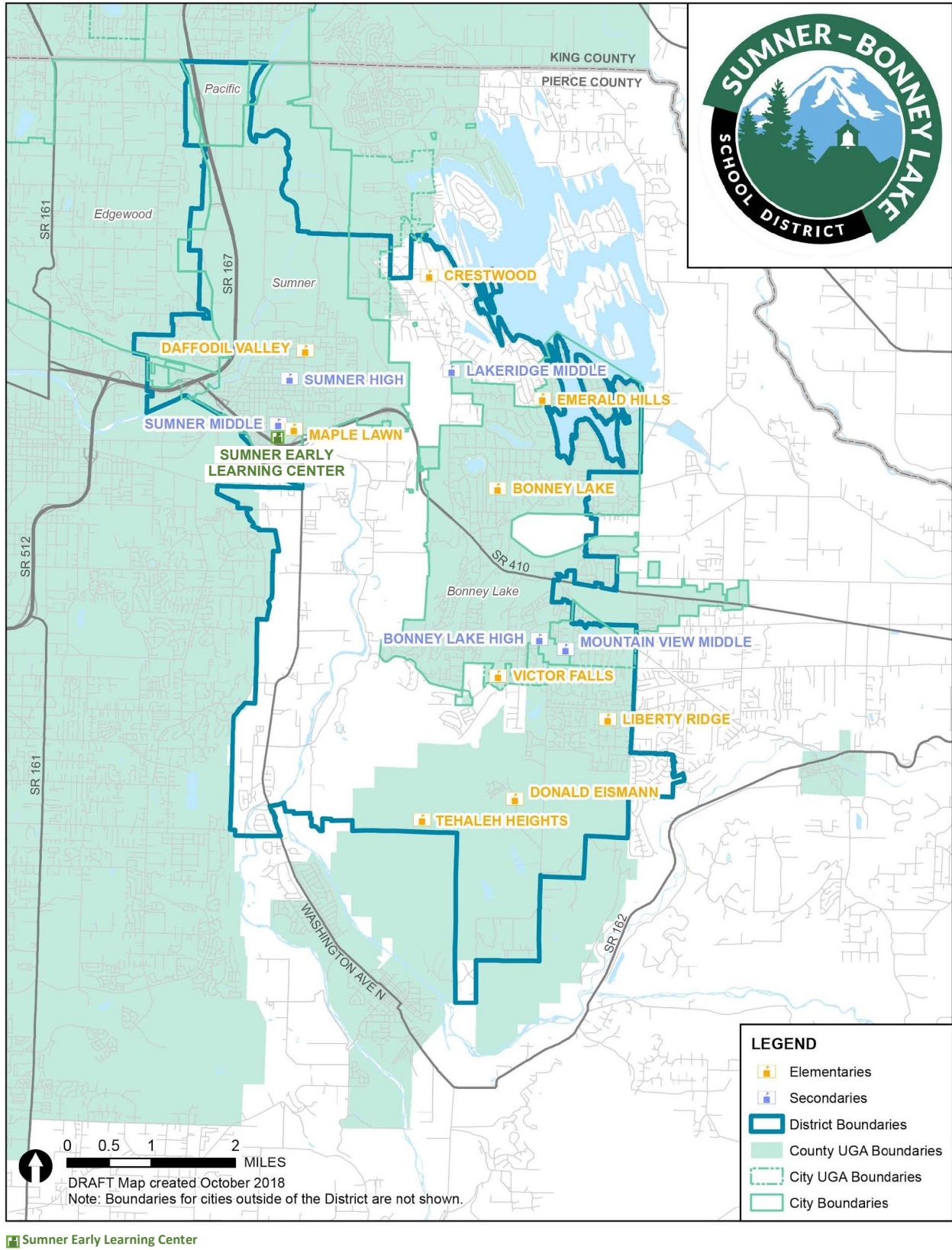
RCW 36.70A.211 and .212 apply specifically to Pierce County. RCW 36.70A.211 allows the county to authorize the siting of a school in a rural area, serving students from an urban area, even where otherwise prohibited by a multicounty planning policy, if certain criteria are met. The criteria include the county adopting a comprehensive plan policy concerning the siting of schools in rural areas, the county collaborating to amend the multicounty planning policies to address the siting of schools in rural areas, and that any impacts associated with school siting are mitigated consistent with the State Environmental Policy Act. In addition, RCW 36.70A.211 states that a school sited under this law may not be included in the district's calculations for school impact fees, nor receive funding from this source. If Pierce County chooses to site schools under RCW 36.70A.211, RCW 36.70A.212 requires school districts within the county to participate in Pierce County's next periodic comprehensive plan update. RCW 36.70A.211 expires June 20, 2031.¹² The 2019 County Amendments include revising rural school policies consistent with the State legislation under the GMA.¹³

¹¹ 2017 School Siting Law FAQs published by the Washington State Department of Commerce in April 2018

¹² 2017 School Siting Law FAQs published by the Washington State Department of Commerce in April 2018

¹³ PCC Ch. 18A.43 (Siting Rural Schools)

Figure 5 – Sumner-Bonney Lake School District and Urban Growth Area Boundaries



7. CAPITAL PROJECTS & FUNDING

The District's 2021-2027 Capital Projects & Finance Plan is provided in Table 7 at the end of this Chapter. It shows capital improvement projects planned for next six years and their estimated costs and funding sources. The capital projects are intended to meet the short-term needs discussed in Chapter 6. Funding sources available to the District are described below. The local funding sources listed in the capital projects and finance plan include bond revenue, impact fees and other District funds. Longer-term capital projects are still in early planning phases and estimated costs and funding sources have yet to be determined

Funding Sources

Funding of school facilities is secured from a number of sources, with the major sources being voter-approved bonds and levies. Other sources include State construction assistance funds, impact fees, mitigation fees or voluntary agreements associated with new development in the District, and the District's general funds. The District anticipates using a combination of these funding sources for needed longer-term capital projects discussed in Chapter 6.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60 percent voter approval is required to pass a bond. Bonds are then retired through the collection of property taxes. Voters approved a \$145.6 Capital Projects Bond in February of 2016. Funding from this bond will allow the District to build, expand and improve school facilities over the coming years.

Capital Levies

Levies may be used to fund capital improvements. Levies may have a duration of up to 6 years. A 50 percent voter approval is required to pass a levy.

State Construction Assistance

The Washington State School Construction Assistance Program (SCAP) provides funding assistance to school districts that are undertaking a major new construction or modernization project. Projects must meet eligibility requirements based on age and condition for modernization and a need for more space for new construction. School districts are responsible for securing local funding for construction projects. If eligible, the State provides partial funding based on recognized project costs.¹⁴

Impact Fees & Voluntary Mitigation Agreements

The Washington State Growth Management Act authorizes the collection of school impact fees by cities and counties in connection with new residential development and the siting and expansion of schools. Pierce County and the cities of Bonney Lake, Edgewood and Sumner have

¹⁴ OSPI website on School Construction Assistance Program,
<http://www.k12.wa.us/SchFacilities/Programs/SchoolConstructionProjects.aspx>

adopted impact fee ordinances. In order to collect impact fees as authorized by these ordinances, the District must have a current capital facilities plan including impact fee calculations that has been adopted by Pierce County and the jurisdictions as part of their Comprehensive Plans. Pierce County annually reviews school district capital facilities plans for adoption, and the jurisdictions adopt the approved capital facilities plans by reference. The City of Pacific is the only jurisdiction in the District that has not adopted an impact fee ordinance. For this reason, the District may negotiate voluntary mitigation agreements to mitigate costs associated with the construction of new homes within the city.

Impact Fee Calculations & Student Generation Rates

The District's 2021 impact fee calculations are provided in Table 8 and Table 9 at the end of this Chapter. They were prepared by consultant RJH Solutions and meet requirements set forth in the Pierce County Code for school impact fees. The impact fee calculations are based on information contained in this plan as well as additional District information on capital improvement costs, student generation rates and bond rates, and information from OSPI and Pierce County on state funding assistance and property values.

Student generation rates are considered in the impact fee calculations because they help to predict the impact of new residential construction on student enrollment. The District regularly updates its student generation rates to ensure they are based on current information. They were updated in October 2019 by an experienced GIS specialist consultant, Cathy Walker, consultant using Pierce County data on student enrollment and on residential construction that took place within the District. The District's current student generation rates for single family residential construction for elementary, middle and high school are 0.403, 0.140 and 0.099 respectively. The rates for multi-family construction for elementary, middle and high school are 0.095, 0.043 and 0.033 respectively.

Additional Strategies

The District is committed to meeting future facility needs in a cost-efficient manner while maintaining quality educational services. The District will seek other potential funding sources and cost mitigation opportunities to the maximum extent to supplement its own financial resources. For instance, the District may pursue state or federal grant funds as they become available. The District also participates in the permit review processes of jurisdictions within its boundaries to ensure that its interests are considered when new developments are proposed that will generate additional students, and the District will continue to negotiate for the conveyance of school sites from developers. Additionally, the District modernizes facilities as funds become available. Modernized facilities can be designed to be more efficient in providing classroom space that meets current standards. They can also be designed to be more resource efficient, providing significant savings to the District's operating budgets as well as environmental benefits.

Table 7. 2021-2027 Capital Projects & Finance Plan

Sumner-Bonney Lake School District Capital Finance Plan: 2021-2027

Revenue Streams

Current Projects	Budget	Expenditures through 8/31/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	Estimated State	Estimated Local Share	Total Revenue
Emerald Hills Replacement	\$28,500,000	\$30,774,665	\$0						\$8,792,415	\$21,982,249	\$30,774,665
District-wide Security Upgrades	\$600,000	\$25,518	\$574,482							\$600,000	\$600,000
Sumner High School Phase 1	\$59,273,837	\$8,191,211	\$48,737,384	\$2,345,242					\$13,340,168	\$45,933,669	\$59,273,837
Mountain View Middle School Addition & Field Improvements	\$17,000,000	\$4,606,732	\$12,199,016	\$194,252						\$17,000,000	\$17,000,000
Land Acquisition	\$3,100,000	\$3,100,000	\$0							\$3,100,000	\$3,100,000
Total	\$108,473,837	\$46,698,126	\$61,510,882	\$2,539,494	\$0	\$0	\$0	\$0	\$22,132,583	\$88,615,918	\$110,748,502
Future Projects	Budget	through 8/31/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	Estimated State	Estimated Local Share	Total Revenue
Land: Elementary/Middle School	\$20,000,000					\$7,500,000	\$12,500,000			\$20,000,000	\$20,000,000
Portable Classrooms	\$1,500,000				\$1,000,000	\$500,000				\$1,500,000	\$1,500,000
BLHS Addition	\$20,000,000			\$1,000,000	\$13,000,000	\$6,000,000				\$20,000,000	\$20,000,000
New Elementary	\$50,000,000					\$24,000,000	\$25,000,000	\$1,000,000	\$11,500,000	\$38,500,000	\$50,000,000
Sumner HS (Master Plan Build Out)*	\$200,000,000			\$2,000,000	\$30,000,000	\$63,000,000	\$65,000,000	\$40,000,000		\$200,000,000	\$200,000,000
Total	\$291,500,000	\$0	\$0	\$3,000,000	\$44,000,000	\$101,000,000	\$102,500,000	\$41,000,000	\$11,500,000	\$280,000,000	\$291,500,000

Note: State match may vary depending on the number of unhoused students

*Non-Capacity Project

Table 8. Single Family Impact Fee Calculation

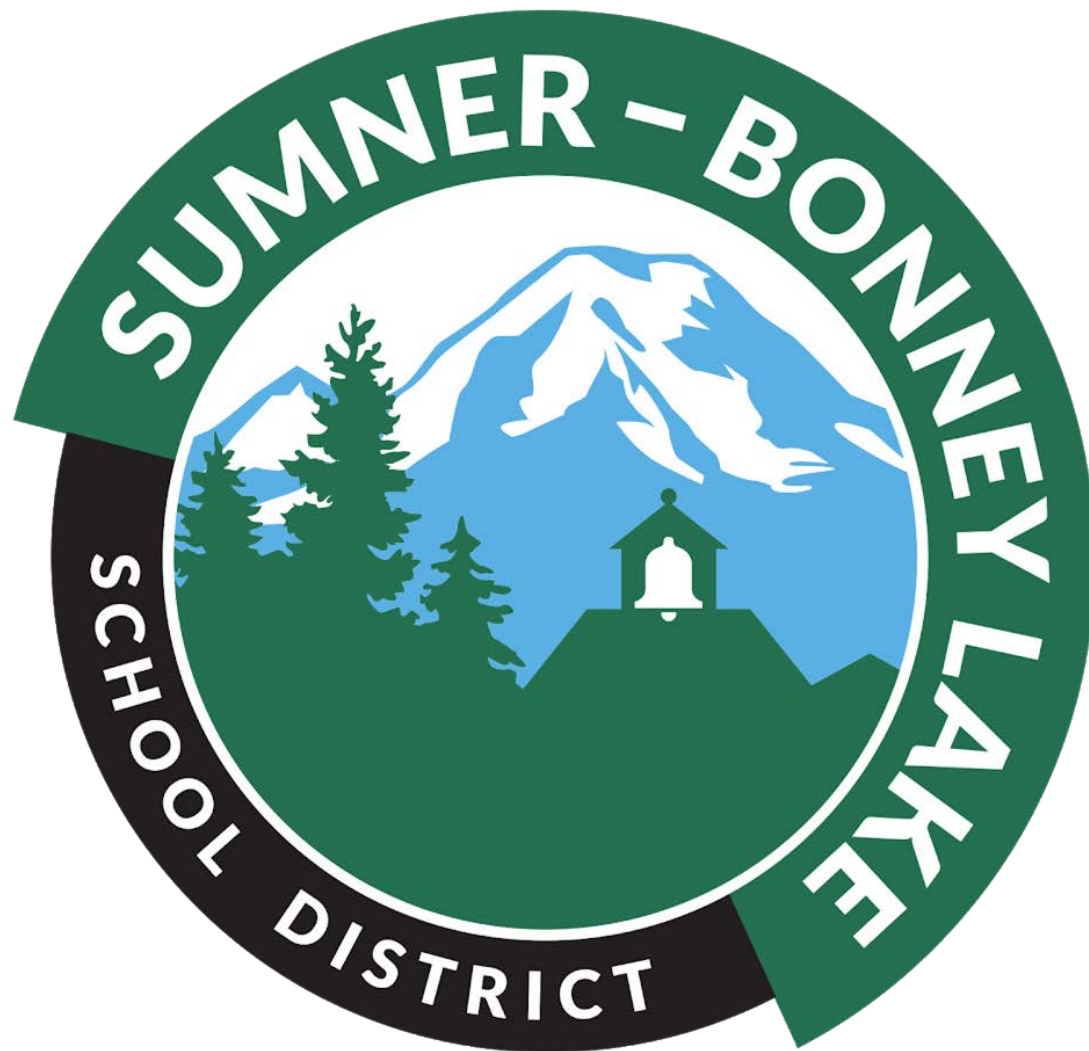
SITE ACQUISITION COSTS (A)	COST PER ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$500,000	15	550	0.403	\$5,495.45
Middle School	\$500,000	25	750	0.140	\$2,333.33
Senior High	\$3,100,000	2	400	0.099	\$1,534.50
Total					\$9363.29
CONSTRUCTION COSTS (B)	FACILITY COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$50,0000.00		550	0.403	\$36,636.36
Middle School	\$14,040.00		155	0.140	\$12,681.29
Senior High	\$60,000.000		545	0.099	\$10,899.08
Total					\$60,216.74
TEMPORARY FACILITY COSTS (C) (Double-Wide)	PURCHASING COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$600,000		23	0.403	\$10,513.04
Middle School	\$600,000		30	0.140	\$2,800.00
Senior High	\$600,000		30	0.099	\$1,980.00
Total					\$15,293.04
STATE MATCHING CREDIT (D)	BOECKH INDEX	SQ FT PER STUDENT	STATE MATCH	STUDENT FACTOR	TOTAL COST
Elementary	\$242.26	90	0.5851	0.403	\$5,141.14
Middle School	\$242.26	117	0.5851	0.140	\$2,321.80
Senior High	\$242.26	130	0.5851	0.099	\$1,824.28
Total					\$9,287.22
	PRESENT VALUE FACTOR	BOND LEVY RATE	ASSESSED VALUE OF UNIT	BOND INTEREST	TOTAL CREDIT
TAX PAYMENT CREDIT (TC)	9.767809	\$2.353	\$503,812	3.477%	\$11,334.24
NET COST (A+B+C-D)-TC					\$64,251.60
DISCOUNT IS 50%, RATE IS 0.50 IMPACT FEE PER UNIT (NET COST-TC)*DISCOUNT RATE)					\$32,125.80
LESS OTHER CREDITS (FC)					0
NET IMPACT FEE PER UNIT					\$32,125.80

Note: High School Site Acquisition reflects property needs at SHS.

Table 9. Multi-family Family Impact Fee Calculation

SITE ACQUISITION COSTS (A)	COST PER ACRE	NUMBER OF ACRES	NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$500,000	15	550	0.095	\$1,295.45
Middle School	\$500,000	25	750	0.043	\$716.67
Senior High	\$3,100,000	2	400	0.033	\$511.50
Total					\$2,523.62
CONSTRUCTION COSTS (B)			NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$50,000,000		550	0.095	\$8,636.36
Middle School	\$14,040,000		155	0.043	\$3,894.97
Senior High	\$60,0000,00		545	0.033	\$3,633.03
Total					\$16,164.36
TEMPORARY FACILITY COSTS (C)	PURCHASING COST		NUMBER OF STUDENTS	STUDENT FACTOR	TOTAL COST
Elementary	\$600,000		23	0.095	\$2,478.26
Middle School	\$600,000		30	0.043	\$860.00
Senior High	\$600,000		30	0.033	\$660.00
Total					\$3,998.26
STATE MATCHING CREDIT (D)	BOECKH INDEX	SQ FT PER STUDENT	STATE MATCH	STUDENT FACTOR	TOTAL COST
Elementary	\$242.26	90	0.5851	0.095	\$1,211.93
Middle School	\$242.26	117	0.5851	0.043	\$713.13
Senior High	\$242.26	130	0.5851	0.033	\$608.09
Total					\$2,533.15
	PRESENT VALUE FACTOR	BOND LEVY RATE	ASSESSED VALUE OF UNIT	BOND INTEREST	TOTAL CREDIT
TAX PAYMENT CREDIT (TC)	9.7705	\$2.353	\$552,298	3.477%	\$12,428.49
NET COST (A+B+C-D)-TC					\$7,724.60
DISCOUNT IS 50%, RATE IS 0.50 IMPACT FEE PER UNIT (NET COST-TC)*DISCOUNT RATE)					\$3,862.30
LESS OTHER CREDITS (FC)					0
NET IMPACT FEE PER UNIT					\$3,862.30

Note: High School Site Acquisition reflects property needs at SHS.



CAPITAL FACILITY PLAN 2021-2027

Presentation to:
City of Edgewood

Superintendent: Dr. Laurie Dent

AGENDA



Enrollment Projections



Future Growth



Current Projects/Future Needs



Budget



Impact Fees



Next Steps

ABOUT US

The Sumner-Bonney Lake School District encompasses areas within the cities of Bonney Lake, Edgewood, Pacific and Sumner, and unincorporated Pierce County.

- 9 Elementary Schools & 1 Sumner Early Learning Center
- 3 Middle Schools
- 2 High Schools
- 1 Alternative High School Program
- 2 Performing Arts Centers
- A Community Swimming Pool and Support Facilities

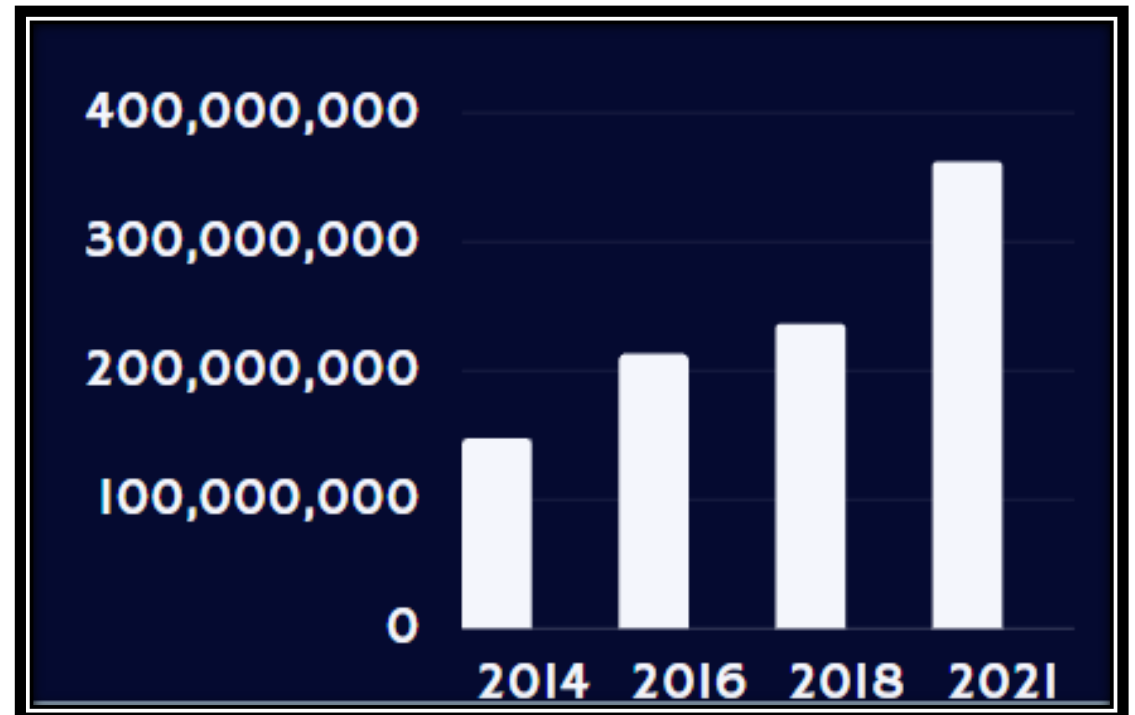
SBLSD serves ~10,000 students

WE ARE A GROWING DISTRICT

- A record high in 2020 for new construction growth of \$268MM
- A new record high in 2021 for new construction growth of \$361MM



- \$ 2 Billion New Construction Growth Since 2014



Future Needs:

Potential for increased enrollment associated with three large developments within district boundaries (white line):

- Tehaleh
- Falling Water
- Plateau 465 (planned)

Residential Units = ~13,000
Student Generation = ~4300



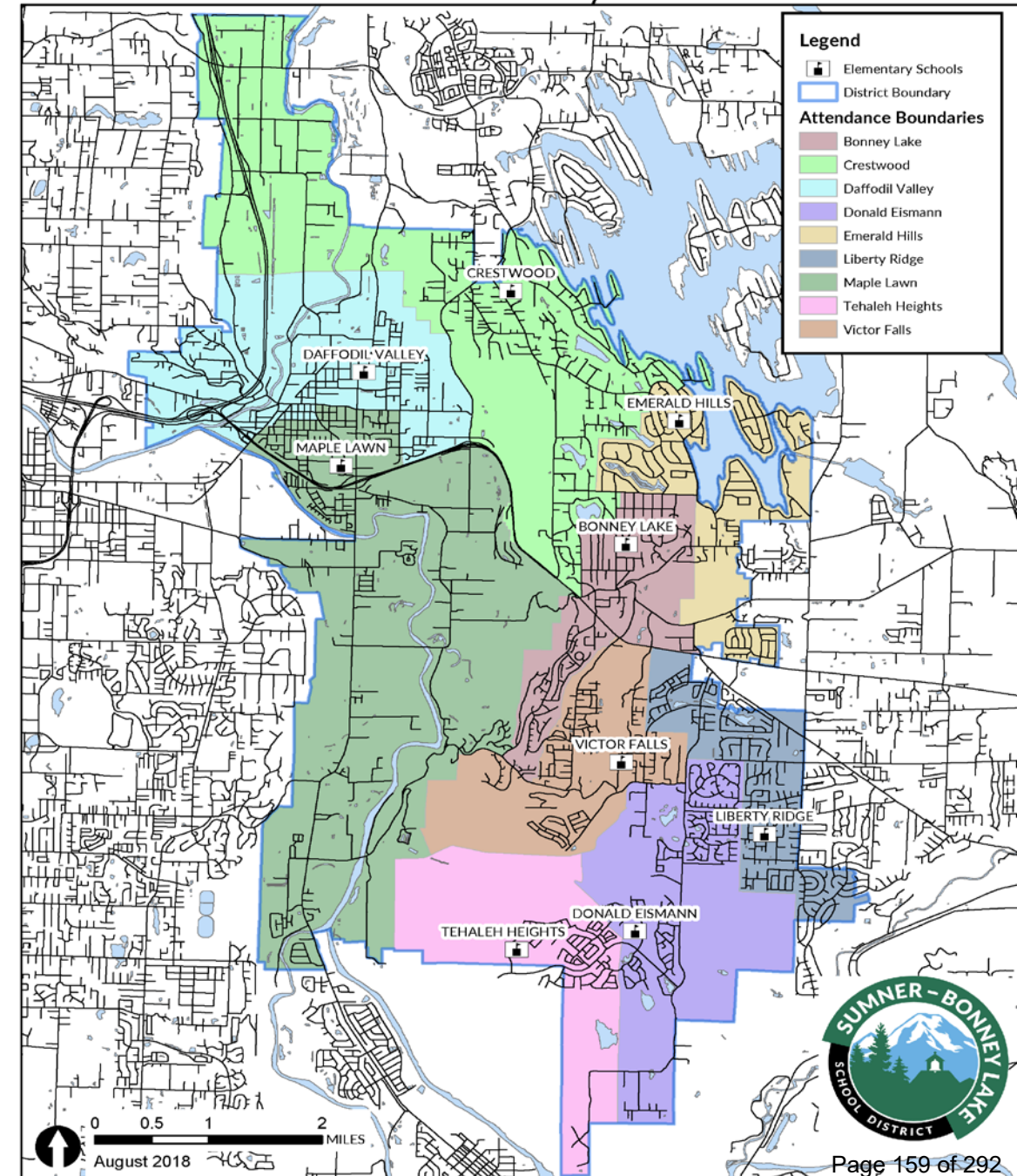
Grade	2021	2022	2023	2024	2025	2026	Change (2021 to 2026)
Kindergarten	731	719	729	719	722	734	3
Grade 1	737	747	740	749	743	748	11
Grade 2	766	760	771	765	774	773	7
Grade 3	771	785	779	791	785	800	29
Grade 4	747	787	802	798	811	810	63
Grade 5	737	769	812	829	825	843	106
Grade 6	734	757	791	836	854	854	120
Grade 7	796	749	773	809	855	879	83
Grade 8	806	814	767	792	830	883	77
Grade 9	942	957	959	897	918	954	12
Grade 10	792	913	930	933	873	896	104
Grade 11	666	698	807	823	827	776	110
Grade 12	598	630	662	766	782	789	191
Total	9,823	10,085	10,322	10,507	10,599	10,739	1105
Total K-5	4,489	4,568	4,634	4,649	4,661	4,708	219
Total 6-8	2,336	2,320	2,331	2,437	2,539	2,616	280
Total 9-12	2,998	3,198	3,358	3,419	3,400	3,414	417

OVERALL
ENROLLMENT
IS STRONG

City of Edgewood – Student Enrollment

CRESTWOOD ELEMENTARY	2
DAFFODIL VALLEY ELEMENTARY	20
EMERALD HILLS ELEMENTARY	2
LAKERIDGE MIDDLE SCHOOL	2
LIBERTY RIDGE ELEMENTARY	1
MAPLE LAWN ELEMENTARY	16
MOUNTAIN VIEW MIDDLE SCHOOL	1
SUMNER EARLY LEARNING CENTER	7
SUMNER HIGH SCHOOL	39
SUMNER MIDDLE SCHOOL	21
TEHALEH HEIGHTS ELEMENTARY	2
Grand Total	113

Sumner School District Elementary Attendance Boundaries



FUTURE NEEDS DUE TO ENROLLMENT and GROWTH

Short Term

- Sumner High School Project, Phase 1
- Property acquisition for future elementary school and middle school
- New portable classrooms, as needed

Long Term

- Capacity addition with site development improvements to Bonney Lake High School
- Expansion of capacity at elementary school and/or construction of elementary school
- Expansion of capacity at middle school and construction of middle school
- Acquisition of land for elementary, middle and potential expanded/additional high school facilities

CURRENT PROJECTS

- Modernization and Expansion of Sumner High School Phase 1 of Master Plan Project
- Expansion of Mountain View Middle School for additional capacity and interior and exterior upgrades



BUDGET

Sumner-Bonney Lake School District Capital Finance Plan: 2021-2027

Revenue Streams

Current Projects	Budget	Expenditures through 8/31/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	Estimated State	Estimated Local Share	Total Revenue
Sumner High School Phase 1	\$59,273,837	\$8,191,211	\$48,737,384	\$2,345,242					\$13,340,168	\$45,933,669	\$59,273,837
Mountain View Middle School Addition & Field Improvements	\$17,000,000	\$4,606,732	\$12,199,016	\$194,252						\$17,000,000	\$17,000,000
Land Acquisition	\$3,100,000	\$3,100,000	\$0							\$3,100,000	\$3,100,000
Total	\$79,373,837	\$15,897,943	\$60,936,400	\$2,539,494	\$0	\$0	\$0	\$0	\$13,340,168	\$66,033,669	\$79,373,837
Future Projects	Budget	through 8/31/2021	2021/2022	2022/2023	2023/2024	2024/2025	2025/2026	2026/2027	Estimated State	Estimated Local Share	Total Revenue
Land: Elementary/Middle School	\$20,000,000					\$7,500,000	\$12,500,000			\$20,000,000	\$20,000,000
Portable Classrooms	\$1,500,000				\$1,000,000	\$500,000				\$1,500,000	\$1,500,000
BLHS Addition	\$20,000,000			\$1,000,000	\$13,000,000	\$6,000,000				\$20,000,000	\$20,000,000
New Elementary	\$50,000,000					\$24,000,000	\$25,000,000	\$1,000,000	\$11,500,000	\$38,500,000	\$50,000,000
Sumner HS (Master Plan Build Out)*	\$200,000,000			\$2,000,000	\$30,000,000	\$63,000,000	\$65,000,000	\$40,000,000		\$200,000,000	\$200,000,000
Total	\$291,500,000	\$0	\$0	\$3,000,000	\$44,000,000	\$101,000,000	\$102,500,000	\$41,000,000	\$11,500,000	\$280,000,000	\$291,500,000

Note: State match may vary depending on the number of unhoused students

*Non-Capacity Project

IMPACT FEES: Growth Pays for Growth

- Even though City of Edgewood represents a small portion of the SBLSD, it's important for school districts to collect fees from all jurisdictions. The District's calculated need is:

Single family impact fee	\$32,126
Multi-unit impact fee	\$3,862

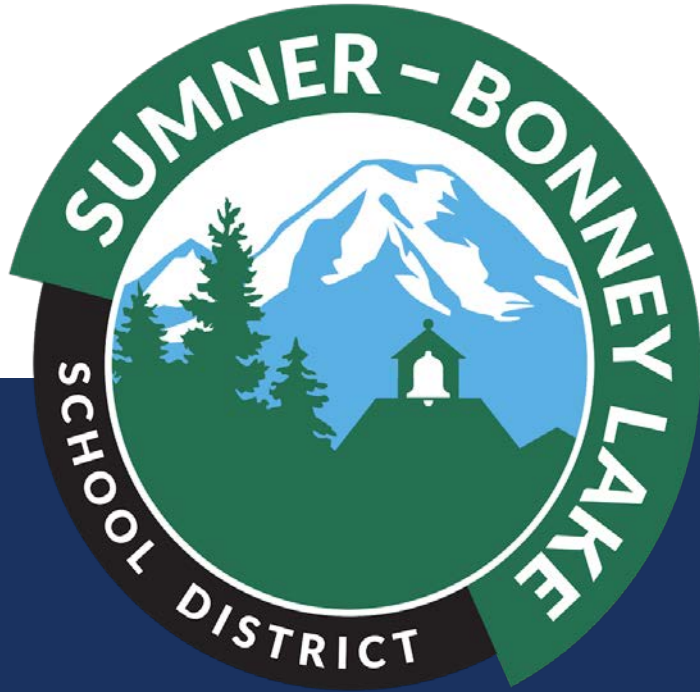
- Pierce County, Bonney Lake, and Sumner update school impact fees on an annual basis. Bonney Lake and Sumner update their fees based upon Pierce County's fee schedule. Pierce County's 2022 fees are:

Single family impact fee	\$4,200
Multi-unit impact fee	\$2,230

Impact Fees

Table below represents impact fees collected over the past 4 years

Description	Aug-18	Aug-19	Aug-20	Aug-21
IMPACT FEES-Pierce County	55,951	225,825	246,760	130,535
IMPACT FEES-Sumner	100,230	239,796	72,529	275,230
IMPACT FEES-Bonney Lake	46,620	81,680	150,800	76,254
IMPACT FEES-Edgewood	7,000	5,446	0	0
IMPACT FEES-Tehaleh	965,144	765,255	877,011	1,733,700
	1,174,945	1,318,002	1,347,100	2,215,719



Thank you

CAPITAL FACILITIES PLAN 2021 – 2027



integrus
architecture

**BOARD ADOPTED
JULY 26, 2021**

FIFE SCHOOL DISTRICT NO. 417

Serving Fife, Milton, Edgewood, King County, and Pierce County

FIFE SCHOOL DISTRICT NO. 417

5802 20 STREET EAST
TACOMA WA 98424-2000

School Board Members

Chelsea Bjorkman
Iesha Kidd
Jennifer Mayhew
Cheryl Reid-Simons
Kimberly Yee

Kevin Alfano, Superintendent
Ben Ramirez, Assistant Superintendent
Jeff Nelson, Assistant Superintendent Teaching, Learning & Innovation
Kari Harris, Assistant Superintendent Business Services

Fife High School, 5616 20th St E, Tacoma WA 98424

Principal: Brandon Bakke
Assistant Principal: Doug Gonzales
Assistant Principal: Paige Carroll

Columbia Junior High School, 2901 54th Ave E, Tacoma WA 98424

Principal: Mark Robinson
Assistant Principal: Chris Lezcano

Surprise Lake Middle School, 2001 Milton Way, Milton WA 98354

Principal: Mark Beddes
Assistant Principal: Megan Gallwas

Fife Elementary School, 5804 20th Street East, Tacoma, WA 98424

Principal: Amy Mittelstaedt
Assistant Principal: David Pogson
Assistant Principal: Stephanie Salazar

Alice V. Hedden Elementary School, 11313 8th Street East, Edgewood WA 98372

Principal: Don Sims
Assistant Principal: Jill Dornan

Discovery Primary School, 1205 19th Ave, Milton WA 98354

Principal: Julie Bartlett
Assistant Principal: Sarah Edwards

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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2020) more than 22,870 people are estimated to reside within the 10 square miles of the district boundaries.

The District currently educates nearly 3,800 students of a diverse and growing population. As a proud member of the Schlechty Center’s Standard Bearer Network, the employees, teachers, and community work toward the success of each individual student. Due to the growing population, the Fife School District elects to prepare a Six-Year Capital Plan.

