



## Study Session of the Board of Directors

Steilacoom High School, 54 Sentinel Drive, Steilacoom, WA

Wednesday, September 8, 2021 06:00 PM

### I. CALL TO ORDER

**(Action)**

- a. Pledge of Allegiance
- b. Roll Call
- c. Approval of Agenda

### II. TOPIC FOR BOARD DISCUSSION

#### A. Capital Facilities Plan

**(Discussion)**

Presenter: Shawn Lewis

[Capital Facilities Plan.pdf \(p. 2\)](#)

#### B. Curriculum

**(Discussion)**

#### C. Recess Logistics

**(Discussion)**

### III. ADJOURNMENT

**(Action)**

# STEILACOOM HISTORICAL SCHOOL DISTRICT NO. 1 BOARD OF DIRECTORS

Board Meeting Date: September 8, 2021

## **Strategic Focus Area'**

- Achieve
- Support
- Connect
- Plan

## **BACKGROUND INFORMATION**

District staff is preparing the 2021 Capital Facilities Plan for community review in October 2021, prior to Board consideration at their October 27, 2021 regular meeting.

As part of the development process, staff would like to update the board regarding our progress on the new elementary school site, as well as current thoughts and plans regarding the bus garage and Chambers Field.

Staff would also like to discuss significant calculations that may change in the capital facilities plan based on current enrollment and projections.

The Capital Facilities Plan is shared with the Town of Steilacoom, the City of DuPont, Pierce County and the greater SHSD community. This plan will be adopted by reference as a part of the local jurisdiction's Comprehensive Plan for purposes of identifying whether school facilities are adequate to serve existing and proposed new development.

The Growth Management Act identifies schools as a part of the public infrastructure needed to serve growth. The primary need for the Capital Facilities Plan is to establish a basis for school impact fee eligibility. The City of DuPont is considering an impact fee ordinance this fall.

Once completed, the Capital Facilities Plan will have a 14-day SEPA notice requirement, starting on or about October 13<sup>th</sup>. This will allow the board to consider comments received at the board meeting on October 27<sup>th</sup>.

## **RECOMMENDED ACTION:**

No action is requested for the study session.

**Report prepared by:**  
**Shawn Lewis, Director of Community Relations and Planning**

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# CAPITAL FACILITIES PLAN UPDATE

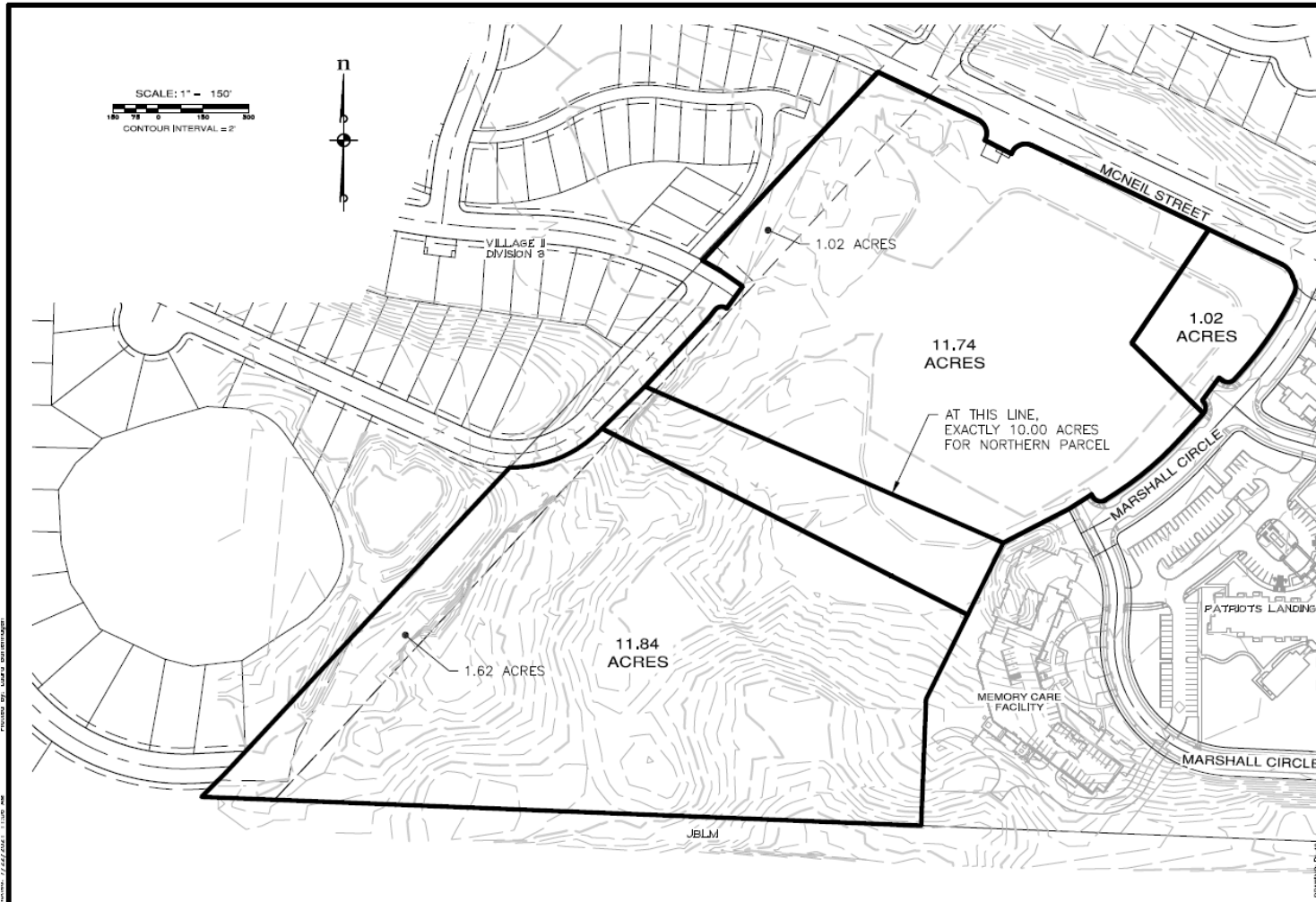
Steilacoom Historical School District  
Study Session  
9/8/2021