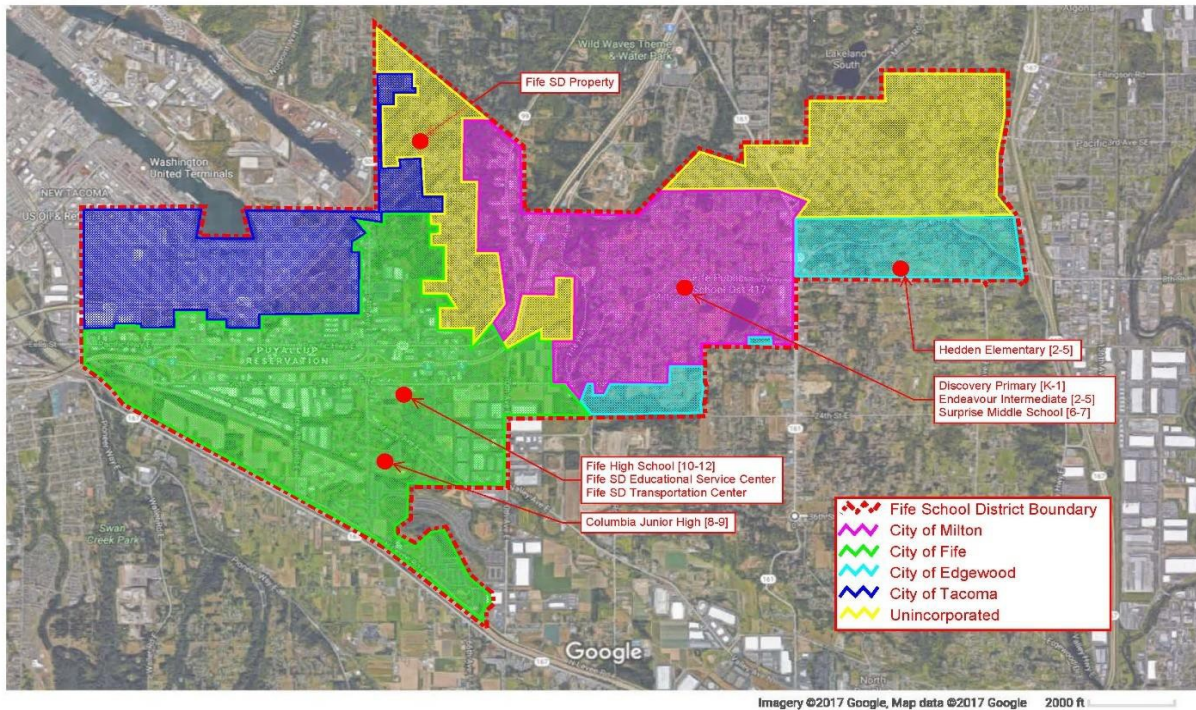
The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains a six-year capital facilities plan, enrollment projections, standard of service, and overall capacity. Additional information is included to support the capital plan for the various comprehensive plans in the Fife School District.

As a component of the Six-Year Capital Facilities Plan, the District has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As the District encompasses more than one jurisdiction, many aspects of information reside in multiple places and for the purposes of this plan are integrated into one data set. In addition, the District has historically seen significant growth due to its standards of service, dedication to its community, and location near to Tacoma and Seattle. As such, the Six-year Capital Facilities Plan, updated and adopted annually by the District’s Board of Directors, continues to adjust to the changing needs of the community it serves.

BACKGROUND

District Introduction

The Fife School District encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. The boundaries of the District do not coincide with any single municipality or government boundary.



The District currently educates 3,778 students (October 2020). Like all school districts in our area, the global pandemic impacted 2020-21 enrollment and resulted in a decline in enrollment. With the return to in-person learning we anticipate that enrollment will stabilize and return to projected growth levels over the six year planning period.

As a proud member of the Schlechty Center’s Standard Bearer Network, the District works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

The Fife School District includes six schools under the following grade level configurations:

- Pre-kindergarten for special needs through first grade at Discovery Primary School
- Second through fifth grades at Endeavour Intermediate School and Alive V. Hedden Elementary School
- Sixth through seventh grades at Surprise Lake Middle School
- Eighth through ninth grades at Columbia Junior High School
- Tenth through twelfth grades at Fife High School

Capital Plan Introduction

The Fife School District Six-Year Capital Facilities Plan is prepared in compliance with the Growth Management Act (RCW 36.70A) for the counties of King and Pierce and the municipalities of Edgewood, Fife, and Milton for the purposes of collecting impact fees. The Capital Facilities Plan contains the following elements:

- Standard of Service
- Facilities Inventory
- Enrollment Projections
- Current Capacity
- A Six-Year Capital Improvement Plan
- Recommended School Impact Fees

Additional information is included to support the capital plan and for the various comprehensive plans in the Fife School District.

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. To collect impact fees, a local jurisdiction must have adopted a GMA school impact fee ordinance, and must adopt the District's Capital Facilities Plan as a component of its comprehensive plan. The District will utilize the State Subdivision Act and the State Environmental Protection Act (SEPA) to collect mitigation fees in those jurisdictions where there is no GMA impact fee ordinance.

STANDARD OF SERVICE

Fife School District is committed to providing “...an engaging and safe environment where learning is linked to life” (Fife Public Schools Mission Statement). As a Standard Bearer district, Fife is a leader in school reform and is committed to giving all students the “...opportunity to be engaged in high quality student work, support and encouragement as they progress in our learning system” (Fife Public Schools Strategic Plan Adopted 2015). As part of the District’s commitment to a high standard of learning, each school building develops a School Improvement Plan identifying the strategic goals of the building as well as their alignment to the District’s strategic plan.

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the District is able to set this standard at approximately 17-25 students per class, with first priority at the primary grade levels (K – 3). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

Every year, the District’s Board of Directors adopts its annual budget approving the number of teachers to meet the target class sizes. The District budgets to maximize support from Washington State according to the formulas of RCW 28A.150.260. Due to growth in the District, some class sizes are larger than the District’s target to accommodate incoming students.

ELEMENTARY SCHOOLS

There are currently three elementary schools in the District serving special needs pre-kindergarten, kindergarten and first grades in Discovery Primary, and second through fifth grades in Hedden Elementary and Endeavour Intermediate. As noted earlier, the District’s standard of service aims to keep class sizes for elementary students small ranging from 17-25 students per a class with a prioritization on kindergarten through fourth grades being closer to 17 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

The District plans to reorganize its elementary schools following the opening of the new Fife Elementary School in the fall of 2021. Discovery Primary will move to a pre-kindergarten through second grade, and Hedden Elementary School will serve grades three through five. Fife Elementary School will serve grades kindergarten through fifth grade. Endeavor Elementary School will close for K-12 instruction and will be used for District Administration.

MIDDLE SCHOOL AND JUNIOR HIGH

The basic education programs for the middle school and junior high school are similar in many of their components including mathematics, science, language arts, health, and physical education. The District's standard of service for middle and junior high schools tries to keep the class sizes to approximately 25 students.

FIFE HIGH SCHOOL

Fife High School aims to maintain a standard of service that has twenty-five or less students in each classroom depending on the subject taught. The current grade configuration of the school is tenth through twelfth grades with ninth grade at Columbia Junior High. There is consideration of the district to reconfigure the grades in the future to a comprehensive ninth through twelfth grade high school. Any changes as a result of this will be included in future plans.

CAPITAL FACILITIES INVENTORY

The Growth Management Act (GMA) (RCW 36.70A.020) states as a goal to “...ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.” The Capital Facilities Inventory identifies the existing facilities providing services for the Fife School District. Facility capacity and projections are addressed in the Capacity and Space Needs section.

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)	Building Area (square feet)	Portable Area (square feet)	Program Capacity (excluding portables)
Discovery Primary School	K-1 + Special Needs Pre-K	7.045	57,047	8,960	409
Alive V. Hedden Elementary	2-5	14.89	51,673	3,564	475
Endeavour Intermediate School	2-5	7.045	54,058	1,792	520
Surprise Lake Middle School	6-7	17.23	72,176	3,584	650
Columbia Junior High School	8-9	34.40	92,000	3,544	560
Fife High School	10-12	28.86	140,193	4,480	695
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

Information Required by Pierce County

Discovery Primary School (grades K-1 and preschool)
1205 – 19th Avenue, Milton, WA 98354
Built new and opened in 1992.

Alice V. Hedden Elementary School (grades 2-5)
11313 8th Street East, Edgewood, WA 98372
Built new and opened in 2001.

Endeavour Intermediate School (grades 2-5)
1304 17th Avenue, Milton, WA 98354
Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.
Will close at the end of the 2020-21 school year and be converted to District Administration use.

Fife Elementary School

5804 20th Street East, Tacoma, WA 98424

(grades K-5)

Will open for instruction in the fall of 2021 as new construction.

Surprise Lake Middle School

(grades 6-7)

2001 Milton Way, Milton, WA 98354

Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998. New replacement structure opened in fall 2020.

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

Built new and opened in 2003. Performing arts auditorium, sports and athletic complex completed in 2004.

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

Originally constructed in 1930 with additional buildings and space added in 1949, 1956, 1958, 1960, 1961, 1970 and modernization in 1975. Some demolition, extensive modernization and addition completed in 1995. *New addition will open in spring 2021.*

Transportation Center

5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center

5802 20th Street East, Tacoma, WA 98424

Located in a portion of the old Fife Elementary School. Modernized in 1997.

**In the summer of 2021, the ESC will move to the former Endeavor Intermediate School facility. The new address will be 1720 Oak Street, Milton, WA 98354.*

ENROLLMENT PROJECTIONS

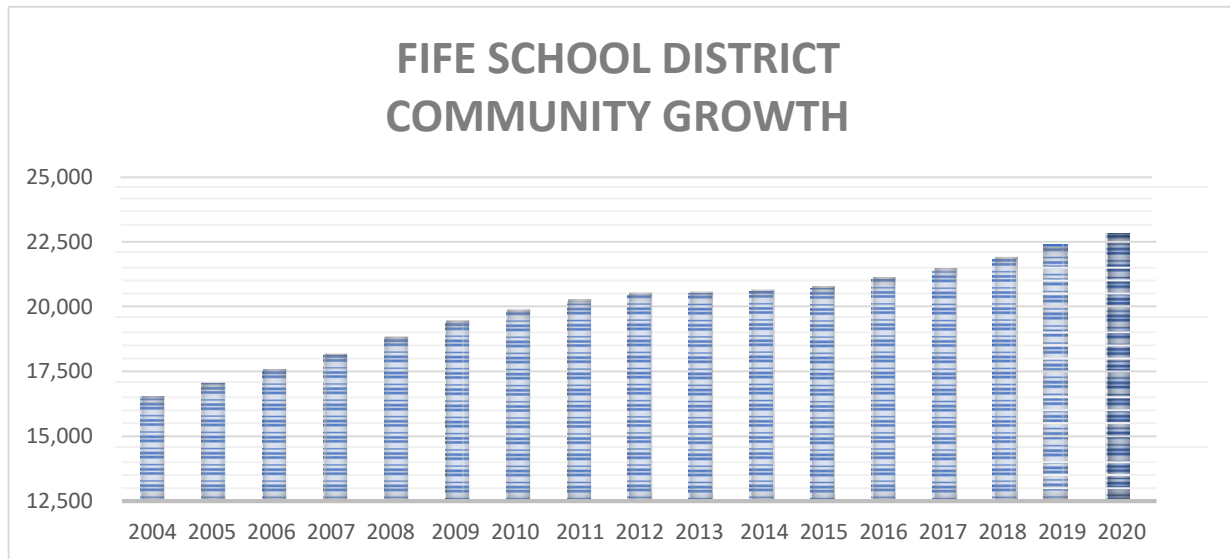
The District incorporates the Office of the Superintendent of Public Instruction's (OSPI) Cohort Survival Method as well as estimated birth rates to project student enrollment. These methods are widely used across the state and nationally and are recognized as providing accurate short-term projections. The method does not incorporate real-time population changes and the Fife School District resides within one of the fastest growing regions nationally. As such, actual student enrollment frequently exceeds the projected enrollment.

The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using the October headcount for each grade to project the enrollment in the next grade for the next year. For example, the average ratio over the past five years for second grade is multiplied by the current first grade class to project the enrollment when they enter the second grade.

The Cohort Survival Method needs to be adjusted to account for changes in migration of new students moving into the District. To anticipate enrollment impacts from students moving into the District, comprehensive plans and population statistics from the counties and cities in and surrounding the District are compared to the projected student enrollment from the Cohort Survival Method to develop modified enrollment projections. Due to the District's unique geography covering parts of three cities and two counties, no single source of current information is available. The Office of Financial Management (OFM) provides a school district Small Area Estimate Program (SAEP), estimated historical population counts by school district, as well as estimated historical population counts by cities and counties. These estimates are approximations and may have an error rate of 5-15% for every 1,000 in population. However, this information is useful to indicate trends in growth.

According to the school district SAEP, Fife School district grew by approximately 11.8% between 2010 and 2020. Growth in recent years is at approximately 1.4% per year.

Graph 1 – Fife School District Historical Community Growth



OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2012 and 2020, Fife grew 10.11%. During the same time periods, Milton grew 13.38% and Edgewood grew 17.08%. The State change in population during the same time period grew 10.45%

In addition to a retrospective look at population growth and trends, OFM provides population projections every five years by county. In 2017 these projections were updated and show Pierce County increasing 13.43% in ten years and 23.71% in twenty years. This is slightly higher than the state which is projected to increase 12.89% in ten years, and 23.63% in twenty years. The Cohort Survival Method's annual average increase in enrollment projections falls within a 1-2% growth range, however, actual population growth is outpacing these projections.

Another factor in considering population growth and therefore continued School District enrollment growth is the availability of buildable lands for housing units. Pierce County, in partnership with each city, updated the buildable land report in 2014. At that time, it was estimated that the communities within the Fife School District have the capacity to accommodate 7,527 housing units including an adjusted developable land capacity for Edgewood as described in its most recent comprehensive plan (2015). The 2021 update to the Pierce County buildable land report is currently underway and relevant information will be included in the next update to this CFP.

Birth rate data from the surrounding area is used to predict elementary enrollment since there is no existing cohort.

Enrollment projections are updated annually using the most recent headcount reported to OSPI and modified as identified above. Table 2 below identifies the District's current projected enrollment through the 2026-27 school year. The school district provides pre-kindergarten services to their special

needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.

Table 2 – Enrollment Projections

							Projected Enrollment					
	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Pre-K Special Needs	54	50	62	67	68	70	71	73	74	75	75	75
KINDERGARTEN	252	277	295	266	292	252	263	274	286	298	311	324
GRADE 1	318	270	279	313	266	286	260	271	283	295	308	321
GRADE 2	277	294	273	300	305	258	287	261	272	284	296	309
GRADE 3	292	277	302	275	308	282	265	295	268	280	292	304
GRADE 4	279	287	294	298	289	313	286	268	299	272	284	296
GRADE 5	262	290	286	285	294	274	316	289	271	302	275	287
GRADE 6	292	280	314	289	209	299	284	328	300	281	314	285
GRADE 7	293	280	285	312	288	285	300	285	329	301	282	315
GRADE 8	284	306	288	276	317	282	289	305	289	334	306	286
GRADE 9	267	284	304	281	293	331	281	288	304	288	333	305
GRADE 10	303	268	288	318	285	273	341	290	297	313	297	343
GRADE 11	231	290	270	259	299	268	266	332	282	289	305	289
GRADE 12	240	210	280	234	245	274	256	254	317	270	276	291
Total	3644	3663	3820	3773	3847	3747	3765	3813	3853	3882	3954	4030

*Projections are based on the OSPI Cohort Survival Method as modified to consider current growth assumptions. Kindergarten class and pre-kindergarten special needs uses the average birth-rate.

CAPACITY AND SPACE NEEDS

The student population and needs have changed over the years requiring flexibility in the programmatic use of spaces. The district takes into account several factors when determining its capacity and space needs.

- Standard of service by elementary, middle, and high school.
- Number of teachers currently and projected to be assigned under the district’s standard of service.
- Planned capacity of a facility when originally built or after the last major remodel.
- Programmatic uses within a facility that may or may not align with the original intended use of the space.
- Number of classrooms needed to meet the basic education programmatic needs within each school.

Special programs significantly affect school capacity by the need for separate space, scheduling accommodations, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

The projected capacity and space needs utilizes the count of classrooms from the original built floor plans or latest major renovation less any spaces modified to accommodate program changes that remove the classroom from its intended use. For example, Discovery Primary School did not originally plan for three special education classrooms and other core services which removed six rooms from its planned built capacity. Program capacity assumes a standard level of service as adopted by the school district during their annual budget approval process while also trying to maximize state allocations of support.

The district aims to keep class sizes at a headcount between 17-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

	Current State Allocation	Target by Legislature	Target in high poverty districts
Grades K-3	17.00	17.0	15.0
Grades 4	27.00	25.0	22.0
Grades 5-6	27.00	25.0	23.0
Grades 7-8	28.53	25.0	23.0
Grades 9-12	28.74	25.0	23.0

*Full-time equivalent students per teacher

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2020 Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	608	(199)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Endeavour Intermediate^	29	530	1	(10)	520	606	(86)	2	44	Special ed.
Alive V. Hedden Elementary	27	485	1	(10)	475	521	(46)	4	88	Special ed.
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	650	2	(20)	610	584	26	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	613	(53)	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	815	(120)	5	110	Special ed.
TOTAL	183	3335	15	(166)	3169	3747	(578)	29	638	

*Includes special needs pre-kindergarten students in enrollment headcount due to their impact on the programmatic space within Discovery Primary.

^Will close at the end of the 2020-21 school year and be converted to District Administration as the new Fife Elementary School opens.

SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (2020-2026)

The District's voters approved a \$176.3 million general obligation construction bond in February 2018. The projects below will be funded from the bond proceeds, as well as state matching funds, and other resources including impact fees.

- **New Surprise Lake Middle School:** This is a replacement of the existing middle school due to the age and deterioration of the facility. The new capacity of the facility is 650-students and is intended to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High. The Fife High School addition and modernization is intended to provide for possible grade reconfiguration to include capacity for ninth grade, currently at Columbia Junior High, and growth for tenth through twelfth grades. The grade reconfiguration as part of both projects, Surprise Lake and Fife High, provides capacity for grades sixth through twelfth throughout the three schools. Grade reconfigurations are not included as part of this plan, and will be discussed in future capital facilities plans if applicable.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition will be placed on the west side of the high school campus. These additional classrooms will provide for an estimated increase of 330 students.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the District Educational Service Center will need to be relocated. Following the opening of the new Fife Elementary School, the District plans to close Endeavor Intermediate School to K-12 instruction and move the Educational Service Center to that location.
- **New Elementary School:** Fife Elementary School is planned for opening in the fall of 2021 to accommodate student growth. The new school is proposed to accommodate 825 students. The new elementary school will be located in the City of Fife on current school district property where Fife High School and the Educational Services Center is located.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the District will readjust attendance boundaries and grade configurations so that Discovery Primary serves special needs prekindergarten through second grade, Hedden Elementary will serve grades three through five, and the new Fife Elementary will serve kindergarten through fifth grade.

While addressing these capital facility projects, it is important to note there continues to be a gap in the available spaces and the programmatic needs to accommodate the continually growing

student population. In the interim, spaces may need to be renovated or additional relocatable classrooms added to meet needs.

Mid – and Long-term (2026+)

The District is in process of developing a long-range capital facilities plan. The outcome will be an incremental plan to achieve the following goals.

- Create an environment where all students are being prepared for college, career, and life.
- Continue to provide a safe and engaging environment for students to learn.
- Align the School District’s Strategic Plan, Building Strategic Plans, and Capital Plan for continued educational excellence for all students.
- Expand Science, Technology, Engineering, Arts, and Mathematics educational opportunities.
- Reduce the number of transitions between schools.
- Reduce the need for relocatable classrooms.
- Maximize existing properties for future development.

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of May 2021 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

In addition, an allowance for site costs, interior improvements, furniture, and other related expenses are included in the projected project costs. The amounts below do not include any additional finance costs that would result in a bond and/or state match different from what is displayed.

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Surprise Lake Middle School	\$ 62,956,152	114,000	650
PHASE IA	Relocate Educational Service Center (Endeavor EI)	\$ 18,227,155	17,500	
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 10,524,063		
PHASE II	New Fife Elementary School	\$ 78,495,790*	105,751	825
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 28,747,734*	29,000	330
		\$ 198,950,894		

*Project used to calculate school impact fees using estimated construction costs.

IMPACT FEES

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. New capacity projects at all grade levels are growth-related. For purposes of this update, the District is using the new Fife Elementary School project and the Fife High School addition to calculate its school impact fees.

Included in the calculation are Student Generation Rates (SGR). These are the number of students expected to come from each housing unit within these new developments. In May 2020 the district hired a consultant to update the Student Generation Rates. The consultant's analysis was performed in compliance with applicable code provisions. The analysis involves comparing student street addresses with street addresses from new residential development within the previous five year period to identify current students living at new housing units. The data is aggregated to show the number of students per grade grouping for each type of residential development. Student generation rates are calculated by dividing the number of students living at new housing units by the total number of new housing units for different categories. The 2020 study shows fairly consistent student generation rates between the 2019 study and the 2020 study, with some continuing slight decreases in the multi-family student generation rate. The district believes, however, this decrease is temporary based upon known multi-family development and will monitor this rate with annual updates to the Capital Facilities Plan. The District plans to commission a new student generation rate study in the next CFP update and is continuing to use the 2020 study in this update. The student generation rates are shown on Table 6 in the Appendix

Impact fees for Fife School District are shown on Table 6. Based on current calculations, the single-family rate is calculated at \$4,541. The multiple-family rate is calculated at \$822.

APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

2020 Fife Public Schools Student Generation Rates		
	Single Family	Multifamily
Elementary (K through 5)	.212	.081
Middle School (6 through 9)	.147	.053
High School (10 through 12)	.116	.030
Total	.476	.165

*Totals may not balance due to rounding.
Complete student generation rate analysis on file with the District.*

Table 6 – School Impact Fee Calculation

School Site Acquisition Cost:							
((Acres x Cost per Acre) / Facility Capacity) x Student Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	10.00	\$0	825	0.212	0.081	\$0	\$0
Middle	30.00	\$0	650	0.147	0.053	\$0	\$0
High	30.00	\$0	330	0.116	0.030	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	92.92%	\$ 58,871,843	825	0.212	0.081	\$14,057	\$5,371
Middle	95.84%	\$ -	650	0.147	0.053	\$0	\$0
High	96.90%	\$ 21,560,801	330	0.116	0.030	\$7,344	\$1,899
						\$21,401	\$7,270
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	7.08%	\$ -	20	0.212	0.081	\$0	\$0
Middle	4.16%	\$ -	25	0.147	0.053	\$0	\$0
High	3.10%	\$ -	25	0.116	0.030	\$0	\$0
					TOTAL	\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	53.29%	0.212	0.081	\$2,422	\$925
Middle	\$ 238.22	108	0.00%	0.147	0.053	\$0	\$0
High	\$ 238.22	130	0.00%	0.116	0.030	\$0	\$0
					TOTAL	\$2,422	\$925
Tax Payment Credit:						SFR	MFR
Average Assessed Value						\$391,399	\$185,922
Capital Bond Interest Rate						2.44%	2.44%
Net Present Value of Average Dwelling						\$3,436,194	\$1,632,258
Years Amortized						10	10
Property Tax Levy Rate						\$2.88	\$2.88
Present Value of Revenue Stream						\$9,896	\$4,701
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$21,401	\$7,270		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$2,422)	(\$925)		
Tax Payment Credit				(\$9,896)	(\$4,701)		
FEE (AS CALCULATED)				\$9,083	\$1,644		
50% LOCAL SHARE				\$4,541	\$822		

**Capital Finance Plan Projects and Financing Plan
Sources and Uses of Funds**

APPENDIX Table 7 – Sources and Uses of Funds

Sources/Uses	2020-2029
Sources of Funds:	
Existing Revenue:	419,000
New Revenue:	
Bonds, Approved	176,300,000
State Match	19,505,114
Impact Fees	1,866,454
Total Source of Funds:	198,090,568
Use of Funds:	
Capacity Projects:	
New Middle School	62,956,152
High School Addition	28,747,734
New Elementary	78,495,790
Sub Total:	170,199,676
Non-Capacity Projects:	
Major infrastructure improvements and safety/security improvements, Surprise Lake Middle, Columbia Jr. High, Fife High and Educational Service Center project costs not associated with capacity increases. Projects will be prioritized based on available funding.	
Sub Total:	28,751,218
Total Use of Funds:	198,950,894
Balance: Surplus or (Deficit)	(860,326)

Information Required by Pierce County

Capital Facilities Plan 2021 – 2027

APPENDIX TABLE 8 – Six Year Finance Plan

PROJECTS		Six Year Finance Plan											
		Costs in Thousands (1,000s)											
		Estimated Expenditures							Sources of Revenue				
		2019-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	Total Project Cost**	2018 Bond Program	State Match	Other Capital Funds	Impact Fees
Phase I													
New Surprise Lake Middle School		62,956							62,956	X	X		X
Relocate Educational Service Center		2,170	1,800	16,057					18,277	X			
District Wide Safety and Security Improvements		6,585	3,989						10,524	X			
New Fife Elementary School		54,640	23,856						78,496^	X	X		X
New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site		10,609	18,139						28,748^	X			X
*Due to the uncertainty about a state capital budget during the 2017/2018 school year, the state match was not included in the bond program for purposes of estimating the bond amount needed. **Includes funds expended prior to 2019. ^ Project used to calculate school impact fees using estimated construction costs. 1. Estimated expenditures are based on projected cash flow needs of the project and will need verified during design/construction.													

Capital Facility Requirements to 2020-2026

APPENDIX Table 9 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2020	3,747	3,335	3,169	-578	\$ 53,583,490
2021-2027	4,030	4,110	3,944	-191	\$ 17,706,655
* Includes pre-kindergarten					
** Capacity after adjusting for programmatic changes.					
Permanent capacity only.					
Future capacity assumes projects move forward as planned.					

Calculated using average cost per student x need.

Information required by Pierce County

School District Cost per Student Headcount

APPENDIX Table 10 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	\$ 95,146	\$ 96,856	\$ 87,113

Calculated using the projected total project costs divided by the estimated total capacity.

Information required by Pierce County

Square Feet per Actual Student Headcount (October 2020)

APPENDIX Table 11 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1665	97.76
6-7	584	123.6
8-9	613	150
10-12	815	172

Information required by Pierce County

Projects Capacity to House Students

APPENDIX Table 12 – Projects Capacity to House Students

	2020	2021	2022	2023	2024	2025	2026
Adjusted Program Capacity	3169	3309	3944	3944	3944	3944	3944
Portable Capacity	638	550	506	506	506	506	506
Total	3807	3859	4450	4450	4450	4450	4450
Projected Enrollment (K-12)	3677	3694	3740	3797	3807	3879	3955
<i>New Capacity From Projects*</i>	<i>140</i>	<i>1,155</i>					
<i>Removal of Endeavor El School</i>		<i>-520</i>					
<i>Projected Removal of Portables</i>	<i>-88</i>	<i>-44</i>					
Surplus / (Deficit) w/o Portables	-368	250	204	147	137	65	-11
Surplus / (Deficit) w Portables	182	756	710	753	643	571	495

Information required by Pierce County

*2020-21: Surprise Lake Middle School replacement opened to accommodate 650 students. This addresses growth of 140 above its current program capacity.

*2021: Additional elementary school will open to accommodate growth for 825 students; Endeavor ES closes.

*2021: Fife High School addition will open to accommodate growth for approx. 330 students.

**Student projected headcount may be +/- 1 due to rounding.

***Please refer to Table 3 for adjusted program capacity details.



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Development Review	Agenda Item #: 3.B
	For Agenda of: 1/18/2022
	Prepared by: John Fairbanks
Attachments (list): 1. December Buildout Summary 2. Pending Projects_ Planning and Engineering - Jan 22 3. December 2021 Permit Inspection Tally	
Approval of Materials: John Fairbanks Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eidinger 1/13/2022	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: Recurring Monthly

Summary Statement:

The City's Community & Economic Development (CED) Department is entrusted by City Council, Edgewood citizens, and the State of Washington to provide growth management and development review, neighborhood preservation and revitalization, property inspection and maintenance, and other programs and business development services necessary to ensure the healthy, safety, and quality of life of Edgewood residents. To carry out these responsibilities, CED staff members perform numerous customer interactions, code interpretations, permitting functions, project permit reviews, on-site inspections, code enforcement, and multiple other functions.

To summarize the departmental functions, staff created several reports to provide monthly status updates regarding the flow of project permits and inspections. These reports are attached to this agenda bill each month. In addition, the CED Dashboard is available for viewing online at any time (<https://edgewood-wa.maps.arcgis.com/apps/opsdashboard/index.html#/6bbcef192696453796fd56c7cc928217>). On a rotating basis, one of the three division managers from the CED Department will present a quarterly update regarding their specific work group--in addition to the monthly reports. John Fairbanks, Code Compliance Manager, will be presenting the Development Review this month.

Item History:

Recommended Action:

Presentation Only

Fiscal Note/Consideration:

Plat Construction Tracking Report- December 2021

Preliminary Plat						Site Development	Final Plat		Buildout	
Submitted	Project	Address	Total Lots	Status	Approved	Status	Status	Lots Recorded	Completed Homes #	Completion Date
2021	WINDMILL PARK TOWNHOMES	3117 MERIDIAN AVE E	45	APPLICATION		APPLICATION				
	BREYER SHORT PLAT	2114 95TH AVCT E	5	APPROVED	9/20/2021					
2020	HUNTINGTON SHORT PLAT	9605 18TH STCT E	3	APPROVED	2/8/2021	FINALED	APPROVED	3	1	33%
	CONNOLY SHORT PLAT	1711 122ND AV E	3	APPLICATION						
	TEBALDI SHORT PLAT	4625 126TH AV E	2	APPROVED	11/12/2020	N/A				
	PADEN SHORT PLAT	1302 114TH ST E	2	APPROVED	2/1/2021					
	HARRISON SHORT PLAT	12121 42ND ST E	2	APPROVED	2/1/2021	FINALED	APPROVED	2	1	50%
	PHILLIPS RIDGE SUBDIVISION	XXX 86TH AVCT E	14	APPROVED	12/29/2020	ISSUED	APPLICATION			
	DODDS SHORT PLAT	4902 EDGEWOOD DR E	2	APPROVED	9/3/2020	N/A	APPROVED	2	1	50%
	SMITH SHORT PLAT	2506 117TH AV E	2	APPROVED	10/5/2021					
2019	BJERK SHORT PLAT	9815 31ST ST E	2	APPROVED	1/14/2020	N/A	APPROVED	2	1	50%
	ESTATES ON CALDWELL SUBDIVISION	XXX CALDWELL RD E	6	APPROVED	5/5/2020	FINALED	APPROVED	6		
	JENNA ACRES SHORT PLAT	1419 114TH AV E	4	APPROVED	9/14/2020	APPLICATION				
	SELLERS SHORT PLAT	11215 13TH ST E	2	APPROVED	9/27/2019					
	WAGNER SHORT PLAT	11226 18TH ST E	3	APPROVED	10/23/2019	ISSUED	APPLICATION			
	RAMSAUR SHORT PLAT	9505 24TH ST E	4	APPROVED	6/21/2019	N/A	APPROVED	4	1	25%
	BECKER SHORT PLAT	4122 CALDWELL RD E	2	APPROVED	7/1/2019	APPLICATION	APPROVED	2	1	50%
2018	BARTH SUBDIVISION	XXX 96TH AV E	37	APPROVED	6/4/2020	ISSUED				
	T GARRETT SHORT PLAT	10412 36TH ST E	2	APPROVED	3/1/2019	FINALED	APPROVED	2	1	50%
	GRUBB SHORT PLAT	12325 48TH ST E	3	APPROVED	12/29/2020					
	HEART & SOUL SHORT PLAT	9725 18TH STCT E	4	APPROVED	12/26/2018	FINALED	APPROVED	4	3	75%
	MICKELSON SUBDIVISION	2804 90TH AV E	10	APPROVED	8/25/2020	APPLICATION				
	CHUMAKIN SHORT PLAT	2005 112TH AV E	4	APPROVED	6/22/2018	FINALED	APPROVED	4	1	25%
	BEREZNYOV SHORT PLAT	8904 20TH ST E	4	APPROVED	1/10/2019	APPLICATION				
	ABEL SHORT PLAT	12321 16TH ST E	6	APPROVED	9/13/2018	ISSUED	APPROVED	6	2	33%
2017	CIRILIUM (RESERVE AT HILLCREST) SUBDIVISION	12311 31ST ST E	18	APPROVED	8/15/2018	FINALED	APPROVED	18	10	55%
	WOLF POINT SUBDIVISION	XXX MERIDIAN AV E	56	APPROVED	3/20/2019	ISSUED				
	GAGNON SHORT PLAT	2620 110TH AV E	2	APPROVED	11/17/2017	FINALED	APPROVED	2	1	50%
2016	VOLENTE SUBDIVISION	8626 33RD ST E	15	APPROVED	6/6/2017	ISSUED	APPROVED	15	0	
	DOMUS TOWNHOMES PRD (THE WOODLANDS)	10525 11TH ST E	55	APPROVED	1/11/2017	FINALED	APPROVED	55	17	31%
	EDGEWOOD VIEW ESTATES SUBDIVISION PHASE 2	8224 20TH ST E	67	APPROVED	12/14/2017	FINALED	APPROVED	67	62	92%
	GERVAIS SHORT PLAT	1607 112TH AVE E	3	APPROVED	12/22/2016	ISSUED	APPROVED	3	1	33%
	NORTHWOOD ESTATES WEST SUBDIVISION- PHASE 2	9623 24TH ST E	41	APPROVED	10/24/2017	APPLICATION				
	PASCOLO ESTATES SUBDIVISION	2806 117TH AVE CT E	19	APPROVED	3/21/2017	FINALED	APPROVED	19	4	21%
	EDGEWOOD TERRACE SUBDIVISION	2907 122ND AVE E	28	APPROVED	7/5/2017					
2015	NICKLAUS (ASTER POINT) SUBDIVISION	2305-2307 94TH AVE CT E	38	APPROVED	12/15/2016	FINALED	APPROVED	38	25	66%
	CALIBER SHORT PLAT	3312 106TH AVE E	6	APPROVED	9/8/2016	FINALED	APPROVED	6	5	83%
	EDGEWOOD ESTATES SUBDIVISION	12220 12TH ST E	14	APPROVED	9/29/2016	ISSUED	APPROVED	14		
	VIEW POINTE SUBDIVISION	10413 13TH ST E	44	APPROVED	4/29/2016	FINALED	APPROVED	44	43	98%
	MAPLE GROVE SUBDIVISION	2613 87TH AVE CT E	8	APPROVED	9/13/2016	FINALED	APPROVED	8	8	100%
	CURRAN ESTATES SUBDIVISION	412 114TH AVE E	9	APPROVED	12/30/2015	FINALED	APPROVED	9	2	22%
2014	LISITSYN SHORT PLAT	11120 COUNTY LINE RD E	6	APPROVED	7/15/2014	FINALED	APPROVED	6	3	50%
2013	WESTRIDGE SUBDIVISION	FREEMAN RD	290	APPROVED	9/4/2014	FINALED	APPROVED	284	268	94%

Pending Projects - Planning and Engineering Permits

33 Permits

Exported: 01/01/2022

Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
BLA								
21-1407	SMITH AND SONS GC BLA	2027 106TH AVE E	420102116	PLANNING	BLA	WAITING ON REVISIONS	09/04/2021	12/28/2021
21-1646	MICKELSON BLA	2804 90TH AVE E	420093089	PLANNING	BLA	APPLICATION	12/30/2021	12/30/2021
CLEAR AND GRADE								
21-1298	PROLOGIS PARK PHASE I CLEAR AND GRADE	3926 90TH AVE E	420163076	ENGINEERING	CLEAR AND GRADE	WAITING ON REVISIONS	06/29/2021	11/03/2021
21-1489	MJORUD CLEAR AND GRADE	XXX 32ND ST E	5492800080	ENGINEERING	CLEAR AND GRADE	UNDER REVIEW	10/12/2021	12/30/2021
CODE UPDATES AND CHANGES								
21-1402	BRIDGE POINT REZONE APPLICATION	9317 44TH STREET CT E	420163075	PLANNING	CODE UPDATES AND CHANGES	UNDER REVIEW	09/02/2021	12/28/2021
21-1574	ENVIRONMENTAL NOISE ORDINANCE			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	11/30/2021	12/20/2021
21-1583	WIRELESS ORDINANCE			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/02/2021	12/20/2021
21-1584	GIS MAP CODE UPDATES			PLANNING	CODE UPDATES AND CHANGES	APPLICATION	12/02/2021	12/20/2021
CONDITIONAL USE PERMIT (CUP)								
21-1275	VIEW POINTE RV CUP	10315 12TH STREET CT E	420037059	PLANNING	CONDITIONAL USE PERMIT (CUP)	WAITING ON REVISIONS	06/15/2021	12/28/2021
DESIGN STAND REVIEW								
20-1348	DHALIWAL TC LANDING DESIGN STANDARDS REVIEW	1914 MERIDIAN AV E	420091134	PLANNING	DESIGN STAND REVIEW	UNDER REVIEW	07/13/2020	12/27/2021
PRE APP								
21-1562	VAN BAO MIXED USE PRE-APPLICATION	10014 24TH ST E	420094115	PLANNING	PRE APP	UNDER REVIEW	11/22/2021	12/17/2021
21-1567	FRANTSEVICH SHORT PLAT PRE-APPLICATION	11315 18TH ST E	420105009	PLANNING	PRE APP	UNDER REVIEW	11/23/2021	12/17/2021
SHORT PLAT - FINAL								
21-1485	GERVAIS SHORT PLAT FINAL PLAT	1607 112TH AVE E	9770000020	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	10/06/2021	12/28/2021
21-1579	WAGNER SHORT PLAT FINAL PLAT	11226 18TH ST E	9770000069	PLANNING	SHORT PLAT - FINAL	UNDER REVIEW	12/02/2021	12/27/2021
SHORT PLAT - PRELIMINARY								
20-1533	CONNOLLY SHORT PLAT PRELIMINARY SHORT PLAT	1711 122ND AV E	420112155	PLANNING	SHORT PLAT - PRELIMINARY	WAITING ON REVISIONS	10/26/2020	12/17/2021
SITE DEVELOPMENT								
17-1527	NORTHWOOD ESTATES WEST PHASE II SITE DEVELOPMENT	9609 24TH ST E	420091136	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/05/2017	11/15/2021
19-1401	BEREZNYOV SHORT PLAT SITE DEVELOPMENT	8904 20TH ST E	420096012	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	08/16/2019	11/23/2021
20-1236	JENNA ACRES SHORT PLAT SITE DEVELOPMENT	1419 114TH AV E	420034061	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	05/20/2020	09/17/2021
20-1624	DHALIWAL TC LANDING SITE DEVELOPMENT	1914 MERIDIAN AV E	420091134	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	11/30/2020	10/18/2021
20-1657	MICKELSON SUBDIVISION SITE DEVELOPMENT	2804 90TH AV E	420093089	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	12/22/2020	03/12/2021
21-1430	WINDMILL PARK TOWNHOMES SITE DEVELOPMENT	3117 MERIDIAN AVE E	420103072	ENGINEERING	SITE DEVELOPMENT	WAITING ON REVISIONS	09/24/2021	10/21/2021
21-1560	BREYER SHORT PLAT SITE DEVELOPMENT	2110 TO 2114 95TH AVENUE CT E	420095023	ENGINEERING	SITE DEVELOPMENT	UNDER REVIEW	11/22/2021	12/27/2021

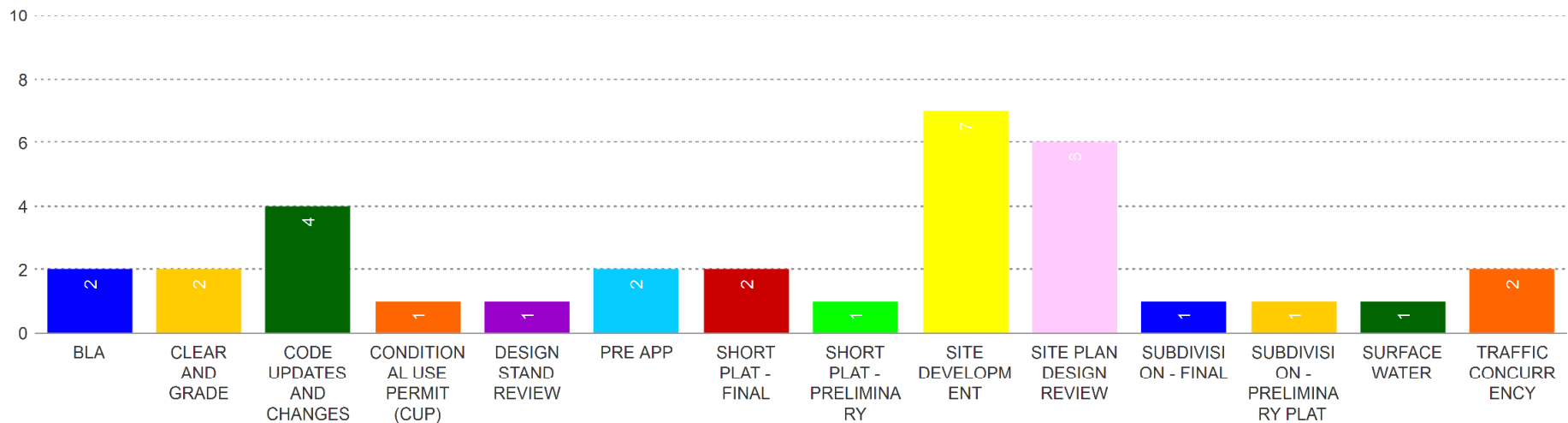
Pending Projects - Planning and Engineering Permits

33 Permits

Exported: 01/01/2022

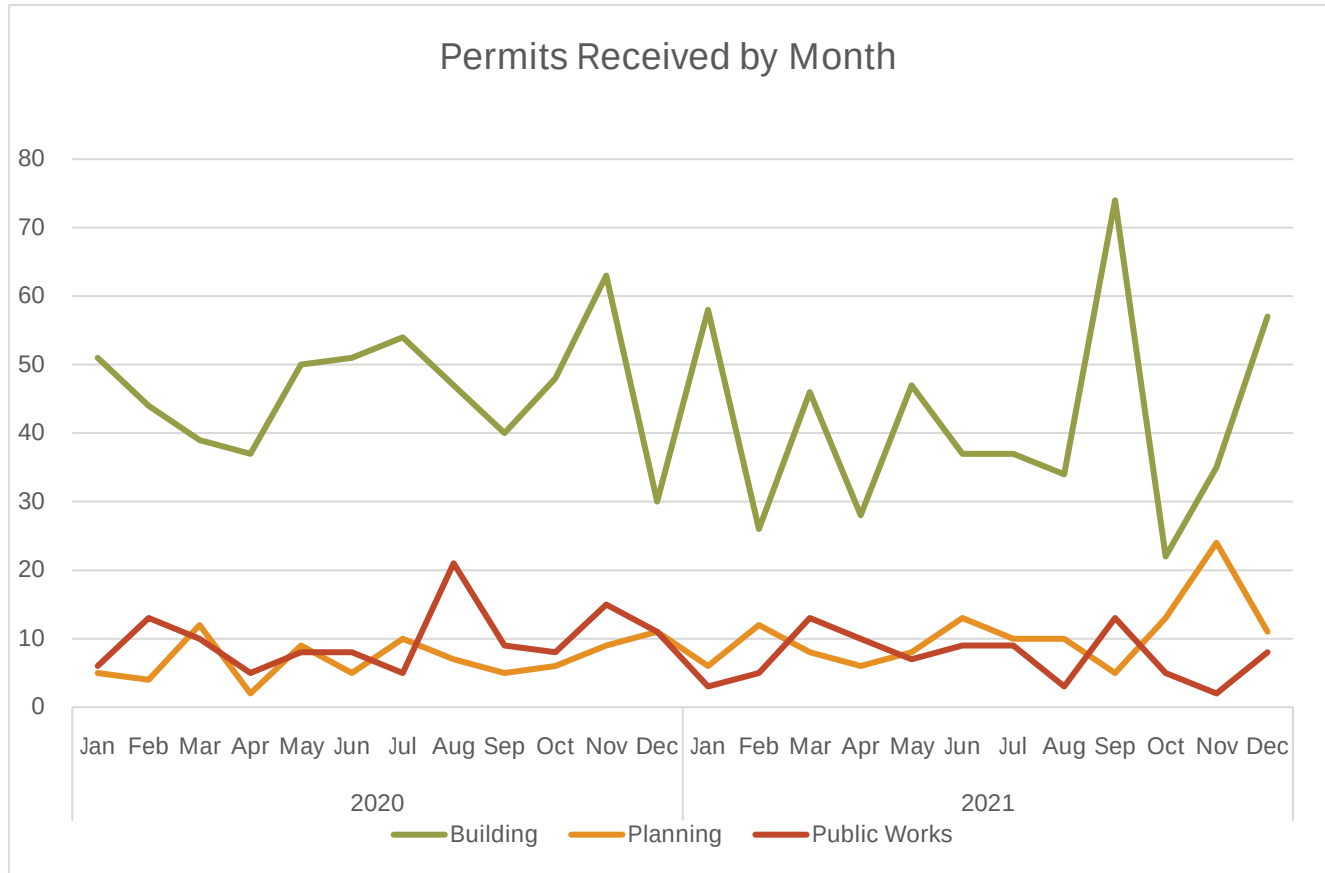
Permit #	Project	Site Address	Parcel	Department	Type	Status	Submitted	Last Activity
SITE PLAN DESIGN REVIEW								
21-1031	PROLOGIS PARK SITE PLAN REVIEW (PHASE I AND II)	3926 90TH AVE E	420163076	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	01/22/2021	12/02/2021
21-1320	VIBE SALON SITE PLAN REVIEW	10124 18TH STREET CT E	3630000090	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/12/2021	12/08/2021
21-1348	TAPPS APARTMENTS SITE PLAN REVIEW	XXX 29TH ST E	3625000372	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	07/29/2021	11/18/2021
21-1403	BRIDGE POINT SITE PLAN APPLICATION	9321 44TH STREET CT E	420163000	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	09/02/2021	12/27/2021
21-1497	EDGEWOOD HEIGHTS PHASE II SUB-PHASING SITE PLAN	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	WAITING ON REVISIONS	10/20/2021	11/24/2021
21-1617	EDGEWOOD HEIGHTS PHASE II STAIR DRAINAGE SITE PLAN REVIEW	1909 104TH AVE E	420106035	PLANNING	SITE PLAN DESIGN REVIEW	UNDER REVIEW	12/16/2021	12/28/2021
SUBDIVISION - FINAL								
21-1624	PHILLIPS RIDGE SUBDIVISION FINAL PLAT	XXX 86TH AVENUE CT E	420081040	PLANNING	SUBDIVISION - FINAL	UNDER REVIEW	12/20/2021	12/29/2021
SUBDIVISION - PRELIMINARY PLAT								
21-1282	WINDMILL PARK TOWNHOMES SUBDIVISION PRELIMINARY PLAT	3117 MERIDIAN AVE E	420103072	PLANNING	SUBDIVISION - PRELIMINARY PLAT	WAITING ON REVISIONS	06/17/2021	12/14/2021
SURFACE WATER								
21-1328	MANZA SIMPLE PAVING PERMIT	1019 114TH AVE E	420038030	ENGINEERING	SURFACE WATER	WAITING ON REVISIONS	07/19/2021	12/27/2021
TRAFFIC CONCURRENCY								
21-1192	BRIDGE POINT TRAFFIC CONCURRENCY	XXX 98TH AV E	420164096	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	04/29/2021	06/02/2021
21-1214	NWP MERIDIAN TRAFFIC CONCURRENCY	3117 MERIDIAN AV E	420103072	ENGINEERING	TRAFFIC CONCURRENCY	UNDER REVIEW	05/11/2021	07/20/2021

Permits by Type



Dec 2021

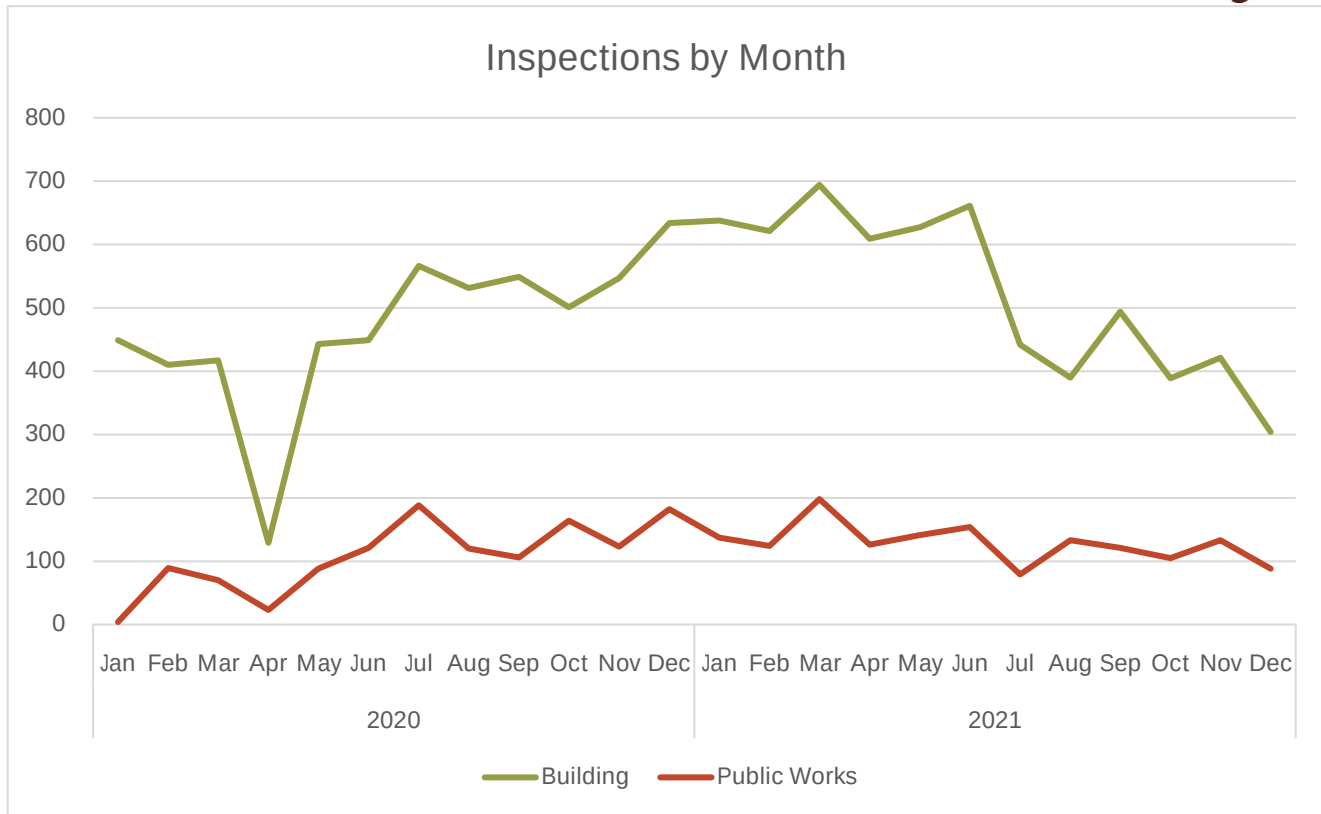
Monthly Development Report



Permits	Building		Planning		Public Works	
	Received	Issued	Received	Issued	Received	Issued
Dec 2021	57	25	11	2	8	10
Dec 2020	30	28	11	7	11	4
Average 2021	42	35	11	3	7	7
Average 2020	46	33	7	3	10	7
YTD 2021	501	422	126	33	87	88
YTD 2020	554	399	85	40	119	88
	Building		Planning		Public Works	
	Month	Received	Month	Received	Month	Received
Highest Month 2021	Sep	74	Nov	24	Mar	13
Highest Month 2020	Nov	63	Mar	12	Aug	21

Dec 2021

Monthly Development Report



<i>Inspections</i>	Building		Public Works	
Dec 2021	304		88	
Dec 2020	634		182	
Average 2021	524		128	
Average 2020	469		107	
YTD 2021	6290		1539	
YTD 2020	5625		1278	
	Building		Public Works	
	Month	Insp.	Month	Insp.
Highest Month 2021	Mar	694	Mar	198
Highest Month 2020	Dec	634	Jul	188



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Standby Policy	Agenda Item #: 3.C
	For Agenda of: 1/18/2022
	Prepared by: Jeremy Metzler, Rachel Pitzel
Attachments (list): 1. Standby_DRAFT_01113022 (CLEAN)	
Approval of Materials: Jeremy Metzler, Rachel Pitzel Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eidingen 1/13/2022	Expenditure Required: TBD Amount Budgeted: N/A Timeline: 01/18/2022 SS 01/25/2022 RCM

Summary Statement:

The City's Public Works Department is responsible for ensuring the public's health, safety and welfare during emergent situations. Edgewood has and continues to rely on the Pierce County Public Works Department for most after-hours responses, but as the City continues to grow there has been an increased desire expressed to respond to emergencies with City staff when feasible. The City Council authorized a Call-Out, Callback and Emergency Policy within the last couple years, but there is no language in that policy that assures local staff be available after hours for a call-out.

It is normal and customary in the public works profession to offer standby pay for non-exempt staff to ensure availability for call-out purposes. After reviewing examples of standby compensation policies contained in the collective bargaining language of our neighboring agencies, staff prepared the attached draft policy language for Council's review and consideration. Staff is also recommending a hourly rate of \$3 for standby compensation, subject to review with the salary schedule during the annual budgeting process. If Council desires, staff is prepared to bring this policy for Council action at next week's regular meeting.

Item History:

N/A

Recommended Action:

Hold a discussion and provide staff guidance regarding Discussion - Standby Policy

Fiscal Note/Consideration:

Staff is considering a standby pay rate of \$3 per hour, to be paid to eligible non-exempt employees only when deemed necessary by the Public Works Superintendent, exclusive of regular and call-out work hours. For

illustrative purposes, with a 4-person crew, standby duty over a two-day weekend could result in \$768 of total standby compensation. If a call-out was deemed necessary during that time, the resulting standby compensation would be less, but call-out compensation would be paid following the existing Call-Out, Callback and Emergency Policy.



**CITY OF EDGEWOOD
POLICIES AND PROCEDURES**

TITLE:
Standby Policy and Procedures

POLICY MANUAL SECTION & NO.
To be assigned....

APPROVED BY
Mayor Eidinger

REVISES OR SUPERSEDES
New Content

EFFECTIVE DATE:

I. Purpose/Objective:

Non-Exempt employees of the city may be required to serve in a "Standby" capacity, remaining available to answer calls after-hours in response to emergencies, whether they be anticipated or unexpected, and respond appropriately. The city, at its option, may invoke standby duty to ensure that qualified personnel are available as needed in order to responsibly protect the public's health, safety, and/or welfare.

II. Process:

1. Employees qualify for standby status upon authorization of the Public Works Superintendent.
2. Qualified Employees may choose to take a city vehicle home if they live within a 12 (twelve) linear mile radius of Edgewood's service area. The purpose of this is to avoid having the responding employee from use their personal vehicle and tools when responding.
3. Employees who have been assigned to standby duty must be immediately (or as soon as reasonably practicable) available by telephone contact and able to work.
4. Standby duty shall be assigned by the Public Works Superintendent when deemed necessary.
5. When an employee is on standby, they may use their time freely and for their own purposes, so long as they are able to report to work within one hour of being called in and are not under the influence of alcohol, drugs, or medication that would impair the employee's ability to perform their duties and responsibilities.
6. There is no entitlement to standby should an employee be unable to fulfill their standby duty for any reason.

III. Responsibilities:

Employees are responsible to:

- maintain awareness of their standby schedule;
- remain accessible, available, and able to respond to a call at all times when assigned to standby;
- leave a telephone number or carry an electronic device for the purpose of being contacted for a call-out;
- avoid being impaired when on standby such that they would be unable to perform their duties and responsibilities if called in to work; and
- find a replacement or make other arrangements (with advance notice to their immediate supervisor) to ensure that standby coverage is maintained when:
 - the employee becomes ill during their scheduled standby; or
 - the employee is otherwise unable to perform any work which may arise during the standby period.

Directors/Supervisors are responsible to:

- assign employees as necessary for standby duty to respond to urgent situations;
- advise employees of any changes to standby status and approve exchanges of standby duties, as appropriate;
- determine reasonable response times with respect to a call-out;
- investigate and follow-up all situations where suspected impairment precludes the employee's ability to fulfill standby duties; and
- ensure that timesheets record the employees' standby and/or call-out accurately, and that Payroll has appropriate information.

IV. Compensation:

- Any employee on standby duty shall receive additional compensation established under the salary schedule as part of the annual budget process; provided, however, that the employee must be able to respond to calls immediately, be available to report to work within one hour, if necessary, and shall not be impaired when on standby.
- The City reserves the right to request documentation or other confirmation regarding an employee's availability while on standby duty. Failure to produce such information upon request may result in ineligibility to receive standby pay or other disciplinary action, up to and including termination.
- Standby pay shall not be considered as part of an employee's base pay rate, unless otherwise required by state or federal law.
- When an employee on standby duty is called to report to work, time actually worked will be compensated as outlined in the Call out, Callback and Emergency policy, not as standby compensation.

V. Conflicts with other laws and policies:

In the event of a conflict between this policy and any City of Edgewood ordinance or state or federal law, the terms of such ordinance or law shall prevail. In the event of a conflict between this policy and any other policy of the City of Edgewood, this policy shall govern.



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Resolution - Raedeke Associates, Inc. - Wetland Monitoring Agreement	Agenda Item #: 3.D
	For Agenda of: 1/18/2022
	Prepared by: Darren Groth
Attachments (list): 1. Exhibit 1_ Hearing Examiner Decision - RUE #19-1134 2. Exhibit 2_ Draft Resolution - Raedeke PSA 3. Exhibit 3_ Raedeke Personal Services Agreement (PSA) - draft 4. Exhibit 4_ PSA Exhibit A	
Approval of Materials: Darren Groth Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eidinger 1/13/2022	Expenditure Required: See fiscal note
	Amount Budgeted: See fiscal note
	Timeline: 01/18/2022: SS Discussion 01/25/2022: RCM Final Action

Summary Statement:

Item History:

On July 22, 2021, Permit No. 21-1339 was submitted to construct a two-story, three-bedroom single-family home. The permit submittal was authorized as a reasonable use exception (RUE) to Title 14, Critical Areas of the Edgewood Municipal Code (EMC) under Section 14.30.050. The RUE decision under City Permit No. 19-1134 is attached as Exhibit 1. In accordance with the decision, the applicant is required to show that alterations permitted to the critical area or its buffer are the minimum necessary to allow for the RUE. Any alteration of the critical area or buffer is required to follow the subject mitigation plan for the site. Components of the mitigation plan require long-term, up to 10 years, monitoring of the on-site improvements. As a current on-call consultant, the City utilizes Raedeke Associates to review wetland mitigation plans and monitoring reports. Since the monitoring required for permit 21-1339 exceeds the time frame of the City's on-call agreement with Raedeke, this agenda item is intended to allow City Council to authorize an agreement to utilize Raedeke's services for the life of the required monitoring. The draft resolution, draft Raedeke agreement, and draft scope of work are all additional attachments to this agenda bill. Pending the discussion of this agenda item, final action is anticipated for next week's Regular Council Meeting and the finalized documents would be included as attachments to that agenda bill.

Recommended Action:

Hold a discussion and provide staff guidance regarding Discussion - Resolution - Raedeke Associates, Inc. - Wetland Monitoring Agreement

Fiscal Note/Consideration:

The agreement for Raedeke to provide review services for the City of Edgewood identifies a lump sum compensation total of \$19,300. The applicant for the single-family home permit will be remitting the total costs up-front prior to issuance of the building permit.



City of
Edgewood

Phone: (253) 952-3299 Fax: (253) 952-3537

2224 104th Avenue East, Edgewood, Washington 98372-1513

December 23, 2020

Kimberly Johnson
P.O. Box 731588
Puyallup, WA 98373

RE: 19-1134
McCUTCHEON REASONABLE USE EXCEPTION

Dear Applicant:

Transmitted herewith is the Report and Decision of the City of Edgewood Hearing Examiner relating to the above-entitled matter.

Very truly yours,


STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

SKC/jjp
cc: Parties of Record

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OFFICE OF THE HEARING EXAMINER

CITY OF EDGEWOOD

REPORT AND DECISION

FILE NO.: 19-1134
McCUTCHEON REASONABLE USE EXCEPTION

APPLICANT: Kimberly Johnson
P.O. Box 731588
Puyallup, WA 98373

PLANNER: Kristin Moerler, Senior Planner

SUMMARY OF REQUEST:

Reasonable use exception to allow construction of a 2,372 square foot, two story, single-family residence with a 1,625 square foot, paved driveway and a new, onsite septic system on a parcel with a Category II wetland and wetland buffer and floodplain. The site is located at the N.W. corner of the intersection of 36th Street East and 107th Avenue Court East, Edgewood. Parcel: 0420152089.

SUMMARY OF DECISION: See Decision.

PUBLIC HEARING:

After reviewing Planning and Community Development Department Staff Report and examining available information on file with the application, the Examiner conducted a public hearing on the request as follows:

The hearing was opened on December 1, 2020, at 9:00 a.m.

Parties wishing to testify were sworn in by the Examiner.

The following exhibits were submitted and made a part of the record as follows:

- EXHIBIT 1 - Planning and Community Development Department Staff Report
- EXHIBIT A - Application Materials
- EXHIBIT B - Public Notices
- EXHIBIT C - Public Comments
- EXHIBIT D - Agency Comments
- EXHIBIT E - Review Documents
- EXHIBIT 2 - Swanson Email dated 11-29-2020
- EXHIBIT 3 - Applicant Presentation Materials a.-d.
- EXHIBIT 4 - Nimick Email dated 11-30-2020
- EXHIBIT 5 - Nimick Email dated 12-2-2020
- EXHIBIT 6 - Altman Email dated 11-30-2020
- EXHIBIT 7 - Applicant Response 12-1-2020

The Minutes of the Public Hearing set forth below are not the official record and are provided for the convenience of the parties. The official record is the recording of the hearing that can be transcribed for purposes of appeal.

EMILY ARTECHE appeared, presented the Department of Community Development Department Staff Report, and testified that the applicant requests the RUE to allow construction of a 2,372 square foot residence and driveway. An application was originally submitted in April, 2019. The applicant provided a mitigation plan, but the City has received significant public comment in opposition. The floodplain fill is the main concern. The RUE criteria allows a reasonable use of a site encumbered by critical areas. The applicant must show that he is denied a reasonable use of the property, and that he proposes the use that has the minimal impact. Staff finds that the applicant is not denied a reasonable use of the property without the RUE as historical photos show that the parcel has had less intense uses. Furthermore, the applicant cannot provide adequate mitigation for wetland and buffer encroachments.

KOLTEN KOSTERS, Raedeke Associates, appeared and testified that he has served as a certified wetland scientist for 12 years. He became involved with the project in 2019 and agrees with the wetland boundary, but did not agree initially with its rating. The existing, access road was not maintained for 12 consecutive months. Therefore, now using it constitutes a new use that needs to meet the critical areas ordinance. A second report submitted by the applicant agreed with his rating, but did not determine whether the access road is part of the wetland. Therefore, Section .030(2) was not met. The applicant has provided a 1:1 wetland mitigation plan, but the plan is less than what is required for mitigation. They have identified the correct area as wetlands, but have not provided proper mitigation. They have failed to demonstrate avoidance as they could access the site from 107th Avenue Court and not use the proposed access. They propose to create 1,774 square feet of wetland, which is more than 1:1, but substantially less than 1:3. They propose a buffer reduction totaling 8,000 square feet, but provide no rationale for the

reduction. No other means of reduction is provided.

MS. ARTECHE reappeared and referred to Section 4 and her recommendation of denial. A single-family dwelling is a reasonable use, but application of the critical areas ordinance would not deny all reasonable use.

CHUCK HENDRICKSON, City Engineer, appeared and testified that the floodplain requirements are codified. The issue is raising the driveway above the floodplain. Ample space exists onsite to provide compensatory storage. The hydrology is provided to both sides of the driveway by a culvert to allow water to move from one side to the other.

CHERYL EBSWORTH, Apex Engineering, appeared on behalf of the request and testified that the issues concern the floodplain and the wetland mitigation plan. The compensatory mitigation plan and the response letter are the most recent. Chapter 14 EMC requires them to show that application of the critical ordinance will deny all reasonable use of the property. The City issued a SEPA DNS that considered the driveway as an access. They believe they are maintaining an existing driveway. They need the driveway to meet current, access requirements and asked for an exemption. Any reasonable use of the property will require an access. The driveway should be allowed as it would be needed for any use other than the home. They will design the project to meet both DOE and Corps requirements. The photographs show private driveways in this area within the 500 year floodplain that vary from eight to 22 feet in width. Thus, in this area driveways have historically been located within the floodplain. They will encroach 1,642 square feet into the wetland with the expanded driveway, but will create 1,774 square feet at the northwest corner of the parcel. They will increase the wetland buffer size and will improve the vegetation. The septic drainfield is on uplands to the north and east. The house will have a 1,200 square foot footprint, and they will install correct culvert size beneath the driveway. They can add more culverts if necessary. The nine foot width of driveway is not sufficient. The UFC allows them to reduce the driveway to 15 feet with six inch shoulders. They will provide more water storage area than removed by the raising of the driveway. Concerning the second criteria, they propose a modest size home, wetland creation, and buffer expansion. The driveway has historically served as the access point. There is no better way to access the parcel. Concerning access from the private road easement, the neighbor (owner) said that he would allow no access across the road or any use of his property. It is very clear that the neighbor will not allow any use. That owner is concerned about flooding from any development of the site. The property can have no reasonable use without access. Concerning Criteria 3, the project will not create an unreasonable threat. The wetland is located in an isolated depression and has no connection to the Puyallup River. No net loss of wetland or compensatory storage for the 500 year flood will occur. The City engineer approved the access to include the culvert. They will meet all Surface Water Management Requirements and do not need to make offsite improvements. The Health Department approved the septic drainfield location. Their mitigation plan includes the removal of invasive species, but it is not as yet a final, perfected, mitigation plan. They have developed a buffer mitigation strategy. Concerning Criteria 4, they propose the minimum necessary alteration to the critical area to allow a reasonable use. The driveway

is required for safe access. They can propose a smaller driveway that will reduce the impacts by about ten percent. They will obtain DOE and fire marshal approvals and also provide a mitigation plan. They cannot provide mitigation onsite, which is why they request the RUE.

BRIAN MACK appeared and testified that his concerns are covered in his letter. He is concerned about the mitigation plan that starts with the access. His concerns include the access, the flood stage, and that the fact that the project is still evolving. The Pierce County, Port, and Clear Creek upper mitigation areas are not ready for use. Also, he has not seen a credit/debit worksheet from DOE. They can't identify the width of the driveway. If they reduce its width by one foot and provide culverts, snags, etc., it would meet DOE standards. They cannot meet the 3:1 mitigation requirement. They would still need a driveway.

PATRICK McCUTCHEON, applicant, appeared and thanked City staff for their careful consideration. They started this project years ago and met with the neighbors. The neighbors would not permit use of the private road. The neighbors wanted to acquire this parcel, but were out-bid at a tax sale. They obtained septic approval a couple of years ago, and the Health Department would allow no other location for the drainfield.

MS. ARTECHE reappeared and testified that she has not reviewed surrounding development as to when that development may have occurred. Under GMA and the Critical Areas Ordinance, some previous development may not be allowed today. There was no regulatory control at the time. The applicant has failed to address mitigation for the wetland buffer reduction and mitigation sequence. The single-family dwelling is not the least impactful use. The Critical Areas Ordinance does not provide for a credit/debit analysis. She has received no additional information to see if the applicant can provide mitigation banking.

MR. KOSTERS reappeared and referred to the credit/debit analysis and banking and agrees that the applicant could provide an analysis.

MS. EBSWORTH appeared and testified that she did not receive the most recent letter.

RANDY SWANSON appeared and testified that this parcel is not a viable building lot. Only the northwest corner is not a wetland. It is muddy and shady all winter and there is no place for a yard. The applicant will need to provide a turnaround area, driveway, and house footprint. They are not shown on the site plan. There is no room on the property to mitigate for the newly created, impervious area. The discharge to the wetland is into a wet area that has standing water. Water will be pushed to other property. The City should have his photographs in the file that show the driveway under ten inches of water. Water is well below the proposed dispersion ditch. The water could flood 36th and driveways on the other side. The whole site is a swamp, and the water must go somewhere. He referred to the zero rise flood analysis. He is not concerned about a 500 year flood. His concern is the annual flooding that takes place. At one time they called 36th Street a pothole. The

number and amount of changes keep growing. While they have a SEPA DNS, it should be returned to the environmental official for further consideration.

MS. EBSWORTH reappeared and testified that they are designing a storm drainage system that meets the City's manual. They will provide compensatory storage in the nature of a hole that is more than equal to the volume of the fill. They have addressed the flooding and wetlands as much as they can.

No one spoke further in this matter and the Examiner took the matter under advisement. The hearing was concluded at 10:20 a.m.

NOTE: A complete record of this hearing is available in the office of City of Edgewood Planning and Community Development Department.

FINDINGS, CONCLUSIONS, AND DECISION:

FINDINGS:

1. The Hearing Examiner has admitted documentary evidence into the record, heard testimony, and taken this matter under advisement.
2. Following review of the application pursuant to the State Environmental Policy Act (SEPA), the City of Edgewood responsible official issued a threshold Determination of Non-Significance (DNS) on April 14, 2020. No appeals were filed.
3. The following notices were issued as a part of this permit review:

Notice of Complete Application (NOC) – Exhibit C1

Application Submitted	Deemed Complete	NOC Issued to Applicant
04/05/2019	05/03/2019	05/14/2019

The following notices were mailed to owners of property within 300 feet of the project site and parties of record, posted at City Hall and On-site, and published in The News Tribune Newspaper on the dates listed below:

Notice of Application (NOA) – Exhibit C2

Mailed	Posted	Published	Comment Period Closed
9/11/ 2019	9/11/2019	9/11/2019	09/26/2019 (14 days)

Determination of Non-Significance (DNS) – Exhibit C3

Mailed	Posted	Published	Comment Period Closed
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04/14/2020	04/14/2020	04/14/2020	04/29/2020 (14 days)
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Notice of Public Hearing– Exhibit C4

Mailed	Posted	Published	Comment Period Closed
04/28/2020	04/27/2020	04/28/2020	Hearing Cancelled May 8, 2020

Notice of Public Hearing – Exhibit C5

Mailed	Posted	Published	Comment Period Closed
11/13/2020	11/13/2020	11/16/2020	Written comments due at 9:00AM December 1, 2020; or may be submitted to Examiner directly.