# CAPITAL FACILITIES PLAN DISCUSSION

- Update on New Elementary School Site and Sale of Manchester Place
  - Timeline
  - Funding Plan
- Discussion of Chambers Football Field and Bus Garage
  - Rezoning Process and Timeline
  - Surplus Decision
  - Potential Sale and Timeline
- Capital Facilities Plan
  - No major updates except for changes identified above
  - Discussion of enrollment drivers and impacts to CFP state funding
  - City of DuPont consideration of Impact Fee Ordinance
  - Timeline of Capital Facilities Plan Adoption

# ELEMENTARY SCHOOL #5



## Next Steps

- City of DuPont – PreApp Notes
- Boundary Line Finalization
- PSA Negotiation
- PSA Approval
- Apply for Non-Voted Debt (Loan)
- Secure Non-Voted Debt and Purchase
- Conceptual and Masterplan Design

## Other Things to Consider

- Sale Timeline of Manchester Place
- Signage on McNeil Street
- Naming, Mascot, and Design Input

# CHAMBERS FIELD AND BUS GARAGE



## Next Steps

- Decision on Bus Garage Property
- Determine Zoning Request
- Steilacoom Comprehensive Plan Zoning Change Request

## Other Things to Consider

- Sale of Property to Developer
- Timeline of Sale

# CAPITAL FACILITIES PLAN UPDATE (DRAFT)

Enrollment by Grade Span	Oct. 2019*	Oct. 2020**	<u>Oct. 2021**</u>	Projected Enrollment 2021-22	Projected Enrollment 2022-23	Projected Enrollment 2023-24	Projected Enrollment 2024-25	Projected Enrollment 2025-26
Primary Elementary (K-3)	1,026	926	<u>939</u>	1,144	1,143	1,135	1,139	1,112
Intermediate Elementary (4-5)	471	449	<u>438</u>	527	553	555	535	553
Middle School (6-8)	807	745	<u>719</u>	893	862	894	905	926
High School (9-12)	974	925	<u>972</u>	1,099	1,120	1,148	1,179	1,205
<b>TOTAL</b>	<b>3,278</b>	<b>3,045</b>	<b><u>3,068</u></b>	<b>3,663</b>	<b>3,678</b>	<b>3,732</b>	<b>3,758</b>	<b>3,796</b>