4. The applicant, Patrick McCutcheon, has a possessory ownership interest in a rectangular, unimproved, .78 acre parcel of property located at the northwest corner of the intersection of 36th Street East, a City public street, and 117th Avenue East, a private street. The parcel abuts 36th Street East for 170 linear feet and measures approximately 195 feet in depth. The applicant requests a Reasonable Use Exception (RUE) pursuant to Section 14.30.050 of the Edgewood Municipal Code (EMC) that would allow improvement of the parcel with a driveway, single-family residential home, and onsite, septic disposal system.
5. The site plan shows the single-family residence located in the northwest portion of the site with both the primary and reserve drainfields located between the structure and the north property line. The proposed single-family home and drainfields are located on uplands, outside and above the 500 year flood plain boundary and outside of the onsite wetland. However, all improvements are within the wetland buffer. Furthermore, the site plan shows access provided via a driveway that extends through the wetland and floodplain.
6. A Category II wetland impacts significant portions of the parcel. The only buildable areas not within the wetland are in the northwest corner where all improvements except the driveway are proposed. An upland, pipestem portion of the parcel extends along the north property line from the proposed home site to 117th Avenue. The Category II wetland and its associated, 140 foot wide buffer cover virtually the entire parcel and render it unbuildable. Thus, the applicant requests a RUE to allow construction of a two story, single-family home with a 1,200 square foot footprint, and a driveway.

7. The home and onsite septic drainfields will not encroach into the wetland. However, the applicant proposes to improve an abandoned driveway that extends from 36th Street East to access the proposed improvements. The driveway crosses the wetland at a 90 degree angle, commencing at 36th Street East near the parcel's west property line and extending north therefrom. The expanded, 15 foot wide driveway crosses approximately 90 linear feet of the wetland. The driveway will eliminate 1,542 square feet of wetland. An alternative access is available from 117th Avenue East that would not require a crossing of the wetland. However, the applicant has not been successful in acquiring an easement to use said private street despite making a good faith effort. Therefore, the applicant requests a RUE to allow widening and use of the former driveway that crosses the wetland.
8. Residents of the area to include the property owner to the north who owns the private road express concerns regarding not only the RUE, but any development of the parcel. All parties agree that the parcel is wet (as evidenced by the wetland), and that any unmitigated development within the 500 year floodplain and wetland will raise the water level and contribute to flooding on adjacent parcels. The RUE criteria require the applicant to address flooding and other issues that would create an unreasonable threat to the public health, safety, or welfare on or off the site.
9. The parcel is located within the Single-Family 2 (SF-2) zone classification of the EMC. Section 18.80.040(C)(2) EMC authorizes a single-family residential home on a minimum lot size of 18,500 square feet as an outright permitted use in the SF-2 zone. The applicant's .78 acre parcel significantly exceeds said minimum area and also meets the maximum requirements for lot coverage, effective impervious surface, and hard surface area. The SF-2 classification requires a minimum lot width of 75 feet and a minimum street frontage of 50 feet, again, greatly exceeded by the applicant's parcel. The Future Land Use of the City of Edgewood Comprehensive Plan designates the parcel for "Single-Family Low" wherein allowable uses include single-family detached dwelling units. Thus, both the Comprehensive Plan and zone contemplate and allow a single-family home on the parcel.
10. The applicant requests a RUE to allow the construction/expansion of a paved driveway from 36th Street East to the proposed house location that would traverse and fill 1,625 square feet of onsite wetland. Section 14.30.050 EMC sets forth the criteria and purpose for a RUE and provides in pertinent part as follows:

If the application of this chapter would deny all reasonable use of the property, the applicant may apply for a reasonable use exception pursuant to this section. The hearing examiner may approve alterations to a critical area or its buffers to allow a reasonable use not otherwise allowed by this chapter...(emphasis added)

Therefore, the applicant also requests a RUE from the wetland buffer requirements to allow construction of a single-family residential home as shown on the site plan.

11. Staff asserts that application of Title 14 EMC, the critical areas code, does not deny the applicant all reasonable use of the property. Staff asserts that other uses allowed in the SF-2 zone range from “developed and undeveloped uses such as parks, open space, and public recreation uses”. Staff notes that other parcels in the area within the SF-2 zone also remain in open space. Thus, staff asserts that open space, its current use, is a reasonable use of the site.
12. For many years the parcel has been zoned for residential uses. For many years previous parcel owners and the present owner have paid taxes on the parcel based upon its value as an unimproved, residential lot. The City has not acquired the parcel for public purposes to include either a park, open space, public recreation, or regional stormwater facility. Thus, except for the prohibition of development within the wetland and buffer, the parcel is a buildable, residential lot.
13. Section 14.20.010 EMC sets forth “Definitions” for use in Title 14 EMC, the critical areas code. Said section contains no definition of “reasonable” or “reasonable use”. For undefined terms said section refers to Chapter 18.20 EMC that sets forth definitions for EMC development standards. Those definitions likewise contain no definition of “reasonable” or “reasonable use”. Section 14.20.010(A) EMC provides in cases where the entire EMC has no applicable definition:

...The City also adopts by reference the definitions stated in WAC 197-11-700 through 197-11-799, as now or hereafter amended.

Section 197-11-786 of the Washington Administrative Code (WAC) sets forth a definition for “Reasonable alternative”. Said section reads in part:

“Reasonable alternative” means an action that could feasibly attain or approximate a proposals objectives, but at a lower environmental cost or decreased level of environmental degradation. Reasonable alternatives may be those over which an agency with jurisdiction has authority to control impacts, either directly, or indirectly through requirement of mitigation measures....

Section 197-11-792 WAC addresses the “scope” of proposed actions and the alternatives that should be analyzed in an environmental document. Alternatives may include “no action” or “other reasonable courses of action”. City staff essentially states that in the present case the “no action” alternative is a “reasonable alternative”. The “no action” alternative does not provide a “reasonable alternative” as it cannot “feasibly attain or approximate a proposal’s objectives”; here, a single-family home. Therefore, in accordance with WAC 197-11-786 and 197-11-792 the

term "reasonable use" in the EMC means a reasonable economic use. Thus, in accordance with EMC 14.30.050, if application of Chapter 14.30 EMC denies the applicant "all reasonable [economic] use" of his property he may apply for a reasonable use exception.

14. The applicant must still show that his reasonable use application complies with all criteria set forth in EMC 14.30.050(A). Findings on each criterion are hereby made as follows:

- A. As set forth above, application of the requirements in Chapter 14.30 EMC deny the applicant all reasonable use of his property. Reasonable use is interpreted to mean "reasonable economic use". The applicant can make no reasonable economic use without a RUE that allows wetland and wetland buffer impacts caused the driveway, house, and drainfield locations.
- B. No other authorized reasonable economic use allowed by the S-2 zone classification would have less impact on the wetland than the applicant's proposal for a single-family dwelling and driveway. The only structure impacting the wetland is the driveway that must be expanded, paved, and elevated above the 500 year floodplain to meet current regulations. The single-family dwelling, storm drainage improvements, and the septic and reserve drainfields, will not encroach into the wetland. All improvements, however, are located within the wetland buffer area. As shown on the site plan, the entire parcel is covered by either wetlands or wetland buffers. The applicant has located the improvements in an area that has the least impacts to the critical areas. While staff points to the potential access that could be provided from 107th Avenue Court East, the owner of said private road has emphatically denied the applicant the use said road. Staff's assertion that passive recreation or open space uses are reasonable does not conform with the WAC definition of "reasonable alternative". Staff writes:

Passive recreation, pursuant to EMC 18.20.210(R) is defined as enjoying the natural beauty of the shoreline or its wildlife. Facilities included as Low-Intensity Recreation may include picnic tables, trail signs, unpaved trails and portable restrooms. Such uses are reasonable where impacts to critical areas cannot be minimized or mitigated.

The very purpose of the RUE is to allow a reasonable use of parcels where such use impacts critical areas and their buffers. Denial of the RUE based upon passive recreation as a reasonable use constitutes a "taking" of the applicant's parcel.

- C. The applicant must show that development of the site with a single-family residential home and driveway does not pose an unreasonable threat to the public health, safety, or welfare either on or off the site, and that it is consistent with the purposes of Title 14 and the public interest. Residents of the area and staff raise concerns regarding the requirement to raise the driveway above the 500 year floodplain, and the displacement of stormwater runoff that could flow offsite and impact adjacent parcels. Other concerns include stormwater runoff generated by impervious surfaces and thousands of gallons of water/effluent pumped into the septic drainfields and discharged into the groundwater. To address these issues the applicant engaged Apex Engineering, a qualified, licensed expert, to design a stormwater facility that would demonstrate compliance with the City floodplain requirements. Apex has designed such a system and has evaluated the floodplain area. The proposed stormwater system will ensure that raising of the driveway and construction of the home will not increase the existing floodplain area, its volume of water, or surface elevation and will not increase surface water runoff by a noticeable degree. The stormwater system will meet Best Management Practices of the applicable City of Edgewood Stormwater Management requirements. Standards include soil preservation and amendment and dispersion trenches sized in accordance with manual requirements. The system is sized to adequately accommodate high frequency, two year storm events as well as 100 year storm events. All trenches and vegetated flow paths are located outside of the designated floodplain. The project complies with all floodplain standards set forth in the EMC. The applicant will provide compensatory storage for the raised driveway. The raised driveway will result in a reduction of the storage capacity of the floodplain by 72.4 cubic yards. However, the stormwater system will provide compensatory storage within the floodplain of 78.9 cubic yards. Apex also conducted a zero rise analysis of the project's impact to the City's designated floodplain. The analysis determined that the project will create a "net zero" impact of fill within the floodplain, and will not increase the floodplain surface elevation. The applicant's proposal exceeds the minimum requirements of the City's zero rise analysis standard. Furthermore, Chuck Hendrickson, City engineer, testified that adequate space exists to provide onsite, compensatory storage and that the applicant can install additional culverts to allow passage of water from one side of the driveway to the other if necessary. Mr. Hendrickson will also assure that the final storm drainage plans meet all City stormwater requirements. Residents presented no expert testimony or studies to contradict either the applicant's or the City's experts. The average water use for a residence is 120,000 gallons per year. A vast majority is directed to a septic drainfield. Hose and other water are discharged in the summer when flooding is not an issue. The Tacoma-Pierce County Health Department has approved the onsite septic system and drainfield. Water directed to an onsite drainfield will have minimal impact on flooding that occurs on the site. The applicant has also agreed to

meet all requirements of the State Department of Ecology in constructing the driveway and the overall project.

- D. The applicant must show that alterations permitted to the critical area or its buffer are the minimum necessary to allow for a reasonable use of the property. Furthermore, any authorized alteration of a critical area is subject to conditions imposed by the department including, but not limited to, mitigation under an improved mitigation plan. The applicant's project will result in a reduction of approximately 1,642 square feet of wetland. However, the applicant proposes to create additional wetlands in the northeast corner of the site that will consist of 1,774 square feet. Thus, the applicant's reduction/creation is at an approximately 1:1 ratio. However, the applicant will reduce the wetland buffer area by 8,102 square feet, but can only provide onsite buffer enhancement of 2,517 square feet due to coverage of the site by wetlands and buffers. The applicant's compensatory mitigation plan prepared by its expert, Habitat Technologies, was peer reviewed by the City's expert, Raedeke and Associates. Mr. Kolten Kosters, Raedeke Associates, testified at the hearing. Section 14.40.060 EMC sets forth a wetland mitigation ratio of 3:1 for Category II wetlands "creation or reestablishment". Wetland buffer mitigation requires a creation ratio of 1:1 of the altered area. The parcel, covered with both wetlands and buffers, has insufficient space to provide onsite mitigation in accordance with the required ratios. Where inadequate area exists onsite, EMC 14.40.060(C) provides:

- C. Approaches to Compensatory Mitigation. Mitigation for alterations to wetland and their buffers shall rely on the approaches listed below:

1. Wetland mitigation banks. Credits from a certified wetland mitigation bank may be used to compensate for impacts within the service area specified in the mitigation bank instrument.

However, in a letter from DOE dated November 3, 2020 (Exhibit D3), the writer notes that:

The Upper Clear Creek Mitigation Bank serves this area, but they are not yet selling credits to the public. You can inquire with them for more information on this option, and when credits may become available....

DOE's letter also addresses septic approval and expresses no concern about water released therefrom.

The purpose of the RUE is to allow a reasonable use of a parcel severely impacted or even covered by critical areas. Staff's requirement for onsite mitigation in

accordance with EMC ratios when a mitigation bank is not available prohibits acquisition of a RUE by the applicant (and probably for many parcels). Section 14.30.050(A) EMC specifically provides that if the application of "the chapter" would deny reasonable use of a property, then the property owner may apply for a RUE. The RUE process itself exempts a property owner from compliance with all portions of Chapter 14.30 that prohibit a reasonable use of the site. Thus, the inability to comply with onsite mitigation requirements for wetlands and/or buffers cannot be used to deny an RUE application. The applicant has provided mitigation to the extent possible on his property. A condition of approval hereinafter requires the applicant to obtain DOE approval and also to purchase credits in the Upper Clear Creek Mitigation Bank if available prior to final inspection. The EMC lists the purchasing of credits as an approved method of mitigation that can be accomplished without interfering with a reasonable use of the property. Thus, the applicant has satisfied the fourth and final criterion for a RUE.

15. Residents essentially assert that even if the applicant complies with all City stormwater and critical area codes, the site is very wet, and flooding will impact their parcels. However, the City responsible official's issuance of a DNS following SEPA review is a finding that compliance with all regulatory requirements will mitigate all probable substantial environmental impacts of the project.

CONCLUSIONS:

1. The Hearing Examiner has jurisdiction to consider and decide the issues presented by this request.
2. The applicant has shown that the request for a RUE satisfies all criteria set forth in EMC 14.30.050(A), and therefore should be approved subject to the following conditions:
 1. The applicant must comply with all applicable City, State of Washington Department of Ecology, and U.S. Army Corps of Engineers criteria and obtain all necessary permits.
 2. If credits become available from "The Upper Clear Creek Mitigation Bank" prior to final inspection of the applicant's single-family residential home, the applicant shall acquire the necessary credits to mitigate for wetland and wetland buffer impacts of the project.

DECISION:

The request for a reasonable use exception to allow construction of a single-family home, driveway, and onsite septic system is hereby granted for Parcel No. 0420152089 subject to the above conditions.

ORDERED this 23rd day of December, 2020.


STEPHEN K. CAUSSEAU, JR.
Hearing Examiner

TRANSMITTED this 23rd day of December, 2020, to the following:

APPLICANT: Kimberly Johnson
P.O. Box 731588
Puyallup, WA 98373

OTHERS:
Donald Sparks
3416-107th Avenue Court East
Edgewood, WA 98372

Randy Swanson
Jared and Danielle Nimick

Kyle McEneany
Robert Warren
Tim Jorgensen
John Paynter
Charlene Sanders/ Altman & Jon Altman
Ashley Barber
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CITY OF EDGEWOOD

CASE NO.: 19-1134

McCUTCHEON REASONABLE USE EXCEPTION

NOTICE

PROCEDURAL INFORMATION:

Appeal:

This decision, a Process III Hearing Examiner Action is final unless appealed by a party with standing to the City of Edgewood Community Development Department within fourteen (14) calendar days of the issuance of the decision. The appeal shall conform to the requirements of EMC Section 18.40.090(L) and be delivered, in the form of a letter, to the Community Development Department and contain:

- a) A statement identifying the decision being appealed, along with a copy of the decision,
- b) A statement of the alleged errors in the decision, including identification of specific factual findings and conclusions of the community development director or designee disputed by the person filing the appeal,
- c) The appellant's name, address, telephone number and fax number, and any other information to facilitate communications with the appellant, and the appeal shall be accompanied by a **\$4,735** hearing examiner appeal fee per the City's fee schedule. Appeals must be submitted by **5:00 PM, (January 7, 2020)**, to the City of Edgewood, 2224 104th Avenue East, Edgewood, WA 98372-1513.

RESOLUTION NO. 22-0XXX

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON, AUTHORIZING THE MAYOR TO EXECUTE A PERSONAL SERVICES AGREEMENT WITH RAEDEKE ASSOCIATES, INC. FOR PROJECT WETLAND MITIGATION MONITORING AND REVIEW.

WHEREAS, as a condition of reasonable use permitting the building of a single-family residence (the "Project"), the City has imposed a mitigation and monitoring requirement for an extended period of time; and

WHEREAS, to ensure compliance with required mitigation and monitoring for this project, the City requires the services and expertise of a consultant; and

WHEREAS, Raedeke Associates, Inc. performs wetland consulting for the City on an on-call basis for other mitigation needs and the City has been pleased with the work product, cost, and timeliness of their services, but the services related to the Project are beyond the scope of the on-call contract; and

WHEREAS, as a condition of granting the building permit, the Project applicant is paying the upfront cost of the attached personal services agreement between the City and Raedeke for the entire monitoring period.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF EDGEWOOD, WASHINGTON, HEREBY RESOLVES AS FOLLOWS:

Section 1. The Mayor is hereby authorized to execute a personal services agreement with Raedeke Associates, Inc for the wetland mitigation and monitoring review as set forth in the the agreement and scope of work attached hereto and incorporated herein as Exhibit A.

Section 2. Effective Date. This resolution will take effect immediately upon passage by the City Council.

ADOPTED THIS 25th day of January, 2022

Daryl Eidinger, Mayor

ATTEST:

Rachel Pitzel, CMC
City Clerk

CITY OF EDGEWOOD PERSONAL SERVICES AGREEMENT

THIS Agreement is made effective as of the _____ day of _____, 2021, by and between the City of Edgewood, a municipal corporation, organized under the laws of the State of Washington, whose address is:

CITY OF EDGEWOOD, WASHINGTON (hereinafter the “CITY”)
2224 - 104th Avenue East
Edgewood, Washington 98372
Contact: Mayor Daryl Eiding Phone: 253-952-3299 Fax: 253-952-3537

and Raedeke Associates, Inc., a wetland consulting corporation, organized under the laws of the State of Washington, doing business at:

Raedeke Associates, Inc. (hereinafter the “CONSULTANT”)
2111 North Northgate Way, Suite 219
Seattle, WA 98133

Contact: Kolten Kusters Phone: (206) 525-8122 (Ext. 123) Fax: (206) 526-2880

for personal services in connection with the following Project:

Review of Implementation Report, mitigation monitoring for years one, two, three, five, and then seven and ten if early closeout is not obtained by the applicant for McCutcheon Single Family Residence (Permit# 21-1339) as described in the Raedeke Associates, Inc. Scope of Services letter dated December 14, 2021 and required in the Compensatory Mitigation Program dated August 26, 2021, prepared by Habitat Technologies attached to this contract as Exhibit “A”.

TERMS AND CONDITIONS

1. Services by Consultant.

A. Consultant shall perform the services described in the Scope of Work attached to this Agreement as Exhibit "A." The services performed by the Consultant shall not exceed the Scope of Work without prior written authorization from the City.

B. The City may from time to time require changes or modifications in the Scope of Work. Such changes, including any decrease or increase in the amount of compensation, shall be agreed to by the parties and incorporated in written amendments to the Agreement.

2. Schedule of Work.

Consultant shall perform the services described in the scope of work in accordance with the Schedule attached to this contract as Exhibit “A.” If delays beyond Consultant's reasonable control occur, the parties will negotiate in good faith to determine whether an extension is appropriate.

Revised 04/2021

3. **Terms.** This Agreement shall commence on January 31, 2022, (“Commencement Date”) and shall terminate on January 31, 2032 unless extended or terminated in writing as provided herein.

4. **Compensation.**

✓

LUMP SUM. Compensation for these services shall be a Lump Sum of \$19,300.00, which includes all applicable tax.

☐

TIME AND MATERIALS NOT TO EXCEED. Compensation for these services shall not exceed \$19,300.00, including all applicable tax, without written authorization and will be based on billing rates and reimbursable expenses attached hereto as Exhibit.

☐

TIME AND MATERIALS. Compensation for these services shall be on a time and material basis according to the list of billing rates and reimbursable expenses attached hereto as Exhibit

☐

OTHER. _____

5. **Payment.**

A. Consultant shall maintain time and expense records and provide them to the City monthly after services have been performed, along with monthly invoices in a format acceptable to the City for work performed to the date of the invoice.

B. All invoices shall be paid by City warrant within sixty (60) days of receipt of a proper invoice. If the City objects to all or any portion of any invoice, it shall so notify the Consultant of the same within fifteen (15) days from the date of receipt and shall pay that portion of the invoice not in dispute, and the parties shall immediately make every effort to settle the disputed portion.

C. Consultant shall keep cost records and accounts pertaining to this Agreement available for inspection by City representatives for three (3) years after final payment unless a longer period is required by a third-party agreement. Copies shall be made available on request.

D. If the services rendered do not meet the requirements of the Agreement, Consultant will correct or modify the work to comply with the Agreement. City may withhold payment for such work until the work meets the requirements of the Agreement.

6. **Discrimination and Compliance with Laws**

A. Consultant agrees not to discriminate against any employee or applicant for employment or any other person in the performance of this Agreement because of race, creed, color, national origin, marital status, sex, age, disability, or other circumstance prohibited by federal, state, or local law or ordinance, except for a bona fide occupational qualification.

B. The Consultant agrees to comply with all federal, state and municipal laws, rules and regulations that are now effective or become applicable within the terms of this Agreement to the Consultant’s business, equipment and personnel engaged in operations covered by this Agreement or accruing out of the performance of such operations.

Revised 04/2021

C. Consultant shall obtain a City of Edgewood business license prior to receipt of written Notice to Proceed.

D. Violation of this Paragraph 6 shall be a material breach of this Agreement and grounds for cancellation, termination, or suspension of the Agreement by City, in whole or in part, and may result in ineligibility for further work for City.

7. Relationship of Parties. The parties intend that an independent contractor-client relationship will be created by this Agreement. As the Consultant is customarily engaged in an independently established trade which encompasses the specific service provided to the City hereunder, no agent, employee, representative or sub-consultant of the Consultant shall be or shall be deemed to be the employee, agent, representative or sub-consultant of the City. In the performance of the work, the Consultant is an independent contractor with the ability to control and direct the performance and details of the work, subject to the City's approval and general right of inspection to secure the satisfactory completion thereof. None of the benefits provided by the City to its employees including, but not limited to, compensation, insurance, and unemployment insurance are available from the City to the employees, agents, representatives or sub-consultants of the Consultant. The Consultant will be solely and entirely responsible for its acts and for the acts of its agents, employees, representatives and sub-consultants during the performance of this Agreement. The City may, during the term of this Agreement, engage other independent contractors to perform the same or similar work that the Consultant performs hereunder.

8. Suspension and Termination of Agreement

A. Termination. This Agreement may be terminated by the City at any time upon 10 days' written notice to the Consultant.

B. Rights Upon Termination.

1. *With or Without Cause.* Upon termination for any reason, all finished or unfinished documents, reports, or other material or work of Consultant pursuant to this Agreement shall be submitted to City, and Consultant shall be entitled to just and equitable compensation for any satisfactory work completed prior to the date of termination, not to exceed the total compensation set forth herein. Consultant shall not be entitled to any reallocation of cost, profit or overhead. Consultant shall not in any event be entitled to anticipated profit on work not performed because of such termination. Consultant shall use its best efforts to minimize the compensation payable under this Agreement in the event of such termination. Upon termination, the City may take over the work and prosecute the same to completion, by contract or otherwise.

2. *Default.* If the Agreement is terminated for default, the Consultant shall not be entitled to receive any further payments under the Agreement until all work called for has been fully performed. Any extra cost or damage to the City resulting from such default(s) shall be deducted from any money due or coming due to the Consultant. The Consultant shall bear any extra expenses incurred by the City in completing the work, including all increased costs for completing the work, and all damage sustained, or which may be sustained by the City by reason of such default.

D. Suspension. The City may suspend this Agreement, at its sole discretion. Any reimbursement for expenses incurred due to the suspension shall be limited to the Consultant's reasonable

expenses, and shall be subject to verification. The Consultant shall resume performance of services under this Agreement without delay when the suspension period ends.

E. Notice of Termination or Suspension. If delivered to the Consultant in person, termination shall be effective immediately upon the Consultant's receipt of the City's written notice or such date as stated in the City's notice of termination, whichever is later. Notice of suspension shall be given to the Consultant in writing upon one week's advance notice to Consultant. Such notice shall indicate the anticipated period of suspension. Notice may also be delivered to the Consultant at the address set forth in Section 15 herein.

9. Standard of Care. Consultant represents and warrants that it has the requisite training, skill and experience necessary to provide the services under this agreement and is appropriately accredited and licensed by all applicable agencies and governmental entities. Services provided by Consultant under this agreement will be performed in a manner consistent with that degree of care and skill ordinarily exercised by members of the same profession currently practicing in similar circumstances.

10. Ownership of Work Product.

A. All data materials, reports, memoranda, and other documents developed under this Agreement whether finished or not shall become the property of City, shall be forwarded to City at its request and may be used by City as it sees fit. Upon termination of this agreement pursuant to paragraph 8 above, all finished or unfinished documents, reports, or other material or work of Consultant pursuant to this Agreement shall be submitted to City.

B. All written information submitted by the City to the Consultant in connection with the services performed by the Consultant under this Agreement will be safeguarded by the Consultant to at least the same extent as the Consultant safeguards like information relating to its own business. If such information is publicly available or is already in Consultant's possession or known to it, or is rightfully obtained by the Consultant from third parties, the Consultant shall bear no responsibility for its disclosure, inadvertent or otherwise.

11. Work Performed at the Consultant's Risk. The Consultant shall take all precautions necessary and shall be responsible for the safety of its employees, agents and sub-consultants in the performance of the work hereunder, and shall utilize all protection necessary for that purpose. All work shall be done at the Consultant's own risk, and the Consultant shall be responsible for any loss or damage to materials, tools, or other articles used or held by the Consultant for use in connection with the work.

12. Indemnification. The Consultant shall defend, indemnify and hold the City, its officers, officials, employees, agents and volunteers harmless from any and all claims, injuries, damages, losses or suits, including all legal costs and attorneys' fees, arising out of or in connection with the performance of this Agreement, except for injuries and damages caused by the sole negligence of the City.

Should a court of competent jurisdiction determine that this Agreement is Subject to RCW 4.24.115, then, in the event of liability for damages arising out of bodily injury to persons or damages to property caused by or resulting from the concurrent negligence of the Consultant and the City, its officers, officials, employees, agents and Volunteers, the Consultant's liability hereunder shall be only to the extent of the Consultant's negligence.

IT IS FURTHER SPECIFICALLY AND EXPRESSLY UNDERSTOOD THAT THE INDEMNIFICATION PROVIDED HEREIN CONSTITUTES THE CONSULTANT'S WAIVER OF IMMUNITY UNDER INDUSTRIAL INSURANCE, TITLE 51 RCW, SOLELY FOR THE PURPOSES OF THIS INDEMNIFICATION. THE PARTIES FURTHER ACKNOWLEDGE THAT THEY HAVE MUTUALLY NEGOTIATED THIS WAIVER. THE PROVISIONS OF THIS SECTION SHALL SURVIVE THE EXPIRATION OR TERMINATION OF THIS AGREEMENT.

13. Insurance. The Consultant shall procure and maintain for the duration of the Agreement, insurance against claims for injuries to persons or damage to property which may arise from or in connection with the performance of the work hereunder by the Consultant, its agents, representatives, or employees.

A. No limitation. The Consultant's maintenance of insurance as required by the Agreement shall not be construed to limit the liability of the Consultant to the coverage provided by such insurance, or otherwise limit the City's recourse to any remedy available at law or in equity.

B. Minimum Scope of Insurance

Consultant shall obtain insurance of the types described below:

1. 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.
2. Commercial General Liability insurance shall be written on ISO occurrence form CG 00 01 or a substitute form providing equivalent liability coverage and shall cover liability arising from premises, operations, stop-gap, independent contractors and personal injury and advertising injury. The City shall be named by endorsement as an additional insured under the Consultant's Commercial General Liability insurance policy with respect to the work performed for the City using an additional insured endorsement at least as broad as ISO CG 20 26.
3. Workers' Compensation coverage as required by the Industrial Insurance laws of the State of Washington and Employer's Liability Insurance.
4. Professional Liability insurance appropriate to the Consultant's profession.

C. Minimum Amounts of Insurance

Consultant shall maintain the following insurance limits:

1. Automobile Liability insurance with a minimum combined single limit for bodily injury and property damage of \$1,000,000 per accident.
2. Commercial General Liability insurance shall be written with limits no less than \$1,000,000 each occurrence, \$2,000,000 general aggregate.
3. Professional Liability insurance shall be written with limits no less than \$1,000,000 per claim and \$1,000,000 policy aggregate limit.

Revised 04/2021

D. Other Insurance Provisions

The insurance policies are to contain, or be endorsed to contain, the following provision for Automobile Liability, Professional Liability and Commercial General Liability insurance:

1. The Consultant's insurance coverage shall be primary insurance as respect the City. Any insurance, self-insurance, or insurance pool coverage maintained by the City shall be excess of the Consultant's insurance and shall not contribute with it.

E. Acceptability of Insurers

Insurance is to be placed with insurers with a current A.M. Best rating of not less than A:VII.

F. Verification of Coverage

Consultant shall furnish the City with original certificates and a copy of the amendatory endorsements, including but not necessarily limited to the additional insured endorsement, evidencing the insurance requirements of the Consultant before commencement of the work.

G. Notice of Cancellation.

The Consultant shall provide the City with written notice of any policy cancellation within two business days of their receipt of such notice.

H. Failure to Maintain Insurance.

Failure on the part of the Consultant to maintain the insurance as required shall constitute a material breach of contract, upon which the City may, after giving five business days' notice to the Consultant to correct the breach, immediately terminate the contract, or at its discretion, procure or renew such insurance and pay any and all premiums in connection therewith, with any sums so expended to be repaid to the City on demand, or at the sole discretion of the City, offset against funds due the Consultant from the City.

I. City Full Availability of Consultant Limits

If the Consultant maintains higher insurance limits than the minimums shown above, the City shall be insured for the full available limits of Commercial General and Excess or Umbrella liability maintained by the Consultant, irrespective of whether such limits maintained by the Consultant are greater than those required by this Agreement or whether any certificate of insurance furnished to the City evidences limits of liability lower than those maintained by the Consultant.

14. Assigning or Subcontracting. Consultant shall not assign, transfer, subcontract or encumber any rights, duties, or interests accruing from this Agreement without the express prior written consent of the City, which consent may be withheld in the sole discretion of the City.

15. Notice. Any notices required to be given by the City to Consultant or by Consultant to the City shall be in writing and delivered to the parties at the following addresses:

Daryl Eidinger
Mayor
City of Edgewood
2224 - 104th Avenue East
Edgewood, WA 98372

Phone: 253-952-3299
Fax: 253-952-3537

NAME OF CONSULTANT
Raedeke Associates, Inc.
Attn: Kolten Kusters, PWS
2111 North Northgate Way, Suite 219
Seattle, WA 98133

Phone: 206-525-8122
Fax: 206 5262880

Receipt of any notice shall be deemed effective three (3) days after deposit of written notice in the U.S. mail with proper postage and address.

16. Resolution of Disputes and Governing Law.

A. Should any dispute, misunderstanding or conflict arise as to the terms and conditions contained in this Agreement, the parties agree that they shall undertake reasonable attempts at negotiation and compromise, including, but not limited to, informal negotiation, mediation, or arbitration, prior to instituting any legal proceedings. If the parties are unable to resolve any dispute after such reasonable attempts at negotiation and compromise, jurisdiction of any resulting litigation shall be filed in Pierce County Superior Court, Pierce County, Washington.

B. This Agreement shall be governed by and construed in accordance with the laws of the State of Washington. In any suit or action instituted to enforce any right granted in this Agreement, the substantially prevailing party shall be entitled to recover its costs, disbursements, and reasonable attorney's fees from the other party.

17. General Provisions.

A. Non-waiver of Breach. The failure of either party to insist upon strict performance of any of the covenants and agreements contained herein, or to exercise any option herein contained in one or more instances, shall not be construed to be a waiver or relinquishment of said covenants, agreements, or options, and the same shall be in full force and effect.

B. Modification. No waiver, alteration, modification of any of the provisions of this Agreement shall be binding unless in writing and signed by a duly authorized representative of the City and the Consultant.

C. Severability. The provisions of this Agreement are declared to be severable. If any provision of this Agreement is for any reason held by a court of competent jurisdiction to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect the validity or constitutionality of any other provision.

D. Entire Agreement. The written provisions of this Agreement, together with any Exhibits attached hereto, shall supersede all prior verbal statements of any officer or other representative of the City, and such statements shall not be effective or be construed as entering into or forming a part of or altering in any manner whatsoever, the Agreement or the Agreement documents. The entire agreement between the parties with respect to the subject matter hereunder is contained in this Agreement and the Exhibits attached hereto, which may or may not have been dated prior to the execution of this Agreement.

Revised 04/2021

All of the above documents are hereby made a part of this Agreement and form the Agreement document as fully as if the same were set forth herein. Should any language in any of the Exhibits to this Agreement conflict with any language contained in this Agreement, then this Agreement shall prevail.

IN WITNESS WHEREOF, the parties have executed this Agreement on the day and year set forth above.

CITY OF EDGEWOOD, WASHINGTON

CONSULTANT

By: _____
Daryl Eidinger
Mayor

By: 
Name: Richard W. Lundquist

Date: _____

Title: President

Date: January 12, 2022

Attest:

By: _____
Rachel Pitzel, CMC
City Clerk

APPROVED AS TO FORM:

By: 
Ann Marie J. Soto
City Attorney

EXHIBIT A

November 8, 2021
Revised December 14, 2021

Morgan Dorner
Associate Planner, City of Edgewood
2224 104th Ave E.
Edgewood, WA. 98372

RE: REVISED Agreement for Professional Services
City of Edgewood On-Call Services
McCutcheon – Mitigation Installation Review &
Mitigation Monitoring Years 1, 2, 3, 5, 7, & 10
R.A.I. Project #2018-097-202-1/202-2/202-3/202-4/202-5/202-6/202-7

Dear Ms. Dorner:

We are pleased to submit the following proposal for biological consulting services for the above-named project.

The Scope of Services portion of this Agreement is based upon discussions with you and our understanding of the work needed as of the date of this document. If this scope has changed, please notify our office immediately so that we can update this Agreement to reflect the services needed.

In order to authorize work to begin, **please provide us with the appropriate contract documents for signature along with a list of other items required, if applicable.**

Thank you for the opportunity to submit this proposal. We look forward to working with you on this project. If you have any questions, you may contact me directly at (206) 525-8122.

Respectfully submitted,

RAEDEKE ASSOCIATES, INC.



Kolten T. Kusters, PWS
Wetland Scientist

Attachments

RAEDEKE ASSOCIATES, INC.
2111 N. NORTHGATE WAY, STE. 219
SEATTLE, WASHINGTON 98133
(206) 525-8122
FAX: (206) 526-2880
Scope of Services
For Professional Services Agreement

This document shall serve as an Agreement for Professional Services between Raedeke Associates, Inc. and **The City of Edgewood** for the project known as:

PROJECT LOCATION

The McCutcheon project site is located along 36th Avenue East in the City of Edgewood, Washington. The approximately 0.78-acre site project site is identified by Pierce County Tax Parcel No. 0420152089. This places the project site in a portion of Section 15, Township 20 North, Range 04 East, W.M. Parcel maps retrieved on-line from Pierce County depict the property boundaries.

SCOPE OF WORK FOR MITIGATION INSTALLATION REVIEW (2018-032-202-1)

For this phase of the project, Raedeke Associates, Inc. to conduct a review of implementation of the final mitigation to confirm that onsite restoration was installed per the specifications of the mitigation plan as-builts. Upon completion of our site visit and review of the implementation plan, we would provide a brief comment memorandum summarizing our findings. This scope of work also includes budget for technical assistance for the project as necessary.

- **PROJECT INITIATION AND MOBILIZATION:** Initial coordination, scheduling, and preparation of materials for site visit, including review of approved plans, field data summaries, and maps.
- **SITE VISIT:** We would conduct a one-half (up to 4 staff-hours) site investigation to confirm that the mitigation plantings were installed per the as-build site plans and specifications. During our site visit, we would document the existing site conditions and overall performance of the mitigation site.
- **INSTALLATION REVIEW MEMO:** After completion of the our site visit, Raedeke Associates, Inc. will prepare a summary memorandum detailing our findings regarding the accuracy and completeness of the onsite mitigation with regard to the approved installation plan provided for the project site report.
- **PROJECT COORDINATION AND ADMINISTRATION:** This task includes correspondence and coordination with the City of Edgewood regarding scheduling, and information acquisition for the project and for in-house administration as necessary during the project (assumes up to 1 staff-hour).
- **PROJECT EXPENSES:** Included in this task are costs for travel, mileage, reprographics, field equipment, and other supplies.

RAEDEKE ASSOCIATES, INC.
2111 N. NORTHGATE WAY, STE. 219
SEATTLE, WASHINGTON 98133
(206) 525-8122
FAX: (206) 526-2880
Scope of Services
For Professional Services Agreement

SCOPE OF WORK FOR YEAR-ONE, TWO, THREE, FIVE, SEVEN, AND TEN-YEAR MITIGATION MONITORING REVIEW (2018-097-202-2/202-3/202-4/202-5/202-6/202-7)

We would review annual performance monitoring reports for the McCutcheon project site for years 1, 2, 3, 5, 7, and 10. We would review the mitigation plan and applicant's monitoring reports and visit the site to evaluate the accuracy and completeness of the reports with respect to the mitigation performance standards. During final review, we would provide a verification of the wetland delineation provided by the applicant's biologist. We would provide a summary of our findings and brief comment memorandum for each review summarizing if the site performance standards are being met per the approved mitigation plan.

- **PROJECT INITIATION AND MOBILIZATION:** Initial coordination, scheduling, and preparation of materials for site visit, including review of approved plans, field data summaries, and maps.
- **MITIGATION MONITORING REVIEW:** During each of the monitoring years, we would review the vegetation monitoring report provided by the applicant's biologist. We would conduct a one-half day (up to 4-staff hours) to assess the accuracy of the monitoring report including health of the plants, plant counts, and the existing site conditions.
- **REVIEW MEMO:** After completion of the vegetation monitoring site visit, Raedeke Associates, Inc. will prepare a summary memorandum detailing our findings regarding the accuracy and completeness of the annual monitoring report with respect to the mitigation performance standards per the approved mitigation plan.
- **PROJECT COORDINATION AND ADMINISTRATION:** This task includes correspondence and coordination with the City of Edgewood regarding scheduling, and information acquisition for the project and for in-house administration as necessary during the project (assumes up to 1 staff-hour).
- **TECHNICAL GUIDANCE:** This task includes technical support and guidance for the City of Edgewood for this project. This task would provide support on any questions or concerns related to critical areas or their buffers that may arise over the course of the project.
- **PROJECT EXPENSES:** Included in this task are costs for travel, mileage, reprographics, field equipment, and other supplies.

PROPOSED FEE SCHEDULE

Raedeke Associates, Inc. will invoice for services on a Time and Materials basis at the rates in effect at the time of the monitoring year.

The proposed fees for performance of professional services detailed in this agreement area summarized below. Invoices will reflect costs for actual hours and expenses incurred.

Performance Review of Installation	(2018-097-202-1)	3,000.00
First-Year Performance Monitoring	(2018-097-202-2)	2,600.00
Second-Year Performance Monitoring	(2018-097-202-3)	2,400.00

RAEDEKE ASSOCIATES, INC.
2111 N. NORTHGATE WAY, STE. 219
SEATTLE, WASHINGTON 98133
(206) 525-8122
FAX: (206) 526-2880
Scope of Services
For Professional Services Agreement

Third-Year Performance Monitoring	(2018-097-202-4)	2,500.00
Fifth-Year Performance Monitoring	(2018-097-202-5)	2,700.00
Seventh-Year Performance Monitoring	(2018-097-202-6)	2,900.00
Tenth-Year Performance Monitoring	(2018-097-202-7)	3,200.00

Total		\$19,300.00
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EXCLUSIONS:

Additional tasks may become necessary, depending on our findings. However, the following potential future tasks are not included in this Agreement: (1) additional site visits or meetings with City of Edgewood or other agencies beyond those described above, (2) tasks associated with additional rounds of review of applicant submittals, (3) tasks associated with response to agency or public comments, or public hearings, or (4) additional years of long-term monitoring beyond the those outlined above. If these or other services not specifically included in this Agreement are requested we will prepare a separate Agreement or Change Order to provide the additional services.

HABITAT TECHNOLOGIES

COMPENSATORY MITIGATION PROGRAM

New Single-Family Homesite Development

**PARCEL 0420152089
CITY OF EDGEWOOD, PIERCE COUNTY, WASHINGTON**

*This document incorporates revisions to address comment provided by
Washington Dept. of Ecology*

prepared for

**Mr. Patrick McCutcheon
2703 - 39th Street NW
Gig Harbor, Washington 98335**

prepared by

**HABITAT TECHNOLOGIES
P.O. Box 1088
Puyallup, Washington 98371-1088
253-845-5119**

September 8, 2020

**REVISED
AUGUST 26, 2021**

**wetlands, streams, fisheries, wildlife – mitigation and permitting solutions
P.O. Box 1088, Puyallup, Washington 98371
253-845-5119 contact@habitattechnologies.net**

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INTRODUCTION

This document details the ***Compensatory Mitigation Program*** to be implemented to address unavoidable impacts to the identified City of Edgewood Category II Wetland within **Parcel 0420152089 (project site)** as a part of the development of a new single-family homesite and associated driveway access. The project site consisted of an existing parcel of record approximately 0.78-acres in size, rectangular in shape, and located at xxx -36th Street East (part of Section 15, Township 20 North, Range 4 East, W.M.) (Figure 1). The project site had undergone prior land use manipulations and management to include forest harvest, site clearing and grading, ditching, fencing, internal access road development, development of adjacent properties, and the development of adjacent public roadways and utilities. The project site was slightly sloped from the northern boundary toward the south with a shallow, seasonally flooded depression area present throughout the majority of the southern portion of the project site and extending offsite.

Directions to Project Site: From eastbound on 24th Street East turn north onto 122nd Avenue East. Continue south on 122nd Avenue East to 36th Street East. Turn west onto 36th Street East and continue to 107xx – 36th Street East.

CRITICAL AREAS DETERMINATION

A *Critical Areas Assessment* was completed for the project site by Habitat Technologies in 2018. This assessment identified a City of Edgewood Category II Wetland dominating the majority of the project site. The standard City of Edgewood buffer for this identified wetland was identified as 140 feet in width as measured perpendicular from the wetland boundary without minimization for impacts (see *CRITICAL AREAS ASSESSMENT, (WETLAND DELINEATION, SURFACE WATER DRAINAGES, AND CRITICAL HABITATS)*, *PARCEL 0420152089*, revised November 25, 2019) and a reasonable use application.

SELECTED DEVELOPMENT ACTION

The *Selected Development Action* for the project site (Parcel 0420152089) focuses on the development of a new single-family homesite consistent with the City of Edgewood Comprehensive Plan, local zoning, and the City's *Critical Areas Ordinance*. The selected location of the new homesite would not require a direct impact to the identified regulated wetland dominating the project site. However, because the project site is fully overlain by a City of Edgewood Category II Wetland and its associated buffer, the new homesite and septic drain field are unavoidably required to encroach into the outer portion of the standard buffer for this wetland. An existing internal driveway would be utilized to connect the new homesite to existing public utilities and an adjacent public roadway.

MITIGATION SEQUENCING

1. Avoiding the impact altogether by not taking a certain action or parts of an action;

The project site is a legal parcel of record, zoned and taxed for residential development. Property taxes have consistently been paid and are current. The proposed single-family home placement and septic system would avoid direct impacts to the identified onsite Category II Wetland. However, because of the limited area of non-wetland within the parcel the new selected homesite location cannot avoid encroachment into the standard wetland buffer that overlays the entire non-wetland area onsite.

To further reduce potential project related impacts a two (2) story homesite design has been formulated to reduce the total footprint within the selected homesite area. The single-family homesite design is also consistent in the size of other recently permitted homesites within the general area. To help further avoid potential project related impacts the property owner attempted to acquire an alternate access corridor from the adjacent neighbor to avoid any wetland impacts. However, this alternative access request was denied. As such, a historic access road from 36th Street East within the western portion of the site would be upgraded to the extent necessary for safety considerations and utilized for access to the new homesite.

In the creation of a new single-family homesite the project planning teams has taken steps to avoid adverse encroachments, however, total avoidance of project related impacts is not practicable.

2. Minimizing impacts by limiting the degree or magnitude of the action and its implementation, by using appropriate technology, or by taking affirmative steps, such as project redesign, relocation, or timing, to avoid or reduce impacts;

As noted above the proposed homesite development area has been limited to the northwestern portion of the project site by the character and size of the wetland dominating the project site. The footprint of the new homesite has been reduced through the design of a two (2) story structure, the creation of limited associated managed yard area, and the creation of an onsite septic drainfield system at the size required for public health and safety. Utilizing the existing internal access road corridor also reduces the potential impacts to the onsite wetland to the greatest extent practicable while still meeting public safety considerations and City standards.

While present homesite development planning has focused on potential project impact avoidance and impact minimization as much as practicable, a *Compensatory Mitigation Program* outlined below would also be implemented to ensure “not net loss” of wetland functions and values, or adverse impacts to the associated onsite flood plain.

3. Rectifying the impact by repairing, rehabilitating, or restoring the affected environment;

As outlined below a *Compensatory Mitigation Program* would be implemented to address the unavoidable project related impacts to the onsite wetland and flood plain. These actions include the creation of additional onsite wetland/flood plain area, the restoration of the existing wetland, and the restoration of the retained buffer.

The onsite wetland buffer is dominated by Himalayan blackberry (*Rubus armeniacus*) and English ivy (*Hedera helix*) - both invasive non-native species. The reduction of the wetland buffer for the development of the single-family home would incorporate a buffer establishment plan to restore and enhance the retained onsite buffer areas. In addition, habitat features, trees, and shrubs would be planted in the wetland.

4. Reducing or eliminating the impact over time by preservation and maintenance operations;

Unavoidable project related impacts associated with the upgrading of the existing internal access drive would be mitigated within the project site. The proposed *Compensatory Mitigation Program* would increase plant diversity, habitat features, and vegetation complexity within the onsite wetland through the removal of invasive shrubs and the planting of desirable native species. The *Compensatory Mitigation Program* would also create approximately 1,774 square feet of additional onsite wetland. This created wetland area would also be planted with a variety of native species to support onsite wildlife habitats and protect local water quality.

Unavoidable project related impacts associated with the reduction of the onsite wetland buffer area for the development of the single-family home would be mitigated through the enhancement of the established/retained buffer, the placement of habitat features within the existing wetland, and enhancement planting in the wetland. In addition, the established buffer would be fenced to provide a visual and physical barrier between the homesite area and the established onsite wetland buffer. Monitoring and maintenance of the established buffer area would be conducted for a minimum of five (5) years and potentially extended to a total of 10 years at the direction of the Washington Dept. of Ecology (WDOE).

5. Compensating for the impact by replacing, enhancing, or providing substitute resources or environments; and

Unavoidable project related impacts to the onsite wetland and flood plain would be mitigated through the creation of additional onsite wetland and floodplain area at greater than a 1.0 to 1.0 ratio (created to impacted). Additional measures include the placement of habitat features and enhancement plantings in the retained wetland.

Unavoidable project related buffer impacts associated with the development of the single-family homesite would be compensated for by the removal of invasive species and existing debris within the established/retained buffer, and the planting of desirable native species common to the local area.

6. Monitoring the impact and the compensation project and taking appropriate corrective measures.

The *Compensatory Mitigation Program* would be monitored to document the success of the selected mitigation actions as directed by the WDOE for a period of **ten-year** following the acceptance of the *Implementation Report* by the City and WDOE. However, WDOE allows for possible reduction of the ten-year monitoring program (early closeout) **if** the mitigation site is meeting the 10-year performance criteria earlier than expected as documented within the monitoring program for a least a minimum of five (5) years following the acceptance of the *Implementation Report*. Routine maintenance actions would also be performed during the monitoring program period to remove invasive species and ensure the establishment of viable native plant communities.

ANALYSIS OF THE COMPENSATORY MITIGATION PROGRAM

The onsite wetland is surrounded by development to included 36th Street East immediately to the south, 108th Avenue East immediately to the east, and single-family developments with managed lawns to the west and north. Additionally, a gravel driveway bisects the wetland directly to the east of the project site for access to the single-family homesites located to the north. As such, the majority of the standard 140-foot buffer area associated with the onsite Category II Wetland does not provide viable support for the functions and values of the onsite wetland.

Wetland creation, wetland enhancement, and buffer enhancement is proposed to compensate for the identified unavoidable wetland and onsite buffer impacts associated with the access drive and the placement of a new single-family homesite. The onsite buffer areas are dominated by Himalayan blackberries (*Rubus armeniacus*) and ivy (*Hedera helix*) – both non-native invasive plant species. The onsite wetland is dominated by Douglas spiraea (*Spiraea douglasii*).

The mitigation proposed for the project site includes the removal of invasive species, the removal of existing debris, the creation of onsite wetland at greater than a 1.0 to 1.0 replacement ratio (creation to impacted), the enhancement of the existing wetland plant community at greater than a 12.0 to 1.0, and the installation of habitat features to increase habitat complexity. This compensatory mitigation action would be completed before or as a part of the initial development of the proposed new homesite.

As outlined in Appendix A, the basic mitigation credits for the onsite wetland and buffer is calculated at 1.21 acre-points (Debit). The calculated total functional score for the proposed *Compensatory Mitigation Program* would achieve a score of 0.74 acre-points (Credit). Although the debit credit worksheet falls short in the hydrologic section, the compensatory flood storage provides greater than 1:1 ratio of new storage to area lost for the unavoidable access drive improvements. Additionally, a flat culvert would be placed at the low point of the existing driveway to maintain a balanced and free hydrologic connection on either side of the access drive.

The *Compensatory Mitigation Program* provides a positive lift in habitat functions and values within the Credit/Debit worksheet.

COMPENSATORY MITIGATION FOR UNAVOIDABLE IMPACTS

As outlined by the City of Edgewood compensatory mitigation is required for all unavoidable alterations to wetlands or their buffers, except for buffer averaging when done in accordance with EMC Chapter 14. Compensatory mitigation actions would replace environmental functions affected by the unavoidable alterations and would provide equal or greater functions compared to the impacted wetland or buffer. As defined by the City all proposed projects must first demonstrate compliance with EMC 14.10.070(B) prior to development of compensatory mitigation plans.

The unavoidable filling of a limited area of Wetland A associated with the upgrading of the existing internal access road would result in a total wetland impact of 1,642 square feet. Wetland A has been verified by the Seattle District, U.S. Army Corps of Engineers and the City of Edgewood as located within an isolated depression. Wetland A and its associated standard City of Edgewood buffer is dominated by a monotypic stand of trees (Quaking aspen) and shrubs (Douglas spiraea). The associated buffer has been impacted by prior land use actions generally associated with single-family homesite developments within adjacent parcels, and the development of adjacent public roadways and public utilities. Compensatory mitigation for project related unavoidable impact to Wetland A would be provided onsite through the creation of additional wetland area immediately adjacent to a retained Wetland A at a ratio of greater than 1.0 to 1.0 (created to impacted). The retained wetland, newly created wetland area, and established/retained buffer area would be cleared of debris, planted with a variety of native plant species, and be enhanced through the placement of habitat features to restore environmental functions impacted by prior land use actions. Additional compensatory actions include the placement of a perimeter fence to limit human intrusions into the retained wetland and buffers areas along with informational buffer signs (Appendix B).

- **Mitigation Overview**

MITIGATION ACTIONS	MITIGATION PROVIDED
Unavoidable Wetland Impact = 1,642sqft	1,774sqft created wetland and floodplain
Established Buffer Enhancement	2,517sqft
Existing Wetland Enhancement	20,909 sqft

MITIGATION BENEFITS

The primary elements of the *Compensatory Mitigation Program* include the creation of wetland/floodplain to compensate for the unavoidable loss of flood storage and wetland area associated with the improvements to the existing internal access drive. Additionally, the presently degraded wetland and wetland buffer areas would be restored and enhanced. Both the onsite wetland (existing and created) and the established protective buffer would be restored and enhanced through the removal of debris; the planting of a variety of native trees, shrubs, and emergent; the removal and control of the existing invasive species - Himalayan blackberry and ivy; the placement of habitat features; and the placement of boundary fence with standard buffer boundary signs.

The proposed mitigation actions would restore viable plant communities (wetland and buffer). The enhanced structure and plant diversity would also provide greater nesting, cover, perching, and foraging opportunities for local wildlife. The overall mitigation area (wetland and buffer) would also be placed within a protective tract or defined by easement for long-term protection.

DESCRIPTION OF THE COMPENSATORY MITIGATION PROGRAM

1. A compensatory wetland/flood storage area equal to 1,774 square feet in size would be created adjacent to the northeaster edge of existing onsite Wetland A. The creation would be accomplished through the removal of existing buffer area soils to a depth of approximately 12-inches below the adjacent retained wetland area and the subsequent placement of approximately 12-inches of highly organic topsoil (minimum 30% composted organic) within the excavated area at an elevation equal to the existing retained wetland.
2. During the creation of the new wetland area the existing reed canarygrass, ivy, and blackberries within the entire mitigation area would be removed. As much as

possible, the cut vegetation and rootballs would be removed from the project site and disposed in an approved offsite location. Removal would also not adversely impact existing wetland soils.

3. The created wetland/flood storage area and the established/enhanced buffer areas would be planted with a variety of native trees, shrubs, and emergents common to the local area and selected to provide enhanced biological and physical wetland and buffer functions (Appendix C). A minimum 2-inch layer of composted organic material would be placed around each installed tree and shrub.
4. A minimum of four (4) habitat features (standing snags/downed logs) would be installed within the existing wetland. Following the installation of these habitat features the existing wetland would be enhanced through the planting of native trees and shrubs.
5. Placement of a level culvert (minimum 12 inch diameter) within the low point of the existing access driveway to ensure the continuation of the movement of seasonal hydrology from one side to the other.
6. Following the placement of composted organic material the seeding of the exposed areas would be completed. Red fescue (*Festuca rubra*) would be utilized for all exposed surfaces.
7. Temporary and long-term erosion control measures would be implemented. These measures include the use of Best Management Practices during initial actions and as a part of the maintenance program.
8. The outer boundary of the established buffer would be fenced and posted within the northern portion of the project site between the established wetland/buffer area and the established homesite to clearly define the compensatory mitigation area and help to reduce the potential for human intrusion.
9. A minimum of four (4) monitoring plots would be established within the compensatory mitigation area (2 in the created wetland and 2 in the buffer between the wetland and the homesite). Each monitoring plot would be posted and be defined as a 10-foot radius circle around the numbered post. All installed plants within each plot would be documented for use during the accompanying monitoring program and to define the performance criteria.
10. A shallow groundwater monitoring tube would be installed within each of the two (2) created wetland monitoring plots. Each tube would be installed to a minimum depth of 15 inches, sealed, and capped consistent with WDOE guidance.
11. **All onsite activities would be completed at the technical direction of the onsite biologist.**

12. Upon the completion of initial compensatory mitigation actions an *Implementation Report* would be prepared and submitted to the City of Edgewood and WDOE. The *Implementation Report* would include a description of who completed the onsite compensatory actions, a description of the scope of work completed, a description of work specifications, photo documentation of the actions taken, initial plant documentation at each established monitoring plot, and a detailed timeline of completed actions. The *Implementation Report* would also include an initial project evaluation prepared by the project biologist.
13. Following the acceptance of the *Implementation Report* by the City of Edgewood and WDOE the *Compensatory Mitigation Program* would be monitored to document the success of the selected mitigation actions as directed by the WDOE for a period of **ten-year** following the acceptance of the *Implementation Report* by the City and WDOE. However, WDOE allows for possible reduction of the ten-year monitoring program (early closeout) **if** the mitigation site is meeting the 10-year performance criteria earlier than expected as documented within the monitoring program for a least a minimum of five (5) years following the acceptance of the *Implementation Report*. Consistent with the WDOE mitigation monitoring guidance a delineation of the established wetland boundary would be completed as a part of the mitigation program closeout and final acceptance.
14. A series of financial guarantees would be established to assure that the proposed implementation has been completed and the overall *Compensatory Mitigation Program* meets the established performance criteria.
15. Site development would utilize homesite construction and designs to minimize potential impacts to the established onsite buffer area. Such designs include directional lighting away from the buffer area, a buffer plant community to provide screening between the homesite area and the wetlands, and onsite water quality protections.

GOAL OF THE COMPENSATORY MITIGATION PROGRAM

The **GOAL** of the *Compensatory Mitigation Program* is to ensure that the proposed site development actions do not result in a “net loss” of wetland and floodplain area physical and biological functions and values. This program would also re-establish a viable plant community composed of native trees and shrubs within areas impacted by prior land use actions.

- **Wetland Hydrology Establishment**

Objective A. The created compensatory wetland area would total 1,774 square feet, would be adjacent to the retained Wetland A, and exhibit hydrology patterns consistent with the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010).

Performance Criterion #A1: 1,774 square feet of created compensatory mitigation wetland area would exhibit a water regime that meets the wetland hydrology criteria established in the 1987 Corps Manual and the 2010 Supplement. The created compensatory mitigation wetland area would exhibit soil saturation, or a water table present within 12-inches of the soil surface for at least 30 consecutive days during the growing season in years when rainfall meets or exceeds the 30-year precipitation average.

- **Created Wetland Plant Community Establishment**

Objective B. The created compensatory mitigation wetland area would exhibit a scrub/shrub and sapling tree vegetation class within ten years following initial planting. **IF** the mitigation site is meeting the 10-year performance criteria earlier than expected the monitoring program may be closed before the ten-year period by WDOE and the City of Edgewood.

Performance Criterion #B1: As defined by monitoring 90% of the trees and shrubs initially planted within the created compensatory wetland would exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #B2: As defined by monitoring 80% of the trees and shrubs initially planted within the created compensatory wetland would exhibit survival through the end of the second growing season following initial planting.

Performance Criterion #B3: As defined by monitoring within the created wetland the sapling tree/shrub plant community would exhibit the following minimum aerial coverage during the fall monitoring periods following initial planting. For purposes of the aerial coverage determination the plant community aerial coverage would include both planted and desirable volunteer species.

MONITORING YEAR	MINIMUM AERIAL COVERAGE
End of monitoring year one	15%
End of monitoring year two	20%
End of monitoring year three	30%
End of monitoring year five	40%
End of monitoring year seven	60%
End of monitoring year ten	80%

Performance Criterion #B4: As defined by monitoring within the created wetland a minimum of five (5) species of native shrubs and trees (combined count) would be present at the end of each monitoring year.

- **Enhanced Existing Wetland Plant Community Establishment**

Objective C. The enhanced existing wetland area would exhibit a scrub/shrub and sapling tree vegetation class within ten years following initial planting. **IF** the mitigation site is meeting the 10-year performance criteria earlier than expected the monitoring program may be closed before the ten-year period by WDOE and the City of Edgewood.

Performance Criterion #C1: As defined by monitoring 90% of the trees and shrubs initially planted within the enhanced existing wetland would exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #C2: As defined by monitoring 80% of the trees and shrubs initially planted within the enhanced existing wetland would exhibit survival through the end of the second growing season following initial planting.

Performance Criterion #C3: As defined by monitoring within the enhanced existing wetland the scrub/shrub and sapling vegetation class would exhibit the following minimum aerial coverage during the fall monitoring periods within ten years following initial planting. For purposes of the aerial coverage determination the scrub/shrub and sapling vegetation class would include both planted and desirable volunteer species.

MONITORING YEAR	MINIMUM AERIAL COVERAGE
End of monitoring year one	15%
End of monitoring year two	20%
End of monitoring year three	20%
End of monitoring year five	30%
End of monitoring year seven	60%
End of monitoring year ten	80%

Performance Criterion #C4: As defined by monitoring within the enhanced existing wetland a minimum of five (5) species of native shrubs and trees (combined count) would be present at the end of monitoring years five, seven, and ten.

- **Enhanced Buffer Plant Community Establishment**

Objective D. The enhanced established buffer would exhibit a scrub/shrub and sapling tree vegetation class within ten years following initial planting.

Performance Criterion #D1: As defined by monitoring 90% of the trees and shrubs initially planted within the enhanced established buffer would exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #D2: As defined by monitoring 80% of the trees and shrubs initially planted within the enhanced established buffer would exhibit survival through the end of the second growing season following initial planting.

Performance Criterion #D3: As defined by monitoring within the enhanced established buffer the scrub/shrub and sapling vegetation class would exhibit the following minimum aerial coverage during the fall monitoring periods within five years following initial planting. For purposes of the aerial coverage determination the scrub/shrub and sapling vegetation class would include both planted and desirable volunteer species.

MONITORING YEAR	MINIMUM AERIAL COVERAGE
End of monitoring year one	5%
End of monitoring year two	10%
End of monitoring year three	20%
End of monitoring year five	30%
End of monitoring year seven	60%
End of monitoring year ten	80%

Performance Criterion #D4: As defined by monitoring within the enhanced established buffer a minimum of five (5) species of native shrubs and trees (combined count) would be present at the end of monitoring year.

- **Invasive Species Management**

Performance Criterion #E1: As defined by onsite monitoring within the created wetland areas invasive species would not exceed 10% aerial coverage at the end of the first, second, third, fifth, seventh, or tenth growing seasons following initial planting. Invasive species include reed canarygrass, ivy,

Canadian thistle, Himalayan blackberry, and other species listed by the State of Washington as invasive.

Performance Criterion #E2: As defined by onsite monitoring within the enhanced buffer invasive species would not exceed 10% aerial coverage at the end of the first, second, third, fifth, seventh, and tenth growing seasons following initial planting. Invasive species include reed canarygrass, ivy, Canadian thistle, Himalayan blackberry, Scots broom, and other species listed by the State of Washington as invasive.

Performance Criterion #E3: As defined by onsite monitoring throughout the entire mitigation area, knotweed (*Polygonum* spp.) would not be present at any time during the monitoring period.

SELECTED PLANT COMMUNITIES

The plants selected for placement within the created wetland and the enhanced established buffer would be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are also selected to increase plant diversity, match present offsite communities, increase wildlife habitats, and enhance the aquatic environment. Many of the selected species can be somewhat sensitive to direct sunlight upon initial removal from the nursery and installation within the buffer area. Special care would be undertaken by the planting contractor during installation to utilize existing shading and to ensure that plants are handled and installed with some care. Adequate irrigation would also be provided at the time of installation.

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
15	Oregon ash (FRL) - <i>Fraxinus latifolia</i>	2 gallon
5	Sitka spruce (PIS) - <i>Picea sitchensis</i>	2 gallon
14	Pacific willow (SAL) - <i>Salix lasiandra</i>	2 gallon
6	Western crabapple (PYF) - <i>Pyrus fusca</i>	2 gallon
10	Western red cedar (THP) - <i>Thuja plicata</i>	2 gallon
4	Bitter cherry (PRE) - <i>Prunus emarginata</i>	2 gallon
6	Douglas fir (PSM) - <i>Pseudotsuga menziesii</i>	2 gallon
6	Western hawthorne (CRD) - <i>Crataegus douglasii</i>	2 gallon
6	Big leaf maple (ACM) - <i>Acer macrophyllum</i>	2 gallon
52	TOTAL TREES	

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
10	Twinberry (LOI) - <i>Lonicera involucrata</i>	1 gallon
10	Nootka rose (RON) - <i>Rosa nutkana</i>	1 gallon
10	Sitka willow (SAS) - <i>Salix sitchensis</i>	1 gallon
20	Red-osier dogwood (COS) - <i>Cornus stolonifera</i>	1 gallon

10	Vine maple (ACC) - <i>Acer circinatum</i>	1 gallon
10	Pacific ninebark (PHC) - <i>Physocarpus capitatus</i>	1 gallon
10	Hazelnut (COC) - <i>Cornus stolonifera</i>	1 gallon
10	Tall Oregon grape (BEA) - <i>Berberis aquifolium</i>	1 gallon
13	Snowberry (SYA) - <i>Symphoricarpus albus</i>	1 gallon
10	Oceanspray (HOD) - <i>Holodiscus discolor</i>	1 gallon
10	Red flowering currant (RIS) - <i>Ribes sanguineum</i>	1 gallon
13	Wild rose (ROG) - <i>Rosa gymnocarpa</i>	1 gallon
126	TOTAL SHRUBS	

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
50	Slough sedge (CAO) - <i>Carex obnupta</i>	plug
50	Small fruiting bulrush (SCM) - <i>Scirpus microcarpus</i>	plug
100	TOTAL EMERGENTS	

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
50	Red-osier dogwood (COS) - <i>Cornus stolonifera</i>	stake
50	Pacific willow (SAL) - <i>Salix lasiandra</i>	stake
100	TOTAL LIVE STAKES	

SEEDING FOR EXPOSED AREAS

Seeding of all exposed surfaces within the created wetland and enhanced buffer areas would be completed within two weeks following the completion of the planting actions.

common name	scientific name	percent by weight
Creeping red fescue	<i>Festuca rubra</i>	100%

(apply at the rate of 120 pounds per acre)

IMPLEMENTATION INSPECTION

Essential to the success of the *Compensatory Mitigation Program* is the accurate inspection of onsite activities immediately prior to and during the initial invasive control, habitat feature placements, and planting phase. These activities include pre-implementation site inspection, onsite inspection and technical direction during invasive species removal and planting activities, and post-planting site inspection and evaluation. The project biologist would complete onsite inspections, verify, and approve the following project tasks (at a minimum):

1. Marking of work areas and access corridors.
2. Marking of desirable plants to be retained.
3. Removal of invasive species and existing garbage.

4. Nursery stock acceptance.
5. Modification of plant species and sizes if required.
6. The character and placement of habitat features.
7. Installation of the irrigation system.
8. Installation of buffer boundary signs.

The pre-implementation site inspection allows the project team and the project biologist to evaluate and, if necessary, adjust the onsite implementation steps. These steps include analysis of project site elevation features, project sequencing and timing, final grade analysis, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during planting. Onsite technical inspection during implementation and planting activities would be implemented by the project biologist. The project biologist would perform implementation oversight and address minor unforeseen implementation difficulties to assure that the goal of the mitigation program is met. The project biologist would be responsible for ensuring that the species and sizes of native plants selected and noted within the planting plan are utilized during implementation. If selected native species become unavailable, the project biologist would approve, based on City and WDOE standards, substitute plant species to assure that the goal of the mitigation program is met.

Following the completion of onsite planting activities an *Implementation Report* plan would be prepared and submitted to the City of Edgewood and WDOE. The *Implementation Report* would include a description of who completed the onsite compensatory actions, a description of the scope of work completed, a description of work specifications, photo documentation of the actions taken, initial plant documentation at each established monitoring plot, and a detailed timeline of completed actions. The *Implementation Report* would also include a project evaluation prepared by the project biologist.

IMPLEMENTATION SCHEDULE

PROJECT TASK	TASK SCHEDULE
Onsite pre-implementation meeting	Completed by August 1, 202x
Placement of protective fencing. Final marking and identification of work area and access corridors.	Completed by August 5, 202x
Removal of invasive plants and discing of compacted areas. Excavation of created wetland area and placement of highly organic topsoil.	Completed by August 15, 202x
City of Edgewood/WDOE staff review of the planting areas.	Completed by September 15, 202x
Planting of compensatory mitigation area and installation of protective biodegradable matting and mulch to limit the establishment of reed canarygrass.	Completed by October 15, 202x
<i>Implementation Report</i> to City and WDOE.	Completed by November 5, 202x

Year 202x represents the completion of the *Implementation Report*.

PROJECT MONITORING

Following the successful implementation of the mitigation program and the acceptance of the *Implementation Report* by the City of Edgewood and WDOE a **ten-year** monitoring and maintenance program would be undertaken. However, WDOE allows for possible reduction of the ten-year monitoring program (early closeout) **if** the mitigation site is meeting the 10-year performance criteria earlier than expected as documented within the monitoring program for a least a minimum of five (5) years following the acceptance of the *Implementation Report*. The purpose of this monitoring program is to ensure the success of the *Compensatory Mitigation Program* as measured by an established set of performance criteria.

STANDARDS OF SUCCESS

A minimum of four (4) 10-foot radius sample plots would be established within the mitigation area (two (2) in the created wetland and two (2) in the adjacent restored buffer). The evaluation of the success of the *Compensatory Mitigation Program* would be based on the defined performance criteria. The defined performance criteria would be applied at the times of yearly monitoring. Sample locations would be shown on the *Implementation Report* graphic and would correspond to identified photopoints.

- **Plant Community Monitoring**

1. As a part of monitoring years one and two the project biologist would count the number of live plants which were planted within the identified monitoring plots. Plants would be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) would be recorded.
2. During each monitoring period and at each identified sample plot the project biologist would determine percent coverage of vegetation for emergent species and for the scrub/shrub and sapling tree species. The project biologist would also document species richness within each sample plot.
3. At identified sample plots the project biologist would count the number - and tag for removal - undesirable invasive species and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive species.
4. As a part of monitoring years one and two the project biologist would count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants.
5. The project biologist would take photographs that show the mitigation areas. During the monitoring period photos would be taken in the same direction and at the same

location to provide a series of photos. These photos would show plant growth, plant species, and plant coverage.

6. Upon the completion of each monitoring period as noted below the project biologist would prepare a report defining methods, observations, and results along with the date the observations were completed. Each report would be provided to the City of Edgewood and WDOE.

- **Hydrology Monitoring**

1. A shallow groundwater monitoring tube would be placed within each of the two (2) established monitoring plots within the created wetland area. Each tube would be installed to a minimum depth of 30 inches, sealed, and capped consistent with WDOE guidance.
2. As a part of monitoring years one, two, and three the project biologist would document the level of free water within each monitoring tube a minimum of once a week from the middle of February through the middle of May. If required, the monitoring would be extended.
3. Annual monitoring data would be reported as a part of the annual reports. Hydrology monitoring may be extended if required to ensure the success of the overall mitigation program.

- **Plant Community and Hydrology Monitoring Schedule**

MONITORING YEAR	HYDROLOGY MONITORING	PLANT COMMUNITY MONITORING	MONITORING REPORT
YEAR-1	Once a week from mid-Feb through mid-May 201x+1	On or about April 15, 202x+1	
		On or about Sept. 15, 202x+1	Report due Oct. 7, 202x+1
YEAR-2	Once a week from mid-Feb through mid-May 201x+2	On or about April 15, 202x+2	
		On or about Sept. 15, 202x+2	Report due Oct. 7, 202x+2
YEAR-3	Once a week from mid-Feb through mid-May 201x+3	On or about Sept. 15, 202x+3	Report due Oct. 7, 202x+3
YEAR-5		On or about Sept. 15, 202x+5	report due Oct. 7, 202x+5
YEAR-7		On or about Sept. 15, 202x+7	report due Oct. 7, 202x+7
YEAR-10		On or about Sept. 15, 202x+10	report due Oct. 7, 202x+10

Year 202x represents year of implementation

VEGETATION MAINTENANCE PLAN

Maintenance of the compensatory mitigation area plant community may be required. Such maintenance would be identified during the monitoring period and would be undertaken at the direction of the project biologist. The overall objective is to establish undisturbed wetland and buffer plant communities that do not require maintenance. Activities may include, but are not limited to, the removal of invasive non-native vegetation and the irrigation of selected areas. Established maintenance activities also include the removal of any wind-blown debris within the mitigation area.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

As a contingency, should the removal of invasive non-native species become necessary, the project proponent would contact the City of Edgewood and WDOE to establish and define specific actions to be taken. Resultant contingency plan activities would be implemented when the ongoing vegetation monitoring program indicates that invasive shrubs are becoming dominant in the onsite plant community (i.e. invasive species greater than 10% aerial coverage or any presence of knotweed).

The following invasive vegetation removal program would be implemented to ensure the establishment of desirable plant communities. At the direction of the project biologist additional removal actions (if required) would also be undertaken to ensure the establishment of desirable plant communities. The project proponent would not be responsible for replacement of plants that may be removed or damaged by vandalism.

MONITORING YEAR	FIRST REMOVAL ACTION	SECOND REMOVAL ACTION	THIRD REMOVAL ACTION
YEAR-1	On or about April 15, 202x+1	on or about June 1, 202x+1	on or about August 30, 202x+1
YEAR-2	On or about April 15, 202x+2	on or about June 1, 202x+2	on or about August 30, 202x+2
YEAR-3	On or about April 15, 201x+3	on or about June 1, 202x+3	on or about August 30, 202x+3
YEAR-5		on or about June 1, 202x+5	on or about August 30, 202x+5

Year 201x represents year of implementation

CONTINGENCY PLAN

As a contingency, should the proposed mitigation program fail to meet the performance criteria, the project proponent would undertake required remedial actions. Where plant survival is the failing component, the project proponent would replant and ensure the success of the supplemental planting which would be held to the same standard of

success as measured by performance criteria and monitoring processes. Where non-native, invasive shrubs exceed 10% aerial coverage the project proponent would undertake removal actions. Such removal actions would be completed using hand tools or pulling the plants by hand to remove the invasive vegetation without disrupting the soil profile. All cut or pulled vegetation would be removed from the mitigation area and disposed in an approved location. Herbicides would only be used following approval by the City of Edgewood or WDOE. If used, all herbicide application would be completed by a licensed professional.

Should additional remedial actions be required, the project proponent would meet with the City of Edgewood and WDOE to establish and define actions to be taken to meet the desired goal of this *Compensatory Mitigation Program*.

TEMPORARY IRRIGATION

The project proponent would ensure that a minimum of **one (1) inch of water is supplied each week** to the mitigation area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water would include both natural rainfall and temporary irrigation. The need for additional years of irrigation would be determined based on site conditions and overall plant survival. The amount of water supplied to the mitigation area would be increased if onsite monitoring defines such a need.

Irrigation would be provided via a temporary system placed on the ground surface within the buffer and created wetland area or with optional hand watering. The system would allow for a minimum of 10% overlap of coverage between sprinklers and the sprinklers would be a minimum of four (4) feet above ground. The project team would employ a landscape contractor to install, operate, and maintain the irrigation system. All actions would also be monitored onsite by the project biologist.

PLANTING NOTES

All plant materials utilized within the mitigation area would be native to the Puget Sound Region. The onsite biologist would inspect plant materials to assure the appropriate plant schedule and plant characteristics are met. The project proponent would warrant that all plants would remain alive and healthy for a period of one year following completion of planting activities. The project proponent would replace all dead and unhealthy plants with plants of the same specifications and selected to match identified hydrology patterns.

FINANCIAL GUARANTEE

The project proponent would provide the City of Edgewood a financial guarantee defined in two parts. Part One (Implementation Guarantee) would be associated with the initial implementation elements of the buffer program. Part Two (Performance Guarantee) would be associated with the maintenance and monitoring elements of the proposed buffer program. These guarantees would be held by the City of Edgewood and be equal to 125% of the actual estimated costs for identified activities. This increased percentage would allow for adequate funds to be available as a contingency should actions be required to meet the goals of these plans. The Implementation Guarantee would be deemed to be released by the City of Edgewood upon the successful completion of the initial onsite compensation elements and the acceptance of the *Implementation Report* by the City of Edgewood and WDOE. The Performance Guarantee would be deemed to be released upon meeting the established performance criteria and acceptance by the City of Edgewood and WDOE of the required annual reporting documents. If applicable, equivalent portions of the Performance Guarantee would be released by the City of Edgewood after each monitoring period.

Implementation Guarantee	
TASK	ASSOCIATED COST
Mowing and removal of invasive vegetation, decompaction of soils, and removal of debris. (8 hrs machine and 2-person crew at \$150/hr.)	\$ 1,200.00
Silt fencing and installation (appro. 200 linear feet x \$5/ft)	\$ 1,000.00
Excavation of created wetland area and placement of highly organic topsoil	\$ 2,000.00
Imported compost mulch for planting (4 cy)	\$ 250.00
Habitat features and installation (minimum 4 at \$150/each)	\$ 600.00
72 2-gallon trees with installation (\$25.00/each)	\$ 1,800.00
130 1-gallon shrubs with installation (\$12.50/each)	\$ 1,625.00
100 emergent plants with installation (\$1.50/each)	\$ 150.00
100 Live stakes with installation (\$1.50/each)	\$ 150.00
Seeding of exposed areas with red fescue (120 pounds per acre)	\$150.00
Onsite biologist technical oversight (12 hours at \$120/hr)	\$ 1,440.00
Installation of a temporary irrigation system	\$ 800.00
Establishment of monitoring plots and production of <i>Implementation Report</i> (8 hrs at \$120/hr).	\$ 960.00
SUB-TOTAL	\$12,125.00
Required 25% contingency	\$3,031.25
IMPLEMENTATION GUARANTEE TOTAL	\$15,156.25

Performance Guarantee

TASK	ASSOCIATED COST
Year-One onsite monitoring with expenses Two times for plants (6 hrs at \$120/hr) Hydrology monitoring Annual report with photos (3 hrs at \$120/hr)	\$ 2,575.00
Year-Two onsite monitoring with expenses Two times for plants (6 hrs at \$120/hr) Hydrology monitoring Annual report with photos (3 hrs at \$120/hr)	\$ 2,570.00
Year-Three onsite monitoring with expenses One time for plants (3 hrs at \$120/hr) Hydrology monitoring Annual report with photos (3 hrs at \$120/hr)	\$ 2,500.00
Year-Five onsite monitoring with expenses One time for plants (3 hrs at \$120/hr) Annual report with photos (4 hrs at \$120/hr)	\$ 1,550.00
Temporary Irrigation Program One inch of water per week between June 1 st and October 15 th for years one and two.	\$ 200.00
Invasive Vegetation Removal Three times (early April, mid-June, August) for years one, two, and three (each at 5 hrs, 2-person crew at \$50/hr.)	\$ 2,50.00
SUB-TOTAL	\$9,447.00
Required 25% contingency	\$ 2,361.75
PERFORMANCE GUARANTEE TOTAL	\$ 11,808.75

STANDARD OF CARE

This document has been completed by Habitat Technologies for use by **Patrick McCutcheon**. Prior to extensive site planning this mitigation program should be reviewed and approved by the City of Edgewood and WDOE. Habitat Technologies has provided professional services that are in accordance with the degree of care and skill generally accepted in the nature of the work accomplished. No other warranties are expressed or implied. Habitat Technologies is not responsible for design costs incurred before this document is approved by the appropriate resource and permitting agencies.

Bryan W. Peck

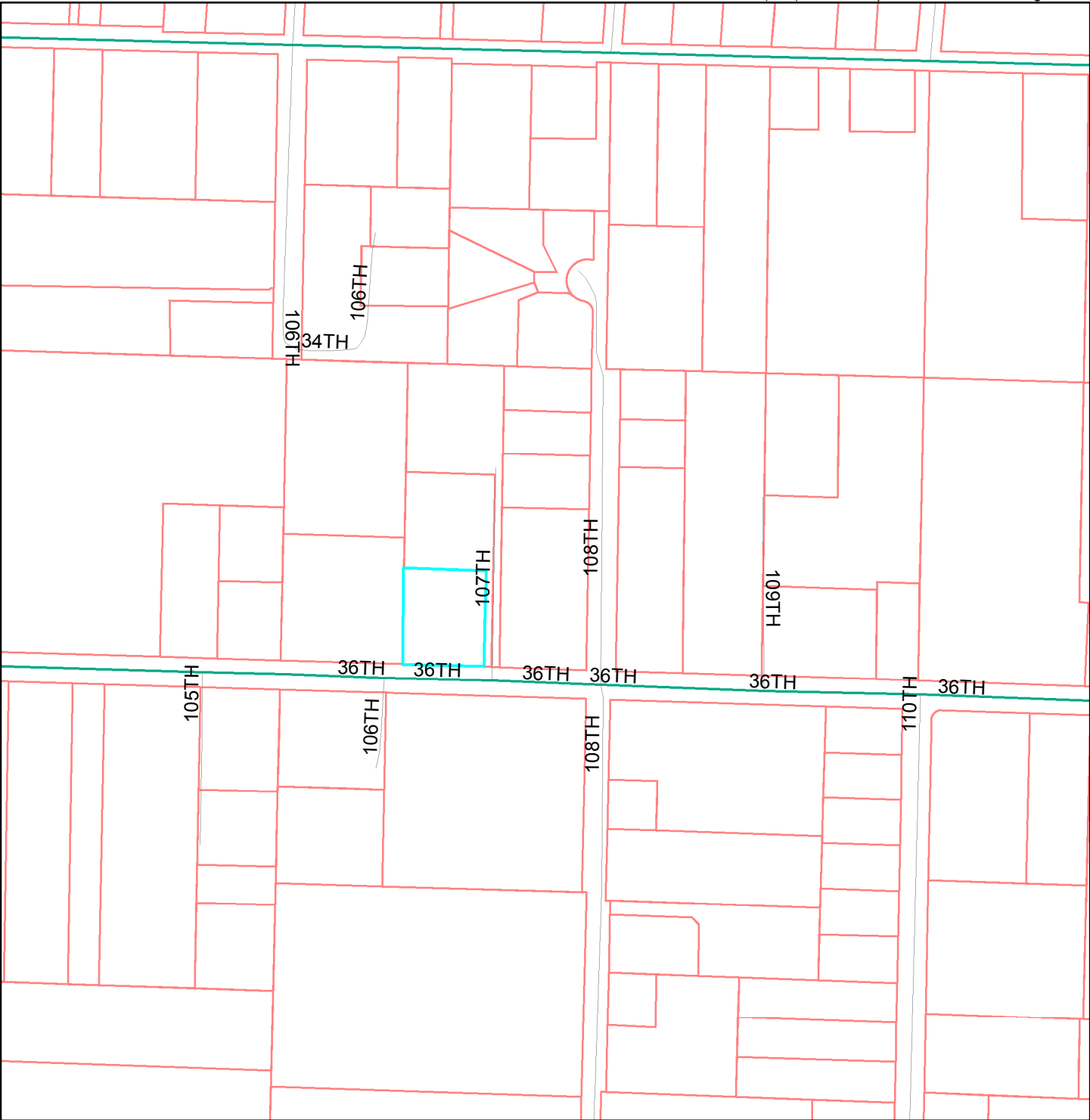
Bryan W. Peck
Senior Wetland Biologist

Thomas D. Deming

Thomas D. Deming, SPWS
Habitat Technologies

FIGURES

Figure 1 Site Vicinity

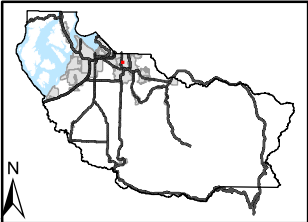


Legend

- Roads**

 - Arterial
 - Residential
- Tax Parcels**

 - Base Parcel



1 in = 300 ft

0 80 160 320 Feet

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The County assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The County makes no warranty of fitness for a particular purpose.

APPENDIX A – CREDIT/DEBIT WORKSHEET

Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Washington

Debit Worksheet (corrected 2/20/18)

Project **McCutcheon**

Mitigation Project is: Advanced

Concurrent: ☒

Delayed: ☐

Only fill in boxes that are highlighted. Use Temporal Loss Factors from the table below (Appendix E).

Input Ratings for Functions from Scoring Sheet

	Wetland Unit Altered (#1) Improving Water Quality Hydrologic Habitat			Wetland Unit Altered (#2) Improving Water Quality Hydrologic Habitat			Wetland Unit Altered (#3) Improving Water Quality Hydrologic Habitat		
Site Potential (H,M,L)	M	M	M						
Landscape Potential (H,M,L)	H	H	M						
Value (H,M,L)	H	H	L						
Score for Wetland Unit	8	8	5	3	3	3	3	3	3
Acres of non-forested areas impacted	0.038								
Basic mitigation requirement (BMR)	0.304	0.304	0.19	0	0	0	0	0	0
Temporal loss factor (see below)	1.5								
DEBITS	0.456	0.456	0.285	0	0	0	0	0	0
Acres of Deciduous forest impacted									
Basic mitigation requirement (BMR)	0	0	0	0	0	0	0	0	0
Temporal loss factor									
DEBITS	0	0	0	0	0	0	0	0	0
Acres of Evergreen Forest impacted									
Basic mitigation requirement (BMR)	0	0	0	0	0	0	0	0	0
Temporal loss factor (see below)									
DEBITS	0	0	0	0	0	0	0	0	0
Acres of Cat. 1 Deciduous forest									
Basic mitigation requirement (BMR)	0	0	0	0	0	0	0	0	0
Temporal loss factor (see below)									
DEBITS	0	0	0	0	0	0	0	0	0
Acres of Cat. 1 Evergreen forest									

Basic mitigation requirement (BMR)

Temporal loss factor (see below)

DEBITS

TOTALS

Function

Acre-points

Total Debits by Function

Acre-points

	0	0	0	0	0	0	0	0	0
	0	0	0	0	0	0	0	0	0
	Wetland Unit Altered (#1)			Wetland Unit Altered (#2)			Wetland Unit Altered (#3)		
Improving				Improving			Improving		
Water				Water			Water		
Quality				Quality			Quality		
	Hydrologic	Habitat		Hydrologic	Habitat		Hydrologic	Habitat	
	0.456	0.456	0.285	0	0	0	0	0	0

Improving			
Water			
Quality			
	Hydrologic	Habitat	
	0.456	0.456	0.285

Timing of Mitigation	Temporal Loss Factor
Advance – At least two years has passed since plantings were completed or one year since “as-built” plans were submitted to regulatory agencies.	1.25
Concurrent – Physical alterations at mitigation site are completed within a year of the impacts, but planting may be delayed by up to 2 years if needed to optimize conditions for success.	
For impacts to an emergent or shrub community	1.5
For impacts to a deciduous forested wetland community	2.0
For impacts to an evergreen forested wetland community	2.5
For impacts to a deciduous Category I forested wetland community	3
For impacts to an evergreen Category I forested wetland community	3.5
Delayed - Construction is not completed within one year of impact, but is completed (including plantings if required) within 5 growing seasons of impact.	
For impacts to an emergent or shrub community	3
For impacts to a deciduous forested wetland community	4
For impacts to an evergreen forested wetland community	5
For impacts to a deciduous Category I forested wetland community	6
For impacts to an evergreen Category I forested wetland community	7

Calculating Credits and Debits for Compensatory Mitigation in Wetlands of Washington

Credit Worksheet (corrected 2/20/18)

Project

Only fill in boxes that are highlighted. Use risk factors in table below.

Mitigation Project is:

Advanced

Concurrent

This spreadsheet can calculate credits for three separate mitigation sites.

Input Ratings for Functions from Scoring Sheet.

Insert a "1" in cell if creation or re-establishment

Rating of Unit BEFORE mitigation

Score for Wetland Unit

Site 1			Site 2			Site 3		
1								
Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat
Site Potential (H,M,L)	h	m	m	h	m	m		
Landscape Potential (H,M,L)	h	h	m	h	h	m		
Value (H,M,L)	m	m	l	m	m	l		
	0	0	0	8	7	5	3	3

Rating of Unit AFTER mitigation

Score for Wetland Unit

Lift in Functions

Site 1			Site 2			Site 3		
Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat
Site Potential (H,M,L)	h	m	m	h	m	m		
Landscape Potential (H,M,L)	h	h	m	h	h	m		
Value (H,M,L)	m	m	m	m	m	m		
	8	7	6	8	7	6	3	3
	8	7	6	0	0	1	0	0

CREATION and RE-ESTABLISHMENT									
Acres created or re-established (aquatic bed, shrub, forest)	0.04						0.04		
Basic mitigation Credit	0.32	0.28	0.24	0	0	0	0	0	0
Risk Factor (see below)	0.5						0.5		
CREDITS	0.16	0.14	0.12	0	0	0	0	0	0
Acres created or re-established (emergent)									
Basic mitigation Credit	0	0	0	0	0	0	0	0	0
Risk Factor (see below)									
CREDITS	0	0	0	0	0	0	0	0	0
REHABILITATION AND ENHANCEMENT									
Acres rehabilitated or enhanced (aquatic bed, shrub, forest)				0.48					
Basic mitigation Credit	0	0	0	0	0	0.48	0	0	0
Risk Factor (see below)				0.67					
CREDITS	0	0	0	0	0	0.3216	0	0	0
Acres rehabilitated or enhanced (emergent)									
Basic mitigation Credit	0	0	0	0	0	0	0	0	0
Risk Factor (see below)									
CREDITS	0	0	0	0	0	0	0	0	0
PRESERVATION									
Acres of wetlands preserved									
Score for wetland functions from Scoring Sheet									
Sum of scaling factors (Appendix E)									
CREDITS	0	0	0	0	0	0	0	0	0
Acres of upland preserved									
Habitat score for upland									
Sum of scaling factors (Appendix E)									
CREDITS			0			0			0

TOTALS

Function	Site 1			Site 2			Site 3		
	Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat	Improving Water Quality	Hydrologic	Habitat
Acre-points	0.16	0.14	0.12	0	0	0.3216	0	0	0

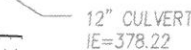
**Total Credits by Function
for Project**

	Improving Water Quality	Hydrologic	Habitat
Acre-points	0.16	0.14	0.4416

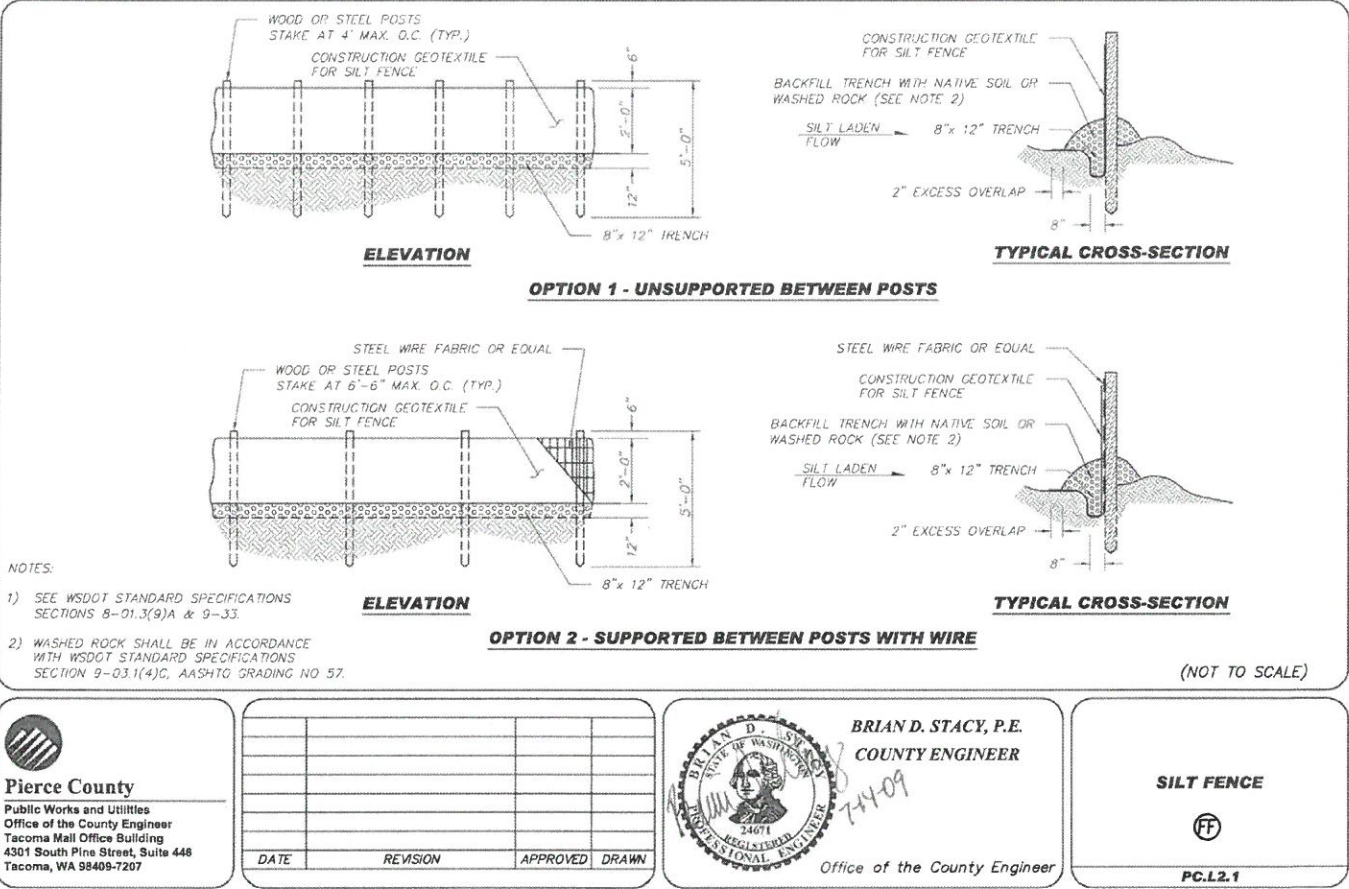
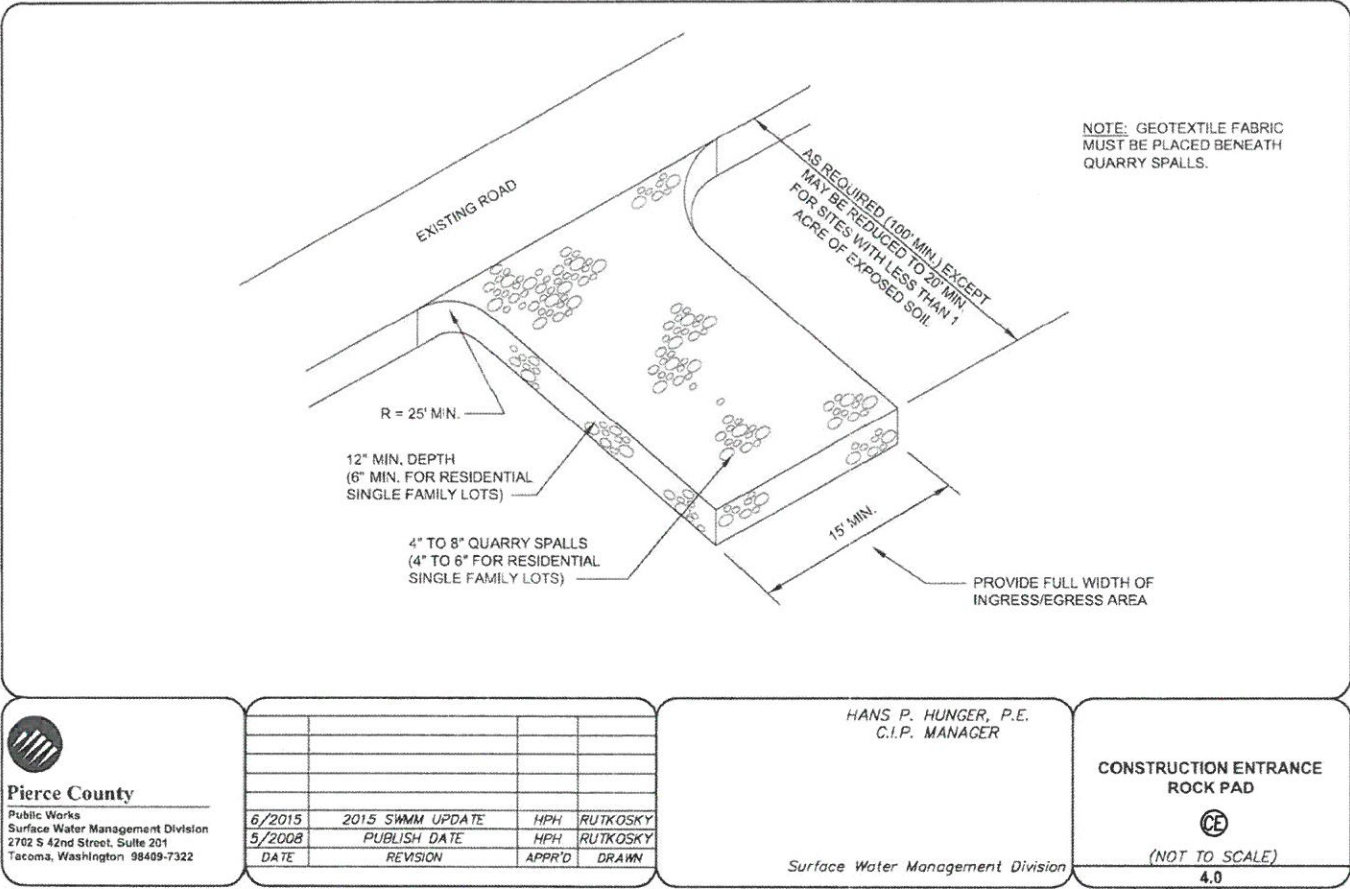
Risk Factors:

Type of Mitigation	Risk Factor
Advance Mitigation The site meets criteria in Charts 1 and 3 of the site selection guidance [i.e., identified in a local plan and is sustainable] AND meets the criteria in Charts 4-11 for the appropriate functions. (All worksheets for Chart 3 and in Appendix B of Ecology publication #09-06-032 for western Washington or #10-06-007 for eastern Washington are submitted) <i>Advance means that at least two years has passed since plantings were completed or one year since "as-built" plans were submitted to regulatory agencies.</i>	1.0
Advance mitigation without meeting criteria in Ecology publication #09-06-032 or #10-06-007	0.83
Concurrent Mitigation Mitigation site meets criteria in Charts 1 and 3 of the site selection guidance [i.e., identified in a local plan and is sustainable] AND meets the criteria in Charts 4-11 for the appropriate functions. (All worksheets for Chart 3 and in Appendix B of Ecology publication #09-06-032 or #10-06-007 are submitted) <i>Risk factor applies to all types of mitigation.</i>	0.9
Mitigation site chosen meets the criteria in Charts 2 and 3 of the site selection guidance [i.e., identified as a site with potential and that is sustainable]; AND meets criteria in Charts 4-11 for the appropriate functions. (All worksheets for Chart 3 and in Appendix B of Ecology publication #09-06-032 or #10-06-007 are submitted) <i>Risk factor applies to all types of mitigation.</i>	0.80
Site does not meet criteria in site selection guide, or guide was not used.	
Re-establishment, rehabilitation, or enhancement that results in an aquatic bed, shrub, or forest community	0.67
Re-establishment, rehabilitation, or enhancement that results in an emergent community	0.5
Creation of an aquatic bed, shrub, or forest community with data showing there is adequate water to maintain wetland conditions 5 years out of every 10.	0.67
Creation of an emergent community with data showing there is adequate water to maintain wetland conditions 5 years out of every 10.	0.5
Creation of an aquatic bed, shrub, or forest community without adequate hydrologic data.	0.5
Creation of an emergent community without adequate hydrologic data.	0.4

APPENDIX B – SITE PLAN



34180



CONSTRUCTION SEQUENCE

- 1. ATTEND PRE-CONSTRUCTION CONFERENCE WITH PIERCE COUNTY, PROJECT ENGINEER AND A CONTRACTOR'S REPRESENTATIVE. PROVIDE ESC LEAD WITH ESC CONTROL REPORT.
- 2. CALL ONE CALL LOCATE (1-800-424-5555) FOR UTILITY LOCATES.
- 3. A LICENSED PROFESSIONAL SURVEYOR SHALL STAKE THE CLEARING LIMITS PRIOR TO CONSTRUCTION.
- 4. COMPLETE CLEARING AND GRUBBING OF PROJECT SITE, INSTALLING REMAINING EROSION CONTROL FACILITIES AS WORK PROGRESSES.
- 5. COMPLETE SITE GRADING IMPROVEMENTS (WELL, DRAINFIELD, HOUSE AND DRIVEWAY). INSTALL EROSION CONTROL FACILITIES AS WORK PROGRESSES.
- 6. MAINTAIN EROSION CONTROL MEASURES AS SITE REQUIREMENTS CHANGE IN ACCORDANCE WITH PIERCE COUNTY STANDARDS AND MANUFACTURER'S RECOMMENDATIONS.
- 7. RELOCATE EROSION CONTROL MEASURES, OR INSTALL NEW/ADDITIONAL BMP MEASURES AS WEATHER OR SITE CONDITIONS REQUIRE TO MINIMIZE SEDIMENT LEAVING THE SITE.
- 8. COVER ALL DISTURBED AREAS PER SEASONAL REQUIREMENTS FOR SITE STABILIZATION.
- 9. STABILIZE AREAS THAT REACH FINAL GRADE WITHIN FIVE DAYS.
- 10. CLEAN CONSTRUCTION SITE AND INSTALL PERMANENT STABILIZATION.
- 11. CALL PIERCE COUNTY FOR FINAL INSPECTION.
- 12. UPON FINAL INSPECTION APPROVAL, REMOVE REMAINING EROSION CONTROL FACILITIES.



Apex Engineering LLC

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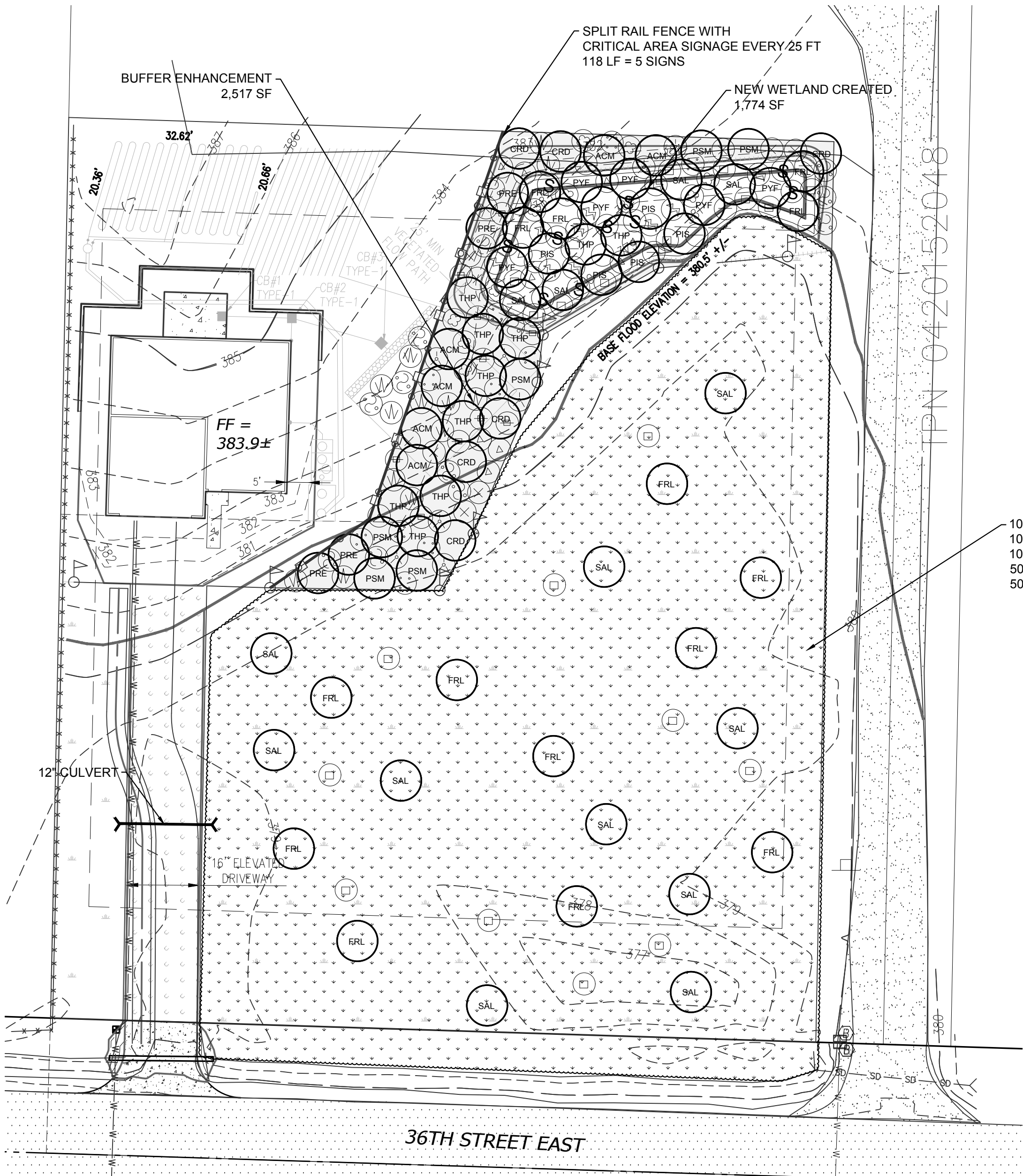
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PLANT LEGEND			
TREES			
SYMBOL	QTY	DESCRIPTION	SIZE
	15	Fraxinus latifolia Oregon Ash	2 Gal. Min.
	5	Picea stichens Sitka Spruce	2 Gal. Min.
	14	Salix lasiandra Pacific Willow	2 Gal. Min.
	6	Pyrus fusca Western Crabapple	2 Gal. Min.
	10	Thuja plicata Western Red Cedar	2 Gal. Min.
	4	Prunus emarginata Bitter Cherry	2 Gal. Min.
	6	Pseudsuga menziesii Douglas Fir	2 Gal. Min.
	6	Crataegus douglasii Western Hawthorn	2 Gal. Min.
	6	Acer macrophyllum Big Leaf Maple	2 Gal. Min.
	72	TOTAL TREES	
SHRUBS			
SYMBOL	QTY	DESCRIPTION	SIZE
	10	Lonicera involucrata Twinberry	1 Gal. Min.
	10	Rosa nutkana Nootka Rosa	1 Gal. Min.
	10	Salix sitchensis Sitka Willow	1 Gal. Min.
	20	Cornus stolonifera Red-Osier Dogwood	1 Gal. Min.
	10	Acer circinatum Vine Maple	1 Gal. Min.
	10	Physocarpus capitatus Pacific Ninebark	1 Gal. Min.
	10	Corylus cornuta Beaked Hazelnut	1 Gal. Min.
	10	Mahonia aquifolium Tall Oregon Grape	1 Gal. Min.
	13	Symphoricarpus albus Snowberry	1 Gal. Min.
	10	Holodiscus discolor Ocean Spray	1 Gal. Min.
	10	Ribes sanguineum Flowering Red Currant	1 Gal. Min.
	13	Rosa gymnocarpa Wild Rose	1 Gal. Min.
	136	TOTAL SHRUBS	

EMERGENTS		
NUMBER	COMMON NAME (ID) -	SCIENTIFIC NAME
50	Slough sedge (CAO) -	Carex obnupta
50	Small fruiting bulrush (SCM) -	Scirpus microcarpus
100		

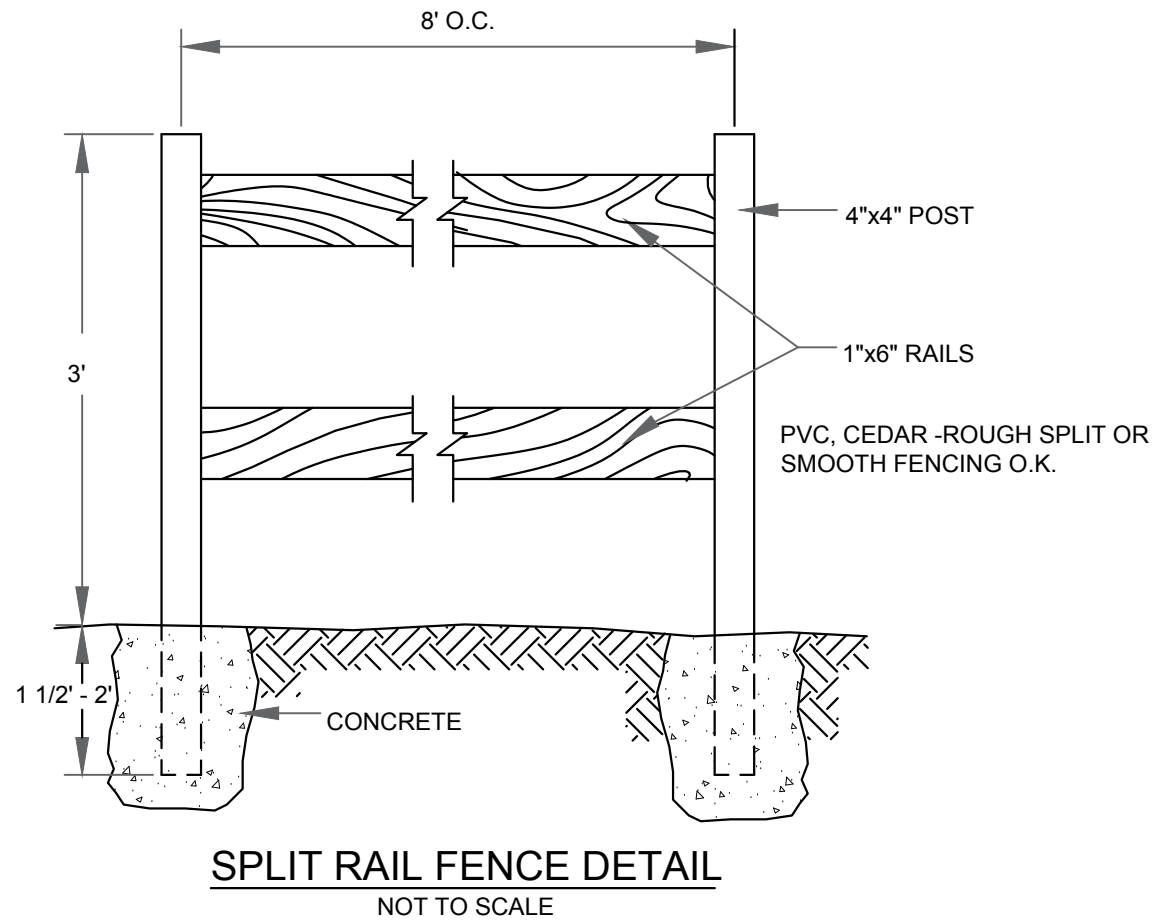
TOTAL EMERGENTS PLANTED IN NATURAL PATTERNS IN WETLAND

LIVE STAKES			
number	common name	scientific name	Live stake
50	Pacific Willow	Salix lasiandra	Live stake
50	Red Osier Dogwood	Cornus stolonifera	Live Stake

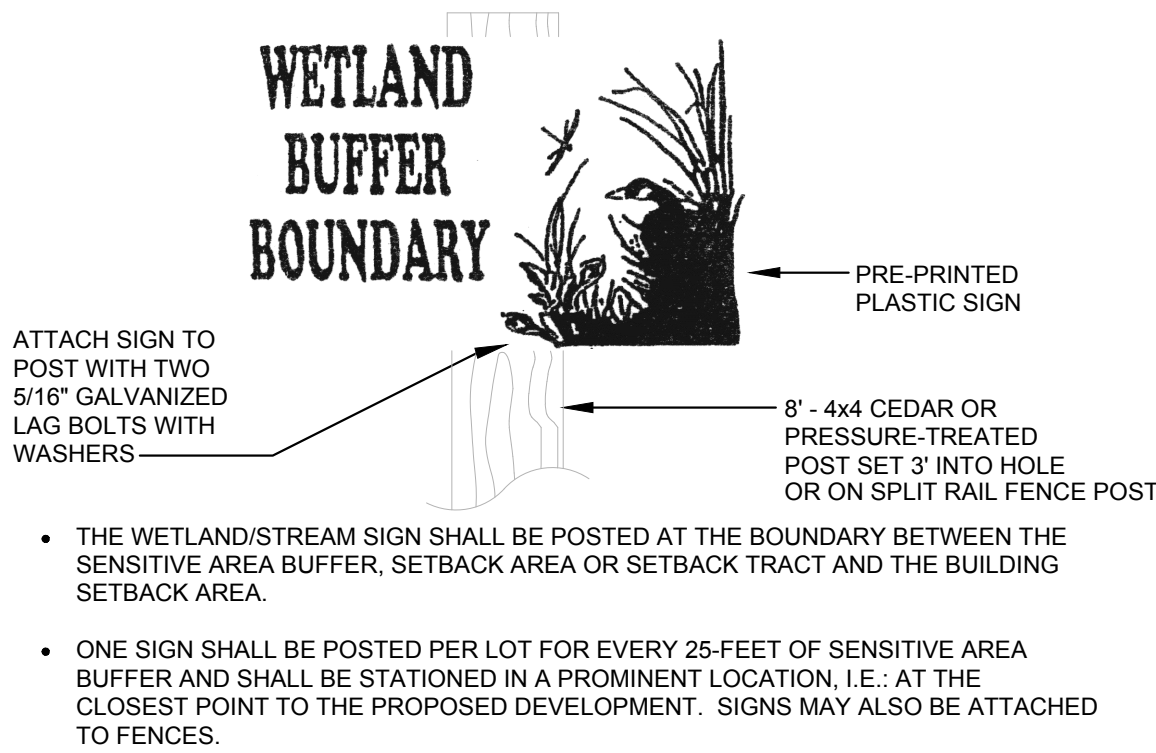


WETLAND MITIGATION PLANTING PLAN

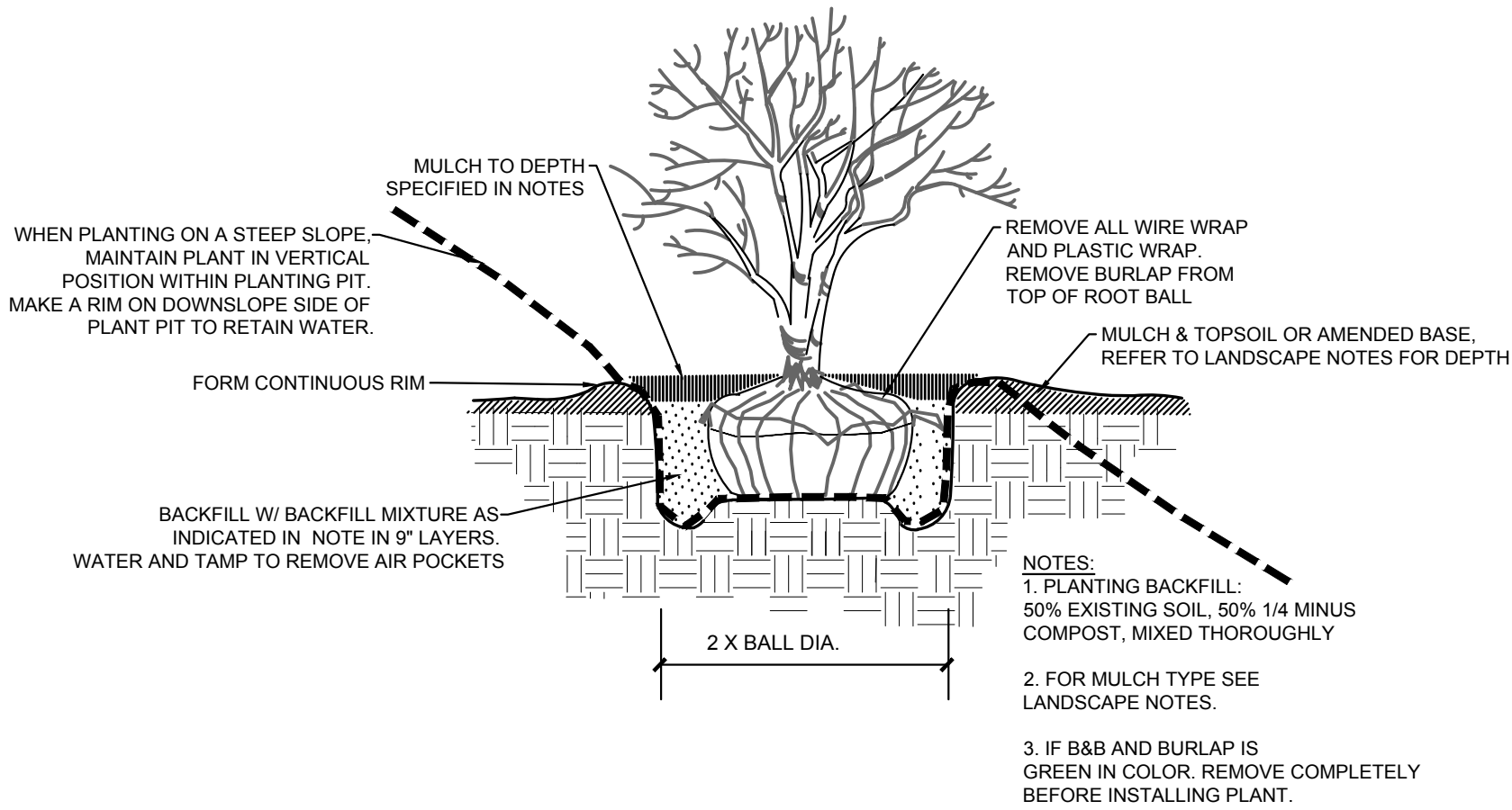
- 10 Oregon Ash
- 10 Pacific Willow
- 10 Red Osier Dogwood
- 50 Pacific Willow Live Stakes
- 50 Red Osier Dogwood Live Stakes



SPLIT RAIL FENCE DETAIL
NOT TO SCALE



WETLAND SIGN



SHRUB PLANTING DETAIL

No Scale



Know what's below.
Call before you dig.



1320 Alameda Avenue, Suite 10, Everett, WA 98201
www.naturebydesigninc.com
253.460.6067

MCCUTCHEON

xxx 36th St East
EDGEWOOD, WA

Habitat Technologies
253-845-5119

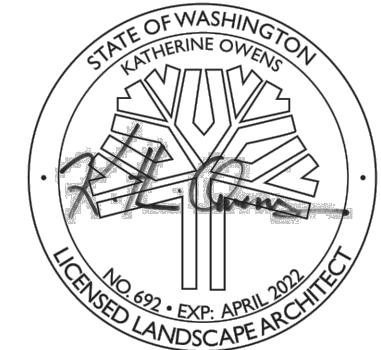
REVISIONS:

REV B: REVISED PER BIOLOGIST COMMENTS
REV C: REVISED PER BIOLOGIST DIRECTION

DRAWING ISSUED FOR:

AGENCY
REVIEW

DATE: AUGUST 20, 2021



PROJECT NO.: 2075

FILE NAME: 2075WLC

X-REFS: CIVIL

DRAWN BY: KLO

CHECKED BY: KLO

PLOT SCALE: 1:1

DRAWING SCALES: 1:20

DRAWING CONTENTS

WETLAND MITIGATION
PLANTING
PLAN

DRAWING NO.:

WL1

1 OF 2



PROJECT: MCCUTCHEON
xxx 36th St East
EDGEWOOD, WA
Habitat Technologies
253-845-5119

REVISIONS:
REV B: REVISED PER BIOLOGIST COMMENTS
REV C: REVISED PER BIOLOGIST DIRECTION

DRAWING ISSUED FOR:
AGENCY
REVIEW
DATE: AUGUST 20, 2021



PROJECT NO.: 2075
FILE NAME: 2075WLC
X-REFS: CIVIL
DRAWN BY: KLO
CHECKED BY: KLO
PLOT SCALE: 1:1
DRAWING SCALES: 1:20

DRAWING CONTENTS
BUFFER
ENHANCEMENT
PROGRAM

DRAWING NO.: WL2
2 OF 2

COMPENSATORY MITIGATION FOR UNAVOIDABLE IMPACTS

As outlined by the City of Edgewood compensatory mitigation is required for all unavoidable alterations to wetlands or their buffers, except for buffer averaging when done in accordance with EMC Chapter 14. Compensatory mitigation actions would replace environmental functions affected by the unavoidable alterations and would provide equal or greater functions compared to the impacted wetland or buffer. As defined by the City all proposed projects must first demonstrate compliance with EMC 14.10.070(B) prior to development of compensatory mitigation plans.

The unavoidable filling of a limited area of Wetland A associated with the upgrading of the existing internal access road would result in a total wetland impact of 1.642 square feet. Wetland A has been verified by the Seattle District, U.S. Army Corps of Engineers and the City of Edgewood as located within an isolated depression. Wetland A and its associated standard City of Edgewood buffer is dominated by a monotypic stand of trees (Quaking aspen) and shrubs (Douglas spruce). The associated buffer has been impacted by prior land use actions generally associated with single-family homesite developments within adjacent parcels, and the development of adjacent public roadways and public utilities. Compensatory mitigation for project related unavoidable impact to Wetland A would be provided onsite through the creation of additional wetland area immediately adjacent to a retained Wetland A at a ratio of greater than 1:2 to 1:0 (created to impacted). The retained wetland, newly created wetland area, and established/retained buffer area would be cleared of debris, planted with a variety of native plant species, and be enhanced through the placement of habitat features to restore environmental functions impacted by prior land use actions. Additional compensatory actions include the placement of a perimeter fence to limit human intrusions into the retained wetland and buffers areas along with informational buffer signs (Appendix B).

Mitigation Overview

MITIGATION ACTIONS	MITIGATION PROVIDED
Unavoidable Wetland Impact = 1.642sqft	1.774sqft created wetland and floodplain
Established Buffer Enhancement	2.517sqft
Existing Wetland Enhancement	20,909 sqft

MITIGATION BENEFITS

The primary elements of the Compensatory Mitigation Program include the creation of wetland/floodplain to compensate for the unavoidable loss of food storage and wetland area associated with the improvements to the existing internal access drive. Additionally, the

presently degraded wetland and wetland buffer areas would be restored and enhanced. Both the onsite wetland (existing and created) and the established protective buffer would be restored and enhanced through the removal of debris, the planting of a variety of native trees, shrubs, and emergent, the removal and control of the existing invasive species - Himalayan blackberry and ivy; the placement of habitat features; and the placement of boundary fence with standard buffer boundary signs.

The proposed mitigation actions would restore viable plant communities (wetland and buffer). The enhanced structure and plant diversity would also provide greater nesting, cover, perching, and foraging opportunities for local wildlife. The overall mitigation area (wetland and buffer) would also be placed within a protective tract or defined by easement for long-term protection.

DESCRIPTION OF THE COMPENSATORY MITIGATION PROGRAM

- A compensatory wetland/flood storage area equal to 1,774 square feet in size would be created adjacent to the northeastern edge of existing onsite Wetland A. The creation would be accomplished through the removal of existing buffer area soils to a depth of approximately 12-inches below the adjacent retained wetland area and the subsequent placement of approximately 12-inches of highly organic topsoil (minimum 30% composted organic) within the excavated area at an elevation equal to the existing retained wetland.
- During the creation of the new wetland area the existing reed canarygrass, ivy, and blackberries within the entire mitigation area would be removed. As much as possible, the cut vegetation and rootballs would be removed from the project site and disposed in an approved offsite location. Removal would also not adversely impact existing wetland soils.
- The created wetland/flood storage area and the established/enhanced buffer areas would be planted with a variety of native trees, shrubs, and emergents common to the local area and selected to provide enhanced biological and physical wetland and buffer functions (Appendix C). A minimum 2-inch layer of composted organic material would be placed around each installed tree and shrub.
- A minimum of four (4) habitat features (standing snags/downed logs) would be installed within the existing wetland. Following the installation of these habitat features and the existing wetland would be enhanced through the planting of native trees and shrubs.
- Placement of a level culvert (minimum 12 inch diameter) within the low point of the existing access driveway to ensure the continuation of the movement of seasonal hydrology from one side to the other.

- Following the placement of composted organic material the seeding of the exposed areas would be completed. Red fescue (*Festuca rubra*) would be utilized for all exposed surfaces.
- Temporary and long-term erosion control measures would be implemented. These measures include the use of Best Management Practices during initial actions and as a part of the maintenance program.
- The outer boundary of the established buffer would be fenced and posted within the northern portion of the project site between the established wetland/buffer area and the established homesite to clearly define the compensatory mitigation area and help to reduce the potential for human intrusion.
- A minimum of four (4) monitoring plots would be established within the compensatory mitigation area (2 in the created wetland and 2 in the buffer between the wetland and the homesite). Each monitoring plot would be posted and be defined as a 10-foot radius circle around the numbered post. All installed plants within each plot would be documented for use during the accompanying monitoring program and to define the performance criteria.

- A shallow groundwater monitoring tube would be installed within each of the two (2) created wetland monitoring plots. Each tube would be installed to a minimum depth of 15 inches, sealed, and capped consistent with WDOE guidance.

- All onsite activities would be completed at the technical direction of the onsite biologist.

- Upon the completion of initial compensatory mitigation actions an *Implementation Report* would be prepared and submitted to the City of Edgewood and WDOE. The *Implementation Report* would include a description of who completed the onsite compensatory actions, a description of the scope of work completed, a description of work specifications, photo documentation of the actions taken, initial plant documentation at each established monitoring plot, and a detailed timeline of completed actions. The *Implementation Report* would also include an initial project evaluation prepared by the project biologist.

- Following the acceptance of the *Implementation Report* by the City of Edgewood and WDOE the *Compensatory Mitigation Program* would be monitored to document the success of the selected mitigation actions as directed by the WDOE for a period of ten-year following the acceptance of the *Implementation Report* by the City and WDOE. However, WDOE allows for possible reduction of the ten-year monitoring program (early closure) if the mitigation site is meeting the 10-year performance criteria earlier than expected as documented within the monitoring program for a least a minimum of five (5) years following the acceptance of the *Implementation Report*. Consistent with the WDOE mitigation monitoring guidance a delineation of the established wetland boundary would be completed as a part of the mitigation program closeout and final acceptance.

- A series of financial guarantees would be established to assure that the proposed implementation has been completed and the overall *Compensatory Mitigation Program* meets the established performance criteria.

- Site development would utilize homesite construction and designs to minimize potential impacts to the established onsite buffer area. Such designs include directional lighting away from the buffer area, a buffer plant community to provide screening between the homesite area and the wetlands, and onsite water quality protections.

GOAL OF THE COMPENSATORY MITIGATION PROGRAM

The **GOAL** of the *Compensatory Mitigation Program* is to ensure that the proposed site development actions do not result in a "net loss" of wetland and floodplain area physical and biological functions and values. This program would also re-establish a viable plant community composed of native trees and shrubs within areas impacted by prior land use actions.

Wetland Hydrology Establishment

Objective A. The created compensatory wetland area would total 1,774 square feet, would be adjacent to the retained Wetland A, and exhibit hydrology patterns consistent with the *Corps of Engineers Wetland Delineation Manual* (United States Army Corps of Engineers, 1987) and the *Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Western Mountains, Valleys, and Coast Region* (United States Army Corps of Engineers, 2010).

Performance Criterion #A1: 1,774 square feet of created compensatory mitigation wetland area would exhibit a water regime that meets the wetland hydrology criteria established in the 1987 Corps Manual and the 2010 Supplement. The created compensatory mitigation wetland area would exhibit soil saturation, or a water table present within 12-inches of the soil surface for at least 30 consecutive days during the growing season in years when rainfall meets or exceeds the 30-year precipitation average.

Created Wetland Plant Community Establishment

Objective B. The created compensatory mitigation wetland area would exhibit a scrub/shrub and sapling tree vegetation class within ten years following initial planting. If the mitigation site is meeting the 10-year performance criteria earlier than expected the monitoring program may be closed before the ten-year period by WDOE and the City of Edgewood.

Performance Criterion #B1: As defined by monitoring 90% of the trees and shrubs initially planted within the created compensatory wetland would exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #B2: As defined by monitoring 80% of the trees and shrubs initially planted within the created compensatory wetland would exhibit survival through the end of the second growing season following initial planting.

Performance Criterion #B3: As defined by monitoring within the created wetland the sapling tree/shrub plant community would exhibit the following minimum aerial coverage during the fall monitoring periods following initial planting. For purposes of the aerial coverage determination the plant community aerial coverage would include both planted and desirable volunteer species.

MONITORING YEAR	MINIMUM AERIAL COVERAGE
End of monitoring year one	15%
End of monitoring year two	20%
End of monitoring year three	30%
End of monitoring year five	40%
End of monitoring year seven	60%
End of monitoring year ten	80%

Performance Criterion #B4: As defined by monitoring within the created wetland a minimum of five (5) species of native shrubs and trees (combined count) would be present at the end of each monitoring year.

Enhanced Existing Wetland Plant Community Establishment

Objective C. The enhanced existing wetland area would exhibit a scrub/shrub and sapling tree vegetation class within ten years following initial planting. If the mitigation site is meeting the 10-year performance criteria earlier than expected the monitoring program may be closed before the ten-year period by WDOE and the City of Edgewood.

Performance Criterion #C1: As defined by monitoring 90% of the trees and shrubs initially planted within the enhanced existing wetland would exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #C2: As defined by monitoring 80% of the trees and shrubs initially planted within the enhanced existing wetland would exhibit survival through the end of the second growing season following initial planting.

Performance Criterion #C3: As defined by monitoring within the enhanced existing wetland the scrub/shrub and sapling vegetation class would exhibit the following minimum aerial coverage during the fall monitoring periods within ten years following initial planting. For purposes of the aerial coverage determination the

scrub/shrub and sapling vegetation class would include both planted and desirable volunteer species.

MONITORING YEAR	MINIMUM AERIAL COVERAGE
End of monitoring year one	15%
End of monitoring year two	20%
End of monitoring year three	30%
End of monitoring year five	40%
End of monitoring year seven	60%
End of monitoring year ten	80%

Performance Criterion #C4: As defined by monitoring within the enhanced existing wetland a minimum of five (5) species of native shrubs and trees (combined count) would be present at the end of monitoring years five, seven, and ten.

Enhanced Buffer Plant Community Establishment

Objective D. The enhanced established buffer would exhibit a scrub/shrub and sapling tree vegetation class within ten years following initial planting.

Performance Criterion #D1: As defined by monitoring 90% of the trees and shrubs initially planted within the enhanced established buffer would exhibit survival through the end of the first growing season following initial planting.

Performance Criterion #D2: As defined by monitoring 80% of the trees and shrubs initially planted within the enhanced established buffer would exhibit survival through the end of the second growing season following initial planting.

Performance Criterion #D3: As defined by monitoring within the enhanced established buffer the scrub/shrub and sapling vegetation class would exhibit the following minimum aerial coverage during the fall monitoring periods within five years following initial planting. For purposes of the aerial coverage determination the scrub/shrub and sapling vegetation class would include both planted and desirable volunteer species.

MONITORING YEAR	MINIMUM AERIAL COVERAGE
End of monitoring year one	5%
End of monitoring year two	10%
End of monitoring year three	20%
End of monitoring year five	30%
End of monitoring year seven	60%
End of monitoring year ten	80%

Performance Criterion #D4: As defined by monitoring within the enhanced established buffer a minimum of five (5) species of native shrubs and trees (combined count) would be present at the end of monitoring year.

Invasive Species Management

Performance Criterion #E1: As defined by onsite monitoring within the created wetland areas invasive species would not exceed 10% aerial coverage at the end of the first, second, third, fifth, seventh, or tenth growing seasons following initial planting. Invasive species include reed canarygrass, ivy, Canadian thistle, Himalayan blackberry, and other species listed by the State of Washington as invasive.

Performance Criterion #E2: As defined by onsite monitoring within the enhanced buffer invasive species would not exceed 10% aerial coverage at the end of the first, second, third, fifth, seventh, and tenth growing seasons following initial planting. Invasive species include reed canarygrass, ivy, Canadian thistle, Himalayan blackberry, Scotch broom, and other species listed by the State of Washington as invasive.

Performance Criterion #E3: As defined by onsite monitoring throughout the entire mitigation area, knotweed (*Polygonum* spp.) would not be present at any time during the monitoring period.

SELECTED PLANT COMMUNITIES

The plants selected for placement within the created wetland and the enhanced established buffer would be obtained as nursery stock. These selected species are native and commonly occur in the local area. The plant species prescribed are also selected to increase plant diversity, match present offsite communities, increase wildlife habitats, and enhance the aquatic environment. Many of the selected species can be somewhat sensitive to direct sunlight upon initial removal from the nursery and installation within the buffer area. Special care would be undertaken by the planting contractor during installation to utilize existing shading and to ensure that plants are handled and installed with some care. Adequate irrigation would also be provided at the time of installation.

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
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15	Oregon ash (FRL) - <i>Fraxinus latifolia</i>	2 gallon
5	Sitka spruce (PIS) - <i>Picea sitchensis</i>	2 gallon
14	Pacific willow (SAL) - <i>Salix lasianhra</i>	2 gallon
6	Western crabapple (PYT) - <i>Pyrus fusca</i>	2 gallon
10	Western red cedar (THP) - <i>Thuja plicata</i>	2 gallon
4	Bitter cherry (PRE) - <i>Prunus emarginata</i>	2 gallon
6	Douglas fir (PSM) - <i>Pseudotsuga menziesii</i>	2 gallon
6	Western hawthorne (CRD) - <i>Crataegus douglasii</i>	2 gallon
6	Big leaf maple (ACM) - <i>Acer macrophyllum</i>	2 gallon
52	TOTAL TREES	

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
10	Twinnberry (LOI) - <i>Lonicera involucrata</i>	1 gallon
10	Nootka rose (RON) - <i>Rosa nutkana</i>	1 gallon
10	Sitka willow (SAS) - <i>Salix albensis</i>	1 gallon
20	Red-osier dogwood (COS) - <i>Cornus stolonifera</i>	1 gallon
10	Vine maple (ACC) - <i>Acer circinnatum</i>	1 gallon
10	Pacific ninebark (PHO) - <i>Physocarpus capitatus</i>	1 gallon
10	Hazelnut (COC) - <i>Cornus stolonifera</i>	1 gallon
10	Tall Oregon grape (BEA) - <i>Berberis aquifolium</i>	1 gallon
13	Snowberry (SYA) - <i>Symphoricarpos albus</i>	1 gallon
10	Oceanspray (HOD) - <i>Holodiscus discolor</i>	1 gallon
10	Red flowering currant (RIS) - <i>Ribes sanguineum</i>	1 gallon
13	Wild rose (ROG) - <i>Rosa gymnocarpa</i>	1 gallon
126	TOTAL SHRUBS	

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
50	Slough sedge (CAO) - <i>Carex obnupta</i>	plug
50	Small fruiting bulrush (SCM) - <i>Scirpus microcarpus</i>	plug
100	TOTAL EMERGENTS	

NUMBER	COMMON NAME (ID) - SCIENTIFIC NAME	SIZE
50	Red-osier dogwood (COS) - <i>Cornus stolonifera</i>	stake
50	Pacific willow (SAL) - <i>Salix lasianhra</i>	stake
100	TOTAL LIVE STAKES	

SEEDING FOR EXPOSED AREAS

Seeding of all exposed surfaces within the created wetland and enhanced buffer areas would be completed within two weeks following the completion of the planting actions.

common name	scientific name	percent by weight
Creeping red fescue	<i>Festuca rubra</i>	100%
(apply at the rate of 120 pounds per acre)		

IMPLEMENTATION INSPECTION

Essential to the success of the *Compensatory Mitigation Program* is the accurate inspection of onsite activities immediately prior to and during the initial invasive control, habitat feature placements, and planting phase. These activities include pre-implementation site inspection, onsite inspection and technical direction during implementation and planting activities would be implemented by the project biologist. The project biologist would perform implementation oversight and address minor unforeseen implementation difficulties to assure that the goal of the mitigation program is met.

- Marking of work areas and access corridors.
- Marking of desirable plants to be retained.
- Removal of invasive species and existing garbage.
- Nursery stock acceptance.
- Modification of plant species and sizes if required.
- The character and placement of habitat features.
- Installation of the irrigation system.
- Installation of buffer boundary signs.

The pre-implementation site inspection allows the project team and the project biologist to evaluate and, if necessary, adjust the onsite implementation steps. These steps include analysis of project site elevation features, project sequencing and timing, final grade analysis, unforeseen required minor modifications to the original establishment plan, and the establishment of environmental protections (silt fences, etc.) required during planting. Onsite technical inspection during implementation and planting activities would be implemented by the project biologist. The project biologist would perform implementation oversight and address minor unforeseen implementation difficulties to assure that the goal of the mitigation program is met.

The project biologist would be responsible for ensuring that the species and sizes of native plants selected and noted within the planting plan are utilized during implementation. If selected native species become unavailable, the project biologist would approve, based on City and WDOE standards, substitute plant species to assure that the goal of the mitigation program is met.

Following the completion of onsite planting activities an *Implementation Report* plan would be prepared and submitted to the City of Edgewood and WDOE. The *Implementation Report* would include a description of who completed the onsite compensatory actions, a description of the scope of work completed, a description of work specifications, photo documentation of the actions taken, initial plant documentation at each established monitoring plot, and a detailed timeline of completed actions. The *Implementation Report* would also include a project evaluation prepared by the project biologist.

IMPLEMENTATION SCHEDULE

PROJECT TASK	TASK SCHEDULE
Onsite pre-implementation meeting	Completed by August 1, 202x
Placement of protective fencing. Final marking and identification of work area and access corridors.	Completed by August 5, 202x
Removal of invasive plants and dicing of compacted areas. Excavation of created wetland area and placement of highly organic topsoil.	Completed by August 15, 202x
City of Edgewood/WDOE staff review of the planting areas.	Completed by September 15, 202x
Planting of compensatory mitigation area and installation of protective biodegradable matting and mulch to limit the establishment of reed canarygrass.	Completed by October 15, 202x
<i>Implementation Report</i> to City and WDOE.	Completed by November 5, 202x
Year 202x represents the completion of the Implementation Report.	

PROJECT MONITORING

Following the successful implementation of the mitigation program and the acceptance of the *Implementation Report* by the City of Edgewood and WDOE a ten-year monitoring and maintenance program would be undertaken. However, WDOE allows for possible reduction of the ten-year monitoring program (early closeout) if the mitigation site is meeting the 10-year performance criteria earlier than expected as documented within the monitoring program for a least a minimum of five (5) years following the acceptance of the *Implementation Report*. The purpose of this monitoring program is to ensure the success of the *Compensatory Mitigation Program* as measured by an established set of performance criteria.

STANDARDS OF SUCCESS

A minimum of four (4) 10-foot radius sample plots would be established within the mitigation area (two (2) in the created wetland and two (2) in the adjacent restored buffer). The evaluation of the success of the *Compensatory Mitigation Program* would be based on the defined performance criteria. The defined performance criteria would be applied at the times of yearly monitoring. Sample locations would be shown on the *Implementation Report* graphic and would correspond to identified photopoints.

Plant Community Monitoring

- As a part of monitoring years one and two the project biologist would count the number of live plants which were planted within the identified monitoring plots. Plants would be identified to species and observations of general plant condition (i.e., plant health, amount of new growth) would be recorded.
- During each monitoring period and at each identified sample plot the project biologist would determine percent coverage of vegetation for emergent species and for the scrub/shrub and sapling tree species. The project biologist would also document species richness within each sample plot.
- At identified sample plots the project biologist would count the number - and tag for removal - undesirable invasive species and estimate the aerial coverage (as if the observer were looking straight down from above) of these invasive species.
- As a part of monitoring years one and two the project biologist would count the number of desirable "volunteer" plants and estimate the aerial coverage of these plants.

- The project biologist would take photographs that show the mitigation areas. During the monitoring period photos would be taken in the same direction and at the same location to provide a series of photos. These photos would show plant growth, plant species, and plant coverage.
- Upon the completion of each monitoring period as noted below the project biologist would prepare a report defining methods, observations, and results along with the date the observations were completed. Each report would be provided to the City of Edgewood and WDOE.

Hydrology Monitoring

- A shallow groundwater monitoring tube would be placed within each of the two (2) established monitoring plots within the created wetland area. Each tube would be installed to a minimum depth of 30 inches, sealed, and capped consistent with WDOE guidance.
- As a part of monitoring years one, two, and three the project biologist would document the level of free water within each monitoring tube a minimum of once a week from the middle of February through the middle of May. If required, the monitoring would be extended.
- Annual monitoring data would be reported as a part of the annual reports. Hydrology monitoring may be extended if required to ensure the success of the overall mitigation program.

Plant Community and Hydrology Monitoring Schedule

MONITORING YEAR	HYDROLOGY MONITORING	PLANT COMMUNITY MONITORING	MONITORING REPORT
YEAR-1	Once a week from mid-Feb through mid-May 201x+1	On or about April 15, 202x+1	Report due Oct. 7, 202x+1
YEAR-2	Once a week from mid-Feb through mid-May 201x+2	On or about Sept. 15, 202x+1	Report due Oct. 7, 202x+2
YEAR-3	Once a week from mid-Feb through mid-May 201x+3	On or about Sept. 15, 202x+2	Report due Oct. 7, 202x+3
YEAR-5	Once a week from mid-Feb through mid-May 201x+5	On or about Sept. 15, 202x+5	Report due Oct. 7, 202x+5
YEAR-7	Once a week from mid-Feb through mid-May 201x+7	On or about Sept. 15, 202x+7	Report due Oct. 7, 202x+7
YEAR-10	Once a week from mid-Feb through mid-May 202x+10	On or about Sept. 15, 202x+10	Report due Oct. 7, 202x+10

Year 202x represents year of implementation

VEGETATION MAINTENANCE PLAN

Maintenance of the compensatory mitigation area plant community may be required. Such maintenance would be required during the monitoring period and would be undertaken at the direction of the project biologist. The overall objective is to establish undisturbed wetland and buffer plant communities that do not require maintenance. Activities may include, but are not limited to, the removal of invasive non-native vegetation and the irrigation of selected areas. Established maintenance activities also include the removal of any wind-blown debris within the mitigation area.

REMOVAL OF INVASIVE NON-NATIVE VEGETATION

As a contingency, should the removal of invasive non-native species become necessary, the project proponent would contact the City of Edgewood and WDOE to establish and define specific actions to be taken. Resultant contingency plan activities would be implemented when the ongoing vegetation monitoring program indicates that invasive shrubs are becoming dominant in the onsite plant community (i.e. invasive species greater than 10% aerial coverage or any presence of knotweed).

The following invasive vegetation removal program would be implemented to ensure the establishment of desirable plant communities. At the direction of the project biologist additional removal actions (if required) would also be undertaken to ensure the establishment of desirable plant communities. The project proponent would not be responsible for replacement of plants that may be removed or damaged by vandalism.

MONITORING YEAR	FIRST REMOVAL ACTION	SECOND REMOVAL ACTION	THIRD REMOVAL ACTION
YEAR-1	On or about April 15, 202x+1	On or about June 1, 202x+1	On or about August 30, 202x+1
YEAR-2	On or about April 15, 202x+2	On or about June 1, 202x+2	On or about August 30, 202x+2
YEAR-3	On or about April 15, 201x+3	On or about June 1, 202x+3	On or about August 30, 202x+3
YEAR-5	On or about April 15, 202x+5	On or about June 1, 202x+5	On or about August 30, 202x+5

Year 201x represents year of implementation

CONTINGENCY PLAN

As a contingency, should the proposed mitigation program fail to meet the performance criteria, the project proponent would undertake required remedial actions. Where plant survival is the failing component, the project proponent would replant and ensure the success of the supplemental planting which would be held to the same standard of success as measured by performance criteria and monitoring processes. Where non-native, invasive shrubs exceed 10% aerial coverage the project proponent would undertake removal actions. Such removal actions would be completed using hand tools or pulling the plants by hand to remove the invasive vegetation without disrupting the soil profile. All cut or pulled vegetation would be removed from the mitigation area and disposed in an approved location. Herbicides would only be used following approval by the City of Edgewood or WDOE. If used, all herbicide application would be completed by a licensed professional.

Should additional remedial actions be required, the project proponent would meet with the City of Edgewood and WDOE to establish and define actions to be taken to meet the desired goal of this *Compensatory Mitigation Program*.

TEMPORARY IRRIGATION

The project proponent would ensure that a minimum of one (1) inch of water is supplied each week to the mitigation area between May 1 and October 15 for a least the first two years following initial planting. The calculated amount of required water would include both natural rainfall and temporary irrigation. The need for additional years of irrigation would be determined based on site conditions and overall plant survival. The amount of water supplied to the mitigation area would be increased if onsite monitoring defines such a need.

Irrigation would be provided via a temporary system placed on the ground surface within the buffer and created wetland area or with optional hand watering. The system would allow for a minimum of 10% overlap of coverage between sprinklers and the sprinklers would be a minimum of four (4) feet above ground. The project team would employ a landscape contractor to install, operate, and maintain the irrigation system. All actions would also be monitored onsite by the project biologist.

PLANTING NOTES

All plant materials utilized within the mitigation area would be native to the Puget Sound Region. The onsite biologist would inspect plant materials to assure the appropriate plant schedule and plant characteristics are met. The project proponent would warrant that all plants would remain alive and healthy for a period of one year following completion of planting activities. The project proponent would replace all dead and unhealthy plants with plants of the same specifications and selected to match identified hydrology patterns.

APPENDIX C - PLANTING PLAN

PHOTOS



View easterly along 36th Street East of Wetland A at the southwestern corner of the project site. 36th Street East creates seasonal ponding within the project site.



View northward of the historic access along the western boundary from the southwestern corner of the project site.



View easterly of the upland area – proposed homesite area - in northwestern portion of the project site.



View southerly from northwestern corner of the project site along the historic assess and 36th Street East.



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Ordinance - Title 14 and Title 18 - GIS Coverage Layers for Critical Areas and Zoning	Agenda Item #: 3.E
	For Agenda of: 1/18/2022
	Prepared by: Darren Groth
Attachments (list): 1. Exhibit 1_ Proposed Code Amendments - GIS 2. Exhibit 2_ Planning Commission Recommendation- GIS (unsigned)	
Approval of Materials: Darren Groth Dave Gray 1/13/2022 Daryl Eidinger 1/13/2022	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 01/18/2022: Initial SS Discussion 01/25/2022: RCM Public Hearing 02/01/2022: Follow Up SS 02/08/2022: RCM Final Action

Summary Statement:

The City of Edgewood has developed a robust geographic information system (GIS) map that is available on the city's website. The map is regularly maintained and updated to ensure that information is accurate, available, and current. These efforts result in a tremendous resource because the GIS map hosts data layers that provide an outstanding amount of data and resources. Data hosted on the map includes potential critical areas, future land use designations, and current zoning. Based on these efforts, City staff recognized that sections of the Edgewood Municipal Code (EMC) should be updated to reflect the technological advances the City has made. The proposed code updates are attached as Exhibit 1.

On January 10, 2022, the Planning Commission held a Public Hearing on the proposed code changes and recommended approval by a 7-0 vote. The draft (unsigned) Planning Commission recommendation is attached as Exhibit 2.

Item History:

Recommended Action:

Hold a discussion and provide staff direction to Discussion - Ordinance - Title 14 and Title 18 - GIS Coverage Layers for Critical Areas and Zoning

Fiscal Note/Consideration:

14.10.040 Applicability.

A. This title shall apply to all lands and waters within Edgewood ~~that are designated, mapped, or identified as a critical area, and their corresponding critical area buffer, and closed depression, erosion hazard area, flood hazard area, landslide hazard area, mineral resource land, natural resource land, seismic hazard area, setback-sensitive area, volcanic hazard area, or wellhead protection area.~~ that are designated, mapped, or identified as a critical area, and their corresponding critical area buffer, and closed depression, erosion hazard area, flood hazard area, landslide hazard area, mineral resource land, natural resource land, seismic hazard area, setback-sensitive area, volcanic hazard area, or wellhead protection area.

B. No development, development activity, or regulated activities shall hereafter take place without full compliance with this title.

C. When the requirements of this title are more stringent than those of other city codes and regulations, the requirements of this title shall apply.

D. Compliance with these regulations does not remove an applicant's obligation to comply with applicable provisions of any other federal, state, or local law or regulation.

E. Criteria for determining the presence of a critical area is contained within each chapter of this title.

F. When a site contains two or more critical areas, the site shall meet the minimum standards and requirements for each.

G. Critical areas ~~are identified on, but may not be limited to, the following maps: as defined in EMC 14.20.010 Definitions, and known potential critical areas shall be shown on the geographic coverage layers maintained as a part of the City's geographic information system (GIS) under the authorization of the Director. No unauthorized person may alter or modify the critical areas GIS layers. This geographic coverage layer, as amended from time to time, shall constitute the official critical areas map and shall be incorporated into this title by reference as if fully set forth herein.~~ are identified on, but may not be limited to, the following maps: as defined in EMC 14.20.010 Definitions, and known potential critical areas shall be shown on the geographic coverage layers maintained as a part of the City's geographic information system (GIS) under the authorization of the Director. No unauthorized person may alter or modify the critical areas GIS layers. This geographic coverage layer, as amended from time to time, shall constitute the official critical areas map and shall be incorporated into this title by reference as if fully set forth herein.

~~1. Wetlands;~~

~~2. Geologically Hazardous Areas;~~

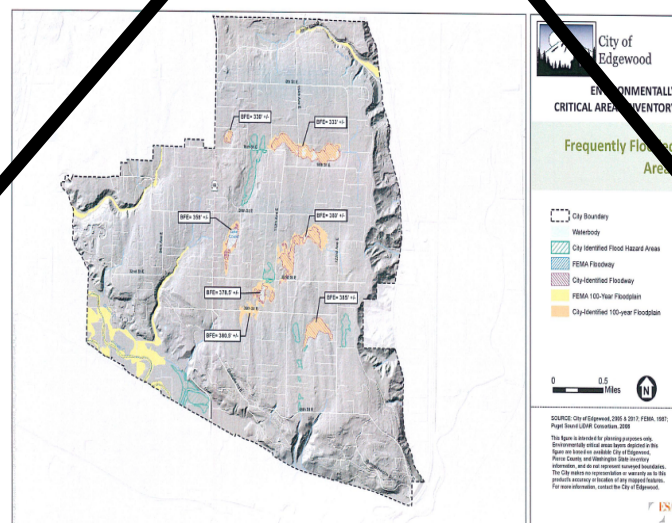
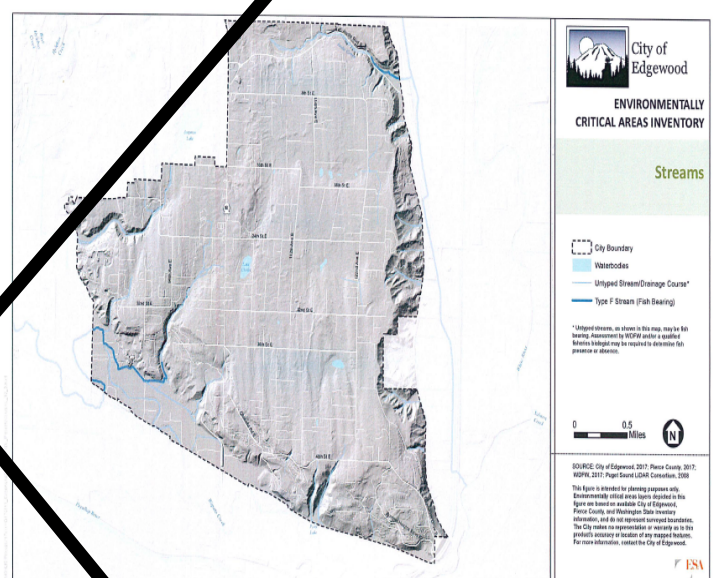
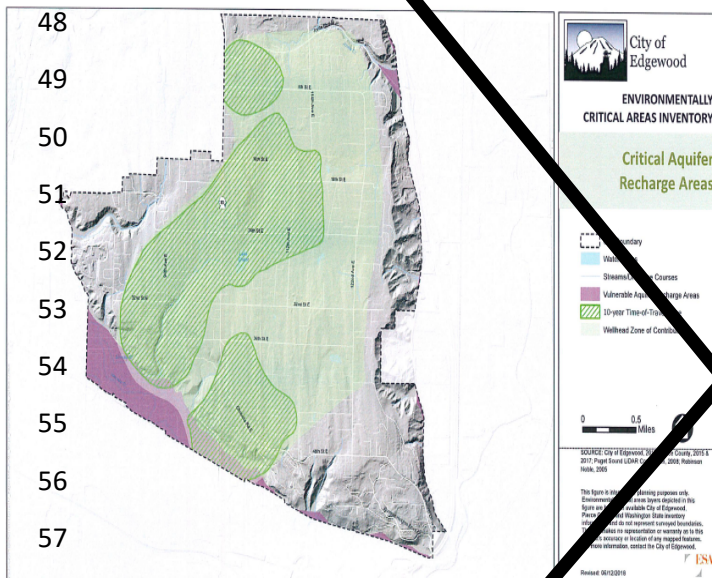
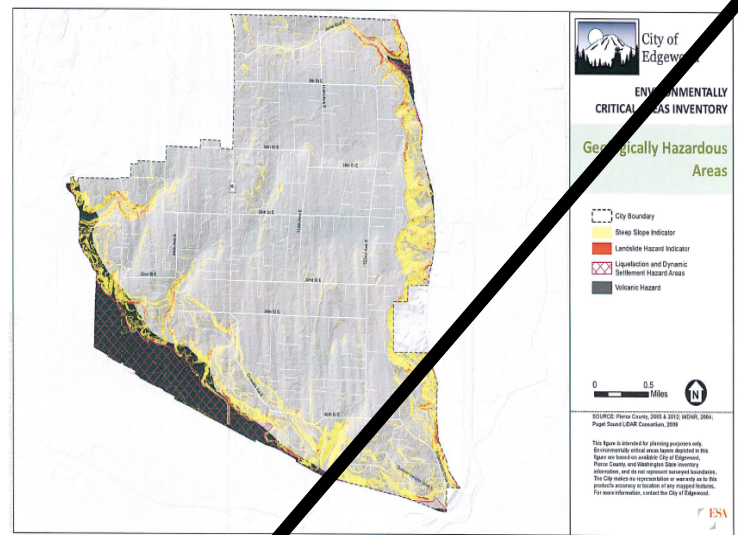
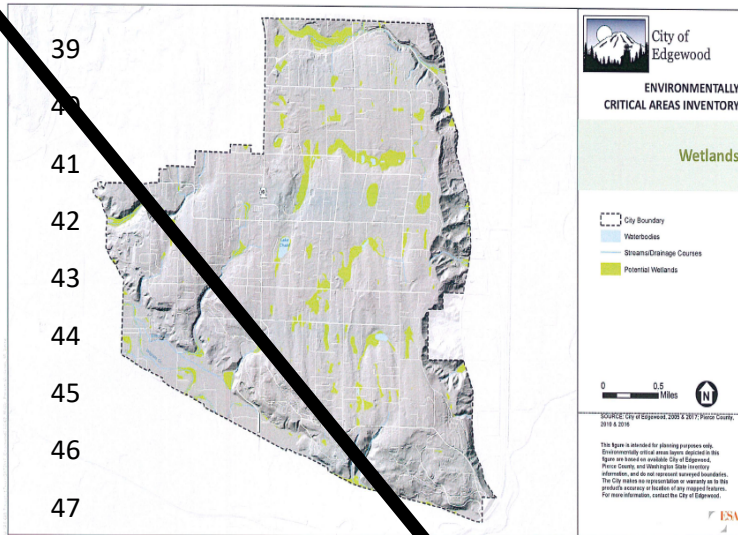
~~3. Critical Aquifer Recharge Areas;~~

~~4. Streams; and~~

~~5. Frequently Flooded Areas.~~

H. The boundary of each mapped critical area identified in EMC Section 14.10.040.A is approximate and is only intended to provide an indication of the presence of a critical area on a particular site. Additional critical areas that have not been mapped may also be present on a site. The actual presence of a critical area and the applicability of these regulations shall be determined based upon the classification or categorization criteria and review procedures established for each critical area. City staff or the city's consultant(s) may request the ability to perform an on-site inspection to assess the site in order to advise if additional studies or reports shall be included with any development application.

~~I. Critical area maps shall be updated and maintained by the department.~~



(Ord. 17-513 § 3 (Exh. A)).

18.80.020 Establishment of zones.

A. The classification system used in the comprehensive plan was established and mapped as a management tool to implement the policies and intent of the comprehensive plan. Land use designations were established which are appropriate to carry out the intent and purpose of the comprehensive plan, ~~and~~ are defined in the comprehensive plan's land use element, and are mapped as a layer on the City's geographic information system (GIS) as the Future Land Use Map. The zoning district classifications established to implement each of the comprehensive plan land use designations for the city are shown in Table 2 below. The zone boundaries are as shown on the ~~e~~City's official ~~Z~~zoning ~~m~~Map, which is further described in EMC Section 18.80.030, Zoning Map ~~hereby adopted by reference.~~ Where the abbreviated designation is used in this title, it has the same meaning as the entire classification title.

18.80.030 Zoning map.

A. The location and boundaries of all zones or districts designated in this title ~~were are hereby~~ established in accordance with EMC Section 18.80.020, Establishment of Zones. The established zones are officially mapped and as maintained as a part of the City's geographic information system (GIS) under the authorization of the Director, or designee. No unauthorized person may alter or modify the shown on the map entitled, "City of Edgewood Zoning Map," as adopted herewith and as may be amended from time to time, and hereafter referred to as "Zoning mMap." ~~The official GIS Zzoning mMap shall be as shown on a geographic coverage layer attributed to zoning that is maintained as a part of the city's geographic information system (GIS) at the direction of the community development director or designee. No unauthorized person may alter or modify the zoning GIS layer. This geographic coverage layer, as amended from time to time, shall constitute the official zZoning mMap for the eCity's zoning jurisdiction and shall be incorporated into this title by reference as if fully set forth herein. An original, signed copy of the zoning GIS layer containing the zoning districts designated at the time of adoption of this title shall be retained in the office of the city clerk pursuant to RCW 35.63.100, and duplicates shall be filed in the community development department for reference and public distribution. All amendments hereafter made to the zoning map by ordinance shall be reflected on such map, and it shall be the responsibility of the community development department to ensure that an up to date map is maintained at all times.~~

B. Where uncertainty exists as to any of the zone boundaries as shown on the ~~z~~Zoning ~~m~~Map, the following rules shall apply:

1. A boundary shown on the ~~zoning map~~ Zoning Map as approximately following a lot line or parcel boundary shall be construed as following the lot line or parcel boundary as it actually existed at the time the zoning boundary was established. If, subsequent to the establishment of the zoning boundary, a lot line should be moved as a result of a legally performed boundary line adjustment, then the zoning boundary shall be construed as moving with the lot line if and only if the lot line is moved no more than 10 feet and remains generally parallel to the original line.

2. A boundary shown on the Zoning Map ~~zoning map~~ as approximately following a creek, lake, or other water course shall be construed as following the actual centerline of the water course. If, subsequent to establishment of the boundary, the centerline of the water course should move as a result of natural processes, then the boundary shall be construed as moving with the centerline of the water course.

3. A boundary shown on the Zoning Map ~~zoning map~~ as approximately following a ridgeline or topographic contour line shall be construed as following the actual ridge or contour line. If, subsequent to the establishment of the boundary, the ridge or contour line should move as a result of natural processes, then the boundary shall be construed as moving with the ridge or contour line.

4. A boundary shown on the Zoning Map ~~zoning map~~ as approximately following a street or railroad line shall be construed as following the centerline of the street or railroad right-of-way. If, subsequent to the establishment of the boundary, the centerline of the street or railroad right-of-way should be moved as a result of its widening or minor realignment (such as at an intersection), then the boundary shall be construed as moving with the centerline if and only if the centerline is moved no more than 20 feet.

5. Whenever any street or other public right-of-way is vacated in the manner prescribed by law, the zoning district adjoining each side of said street or other public right-of-way shall be automatically extended to the

119 centerline of the former street or other public right-of-way, and all of the area included in the vacation shall
120 then and henceforth be subject to all regulations of the extended districts.

121 6. Whenever a single lot, one acre or less in size, is located within two or more different zoning districts, the
122 district regulations applicable to the district within which the larger portion of the lot lies shall apply to the
123 entire lot.

124 7. Whenever a single lot greater than one acre in size is located within two or more different zoning districts,
125 each portion of that lot shall be subject to all the regulations applicable to the district in which it is located.

126 ~~8. If the specific location of a zoning boundary line cannot be determined from application of the above rules to~~
127 ~~the zoning map, it shall be determined by the use of the scale designated on the zoning map.~~

128 98. Where questions still arise concerning the exact location of a district boundary, the community
129 development director or designee shall interpret the zone boundaries. (Ord. 20-579 § 3 (Exh. C); Ord. 15-448 §
130 2 (Exh. A); Ord. 03-203 § 1).



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted 7-0 to recommend APPROVAL of the proposed code amendments to the Edgewood Municipal Code (EMC) pertinent to the use of the city's GIS map for the identification of potential critical areas, future land use designations, and current zoning.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachment submitted by Associate Planner Evan Hietpas for the January 10, 2022 public hearing.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 10TH DAY OF JANUARY 2022.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Ordinance - Title 18 - Noise Code Amendments	Agenda Item #: 3.F
	For Agenda of: 1/18/2022
	Prepared by: Darren Groth
Attachments (list): 1. Exhibit 1_ Proposed Code Amendments - Noise Pollution 2. Exhibit 2_ Planning Commission Recommendation- Noise (unsigned)	
Approval of Materials: Darren Groth Dave Gray 1/13/2022 Daryl Eidingen 1/13/2022	Expenditure Required: N/A
	Amount Budgeted: N/A
	Timeline: 01/18/2022: Initial SS Discussion 01/25/2022: RCM Public Hearing 02/01/2022: Follow Up SS 02/08/2022: RCM Final Action

Summary Statement:

In response to several recent complaints received regarding noise, City Council asked for a review of Edgewood's noise code provisions and sought recommendations regarding measures to improve the current code. Staff reviewed the existing EMC regulations and also reviewed noise ordinances being used in other municipalities. After conducting those reviews, staff recommends the proposed changes included in Attachment 1.

The Edgewood Police Department is currently tasked with enforcing noise violations in the City of Edgewood using Pierce County Code (PCC) 8.76. The existing PCC is overly complicated, requiring the use of calibrated sound measuring devices, various decibel levels in various zones, and a one-hour sound measurement by law enforcement. The drafted changes are modeled after local municipalities that use time-of-day constraints and noise audible at specified distances in lieu of continuing the requirement for decibel readings.

On December 13, 2021, the Planning Commission discussed the impacts that the proposed code changes will have on businesses in Town Center and along the Meridian Corridor, residents in single-family neighborhoods, and the enforcement of noise pollution in Edgewood. The Commission expressed interest in evaluating the code changes one year after they go into effect to assess any impacts that they have had.

On January 10, 2022, the Planning Commission held a Public Hearing on the proposed code changes and recommended approval by a 5-2 vote. The draft (unsigned) Planning Commission recommendation is attached as Exhibit 2.

Item History:

Recommended Action:

Hold a discussion and provide staff direction to Discussion - Ordinance - Title 18 - Noise Code Amendments

Fiscal Note/Consideration:

Title 8 | HEALTH AND SAFETY

Chapter 8.20, Noise Pollution

8.20.010 Purpose.

The City Council has found that inadequately controlled noise may adversely affect the health, safety, and general welfare of people, the value of property, and the quality of the environment. The purpose of this chapter is to minimize the exposure of residents and visitors to the harmful physiological and psychological effects of excessive noise by limiting noise pollution in a manner that promotes commerce; the use, value, and enjoyment of property; sleep and repose; and the quality of the environment.

8.20.020 Noise pollution.

A. General Prohibition. It is unlawful for any person to cause or for any person who owns or occupies property to allow to originate from the property sound that is a public disturbance noise.

B. Public Disturbances. The following sounds are public disturbance noises in violation of this chapter:

1. The frequent, repetitive, or continuous sounding of any horn or siren attached to a motor vehicle, except as a warning of danger or as specifically permitted or required by law;

2. The creation of frequent, repetitive, or continuous sounds in connection with the starting, operation, repair, rebuilding, or testing of any motor vehicle, motorcycle, off-highway vehicle, or other internal combustion engine within a residential district, so as to unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property;

3. Yelling, shouting, whistling, or singing on or near public streets, particularly between the hours of 10:00 p.m. and 7:00 a.m., or at any time and place as to unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property;

4. The creation of frequent, repetitive, or continuous sounds which emanate from any building, structure, apartment, or condominium, which unreasonably disturb or interfere with the peace and comfort of owners or occupants of real property, such as sounds from musical instruments, audio sound systems, band sessions, or social gatherings, so as to be audible greater than 100 feet of the source;

5. Sound from motor vehicle audio sound systems, such as tape players, radios, or compact disc players, operated at a volume so as to be audible greater than 50 feet from the vehicle itself;

6. Sound from portable audio equipment, such as tape players, radios or compact disc players, operated at a volume so as to be audible greater than 50 feet from the source when not operated upon the property of the operator, and if operated on the property of the operator, then so as to be audible greater than 50 feet from the boundary of the property;

7. The squealing, screeching, or other such sounds from motor vehicle tires in contact with the ground or other surface because of rapid acceleration, braking, excessive speed around corners, or any other reason, except for sounds resulting from actions necessary to avoid danger;

37 8. Land development and construction activity noise generated by activities regulated by EMC
38 Titles 12-16, 18, and 20, except as authorized by EMC 18.90.140(G);

39 9. Sounds originating from residential property relating to temporary projects performed by the
40 homeowner for the maintenance or repair of homes, grounds, or appurtenances, including but not
41 limited to sounds from lawnmowers, powered hand tools, snow removal equipment, or any other
42 power motorized equipment before 7:00 a.m. and after 10:00 p.m. on weekdays and before 8:00 a.m.
43 and after 10:00 p.m. on weekend days; or

44 10. Continuing and/or ongoing sounds from motor vehicles including but not limited to engine
45 sounds, horn sounds, hydraulic or air break sounds, or other equipment located on the motor vehicle or
46 attached trailer, audible more than 25 feet away from the vehicle located on or in the vicinity of
47 residential property, which sounds unreasonably cause the annoyance or disturbance of two or more
48 neighbors not residing at the same address, except for to warn of danger or emergencies. For the
49 purposes of this section, such sounds after 10:00 p.m. and before 7:00 a.m. on weekdays or after 10:00
50 p.m. and before 8:00 a.m. on weekend days shall be presumed to be a public disturbance noise.

51 C. Exemptions. EMC Chapter 8.20 shall not apply to the following activities.

52 1. Community and special events subject to an approved permit.

53 2. Fireworks lawfully discharged within the city.

54 3. Public safety training activities and the sirens or other warning devices, either on emergency
55 vehicles operated by agencies such as fire departments, police departments, or ambulance services, or
56 stationary devices for warning the general public of threats such as those from natural occurrences such
57 as lahars, necessary in the interests of law enforcement or for the health, safety, or welfare of the
58 community.

59 4. The performance of emergency work for the immediate safety, health, or welfare of the
60 community or individuals of the community to restore property to a safe condition.

61 5. Equipment, tools, generators, or other devices used during emergency situations and the
62 associated work performed for the duration of the emergency.

63 8.20.030 Enforcement.

64 A. The Mayor, or designee, and any law enforcement officer are authorized to enforce this Chapter.

65 8.20.040 Violation – Penalty.

66 Any person who violates the provisions of this chapter shall be subject to issuance of a civil infraction
67 and a civil penalty of up to \$250.00; provided, that the penalty for a second or subsequent violation
68 within any two-year period shall be a civil penalty of up to \$500.00.

8.05.050 PCC sections and chapters not adopted.

The following provisions of PCC Title [8](#) are excluded from the scope of this chapter and are expressly not adopted by reference hereunder:

- A. ~~PCC 8.72.090(A)~~; Chapter 8.72 PCC (Motor Vehicle, Public Disturbance, and Public Nuisance Noise);
- B. Chapter [8.08](#) PCC (Public Nuisances); and
- C. Chapter [8.09](#) PCC (Chronic Nuisance Properties).

18.90.140 Performance standards.

A-D unchanged

E. Restrictions on Dangerous and Objectionable Elements.

1. ~~The provisions of Chapter 8.76 PCC, Noise Pollution Control (as adopted in EMC Title 8), shall apply. In addition, frequent, repetitive or continuous sounds emanating from any use or facility other than transportation facilities or temporary construction work shall not exceed 75 decibels at the property lines. If the community development director or designee determines it to be necessary or has reason to believe that noise levels are being exceeded, the owner and/or operator of a use or facility shall be required to provide noise reading data for noise levels at all property lines. No noise shall be permitted in violation of Chapter 8.20 EMC or this chapter.~~

2. No vibration shall be permitted which is discernible without instruments at the points of measurement specified in this section.

3. No emission shall be permitted of odorous gases or other odorous matter released from any operation or activity in such quantities so as to exceed the odor threshold beyond lot lines. The odor threshold shall be defined as the concentration in the air of a gas or vapor which will just evoke a response in the human olfactory system.

4. No direct or reflected light or glare, whether from floodlights or from high temperature processes such as combustion or welding or otherwise, so as to be visible at the property lines or skyward beyond the building height of the zone, shall be permitted.

5. The regulations of the federal occupational safety and health standards shall apply for all radioactivity and electrical disturbance unless local codes and ordinances supersede this federal regulation.

F-G unchanged

18.100.110 Wireless communications facilities.

A-E unchanged

F. General Development Standards Applicable to WCFs. The following criteria shall be applied in approving, approving with conditions, or denying a permit for a WCF. Unless otherwise provided in this chapter, WCF construction shall be consistent with the development standards of the zoning district in which it is located.

F.1-6 unchanged

7. Noise. ~~At no time shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).~~ Facilities utilizing passive cooling or other cooling methods that do not emit noise are to be utilized when feasible. If not feasible, cooling methods using low noise profile equipment shall be utilized. In no event shall transmission equipment or any other associated equipment (including, but not limited to, heating and air conditioning units) at any wireless communication facility emit noise that exceeds the applicable limit(s) established in EMC 18.90.140(E).

12.10.050 Prohibited activities.

The following activities are unlawful within city parks:

A-H unchanged

I. Noise. No person shall make any public disturbance noise or public nuisance noise as defined in EMC Chapter 8.20 ~~Chapter 8.72 of the Pierce County Code.~~

J-P unchanged

12.10.080 Violation – Penalty.

A-D unchanged

E. Violations of EMC 12.10.050(I) (“Noise”) shall be punished as set forth in ~~Pierce County Code Section 8.72.130, which provides that the first violation is a class 3 civil infraction under RCW 7.80.120 (\$50.00), the second violation is a class 2 civil infraction under RCW 7.80.120 (\$125.00) and the third violation is a class 1 civil infraction under RCW 7.80.120 (\$250.00) (all of these amounts do not include statutory assessments)~~ EMC Chapter 8.20.

F-K unchanged

8.09.020 Definitions.

“Nuisance” or “Nuisance activity” means and includes:

3. Any criminal conduct, including the attempt and/or conspiracy to commit any criminal conduct, as defined by state or local ordinance occurring on, around, near or having a nexus to a property including, but not limited to:

a-g unchanged

~~h. Noise: Chapter 70.107 RCW;~~

i-o Sequencing updated to capture deletion of ‘h’ in the outline.



**CITY OF EDGEWOOD
PLANNING COMMISSION
RECOMMENDATION**

The Planning Commission voted 5-2 to recommend APPROVAL of the proposed code amendments to the Edgewood Municipal Code (EMC) pertinent to enforcement of noise pollution violations.

It is the recommendation of the City of Edgewood Planning Commission to approve the drafted EMC amendments as presented in the staff report and attachment submitted by CED Director Darren Groth for the January 10, 2022 public hearing.

**RECOMMENDED BY THE CITY OF EDGEWOOD PLANNING COMMISSION
ON THE 10TH DAY OF JANUARY 2022.**

Planning Commission Chair

Attest by:

Evan Hietpas
Associate Planner



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Strategic Planning Retreat Topics	Agenda Item #: 3.G
	For Agenda of: 1/18/2022
	Prepared by: Dave Gray
Attachments (list): 1. WORKING DRAFT Strategic Planning Retreat Agenda	
Approval of Materials: Dave Gray Rachel Pitzel 1/11/2022 Dave Gray 1/11/2022 Daryl Eidinger 1/11/2022	Expenditure Required: Amount Budgeted: Timeline: Initial Topic Discussion: Study Session, January 4th, 2022 Review of January 29th Strategic Plan Meeting Agenda: Study Session January 18th, 2022 Strategic Planning Meeting Saturday Januaray 29th, 2022

Summary Statement:

Long term planning is a process most municipal governments use to optimize scarce resource allocations to best achieve the City leaders' goals. These goals cover a wide variety of services, facilities and programs running from basic public safety and infrastructure management to public inclusion and quality of life efforts. Long term, or strategic planning serves as the foundation for building longer term business plans, tactical solutions for service and community challenges and to optimize short term opportunities as they present in between strategic plan updates. It helps the community understand the vision of City leaders, value the deployment of resources, have a voice in the "how" efforts are funded and give longer-term guidance-on the pace the City is capable of making improvements and sustainable change.

Item History:

Recommended Action:

Discussion and direction to the Mayor regarding "next steps".

Fiscal Note/Consideration:

Sunk costs are Staff and Elected Time.



**CITY OF EDGEWOOD
REGULAR COUNCIL MEETING AGENDA**

Saturday, January 29, 2022 – 8:30 AM ♦ City Hall – 2224 104th Avenue East ♦ Edgewood, WA

- 1. CALL TO ORDER**
Roll Call, Pledge of Allegiance
- 2. STRATEGIC PLANNING RETREAT TOPICS OF DISCUSSION**
 - A. Emergency Preparedness - 2022/2023 Plan Build**
 - a** Environmental Disasters
 - b** Conflict
 - B. Establishing Levels of Service (How is this defined)**
 - a** Building Metrics (How do we measure success)
 - i** Public Safety
 - ii** Public Assets
 - iii** Transparency of Governance
 - iv** Quality of Life (Safe and Happy)
 - v** Mobility
 - C. Creating Sustainability**
 - a** Uses
 - b** Sources
- 3. COUNCIL COMMENTS**
- 4. ADJOURN**

This meeting is accessible to persons with disabilities. For individuals who may require special accommodations, please contact City Hall at (253) 952.3299, 24 hours in advance.



City Of Edgewood Council Agenda Summary Sheet

Subject: Discussion - Traffic Impact Fees Review	Agenda Item #: 3.H
	For Agenda of: 1/18/2022
	Prepared by: Councilmember Christi Keith
Attachments (list): 1. Study Session Agenda Request - TIF..	
Approval of Materials: Councilmember Christi Keith Rachel Pitzel 1/13/2022 Dave Gray 1/13/2022 Daryl Eiding 1/13/2022	Expenditure Required:
	Amount Budgeted:
	Timeline: 01/18/2022 SS Discussion (Request by CM Keith with consensus from Council)

Summary Statement:

This item is being brought forward by Councilmember Keith for further discussion.

Item History:**Recommended Action:**

Hold a discussion and provide staff direction to Discussion - Traffic Impact Fees Review

Fiscal Note/Consideration:

From: [Christi Keith](#)
To: [Daryl Eidinger](#)
Cc: [Rachel Pitzel](#)
Subject: Study Session Agenda Request - TIF
Date: Thursday, January 13, 2022 12:04:36 PM
Attachments: [image.png](#)

Daryl and Rachel,

I request that Jeremy, at the next study session, provide information regarding the projected shortfall that Edgewood's current Traffic Impact Fee Schedule will cause.

I would like to understand what projects will be affected, either cancelled or delayed, and what the primary and secondary impact of the the predicted shortfall will be.

Having read hundreds of pages and watched the past Council Sessions and Study Sessions regarding TIF, I was unable to find this information and in my experience managing large budgets, budget impact is required for me to fully understand the issue.

This will allow me to understand how the shortfall will affect transportation projects, how the shortfall will be mitigated, and what other areas of our budget will be affected.

For instance, given the expected multimillion dollar shortfall, will traffic projects will continue as planned out of the general fund? If so, where will that money come from and what priorities (parks, sidewalks, capital plans, etc.) will subsequently suffer?

As a secondary issue, I would like staff to advise Council how Edgewood can exempt Affordable Housing (defined under state law as deed/covenant restricted, 30-80% AMI [Average Median Income]) from TIF fees and to move forward with a motion to the next council meeting for vote.

Please inform the rest of the Council of this request, since copying them would violate OPMA.

Best,

Christi



Christi Keith | City Council Member
Cell: 253-234-7510 | City Hall: 253-952-3299
Christi.Keith@cityofedgewood.org | <http://cityofedgewood.org>

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