# CAPITAL FACILITIES PLAN UPDATE (DRAFT)

Using the Standard of Service and updated information regarding classroom utilization, the District's current facility capacity, current enrollment, and projected facility need, is as follows:



Facility	Area (SF)	Teaching Stations**	Existing Capacity (Based on Service Standards)	Actual October <del>2020</del> 2021 Enrollment	Projected 2025/26 Enrollment
Steilacoom High School	133,374	41	1,025	<del>925</del> 972	1,205
Pioneer Middle School	103,128	31	775	<del>745</del> 719	926
<u>Saltar's Point Elementary*</u>	55,235	17	340	<del>451</del> 438	553
Anderson Island Elementary	11,366	2	40	<del>16</del> 21	7
<u>Cherrydale Primary</u>	42,083	17	340	<del>366</del> 368	447
Chloe Clark Elementary	59,333	26	520	<del>542</del> 550	658
Total Elementary			1,220	<del>1,375</del> 1,377	1,665
Total Secondary			1,800	<del>1,670</del> 1,691	2,131
<u>Total in ALE (Promise Program and PRIDE)</u>			<u>250</u>	<u>99</u>	<u>250</u>

\*Does not include modular classroom capacity.

\*\*Regular classroom use only.

# INELIGIBLE FOR STATE MATCH AT ELEMENTARY

ANALYSIS OF EXISTING FACILITIES				ENROLLMENT (HEADCOUNT)		
GRADE LEVEL	NO. OF CLASSROOMS	SQUARE FEET AREA	CAPACITY	OCTOBER 1, 2021	PROJECTIONS 2026-27	NO. OF UNHOUSED 2026-27
K-5	0	155,274	1,725	1,346	1,502	(223)
HANDICAPPED	0	0	0	31	31	31
<b>Total</b>		155,274	1,725	1,377	1,533	(192)
6-8	0	104,707	863	717	792	(71)
HANDICAPPED	0	0	0	2	9	9
<b>Total</b>		104,707	863	719	801	(62)
9-12	0	133,374	1,026	969	1,032	6
HANDICAPPED	0	0	0	3	12	12
<b>Total</b>		133,374	1,026	972	1,044	18
<b>DISTRICT TOTALS</b>			3,614	3,068	3,377	(237)
				1.17% PERCENT HANDICAPPED STUDENTS		
<b>ELIGIBILITY ESTIMATE FOR NEW CONSTRUCTION AND ADDITIONS (UNHOUSED STUDENTS)</b>						
K-5		135,144	x90	x130	9-12	134,151
6-8		85,532	x 108		HANDICAPPED	1,728
HANDICAPPED	3	5,184			Hdcp. Remainder	0
Hdcp. Remainder		576				135,879
		226,436	K-8 AREA OF NEED			(133,374)
		(155,274)	LESS K-5 INVENTORY			2,505
		(104,707)	LESS 6-8 INVENTORY			SF UNHOUSED
		(33,545)	SF UNHOUSED/OVERHOUSED			

# CAPITAL FACILITIES PLAN SUMMARY

**Average Assessed Value(AV) Change by School District**

School District	*Included Accounts	Prev Yr Avg AV	Curr Yr Avg AV	\$ Chg Avg AV	% Chg Avg AV
AUBURN (KING COUNTY)	2,101	\$437,609	\$488,379	\$50,770	11.602%
BETHEL	33,072	\$335,184	\$394,687	\$59,503	17.752%
CARBONADO	433	\$319,214	\$365,974	\$46,760	14.648%
CLOVER PARK	13,111	\$366,937	\$430,149	\$63,212	17.227%
DIERINGER	3,252	\$643,403	\$750,253	\$106,850	16.607%
EATONVILLE	4,771	\$288,609	\$333,630	\$45,021	15.599%
FIFE	4,346	\$374,619	\$427,567	\$52,948	14.134%
FRANKLIN PIERCE	13,134	\$307,813	\$366,873	\$59,059	19.187%
ORTING	4,816	\$340,372	\$399,776	\$59,404	17.453%
PENINSULA	28,573	\$505,407	\$575,779	\$70,372	13.924%
PUYALLUP	36,798	\$383,591	\$444,044	\$60,453	15.760%
STEILACOOM HISTORICAL	10,243	\$286,373	\$329,697	\$43,324	15.128%
SUMNER	16,117	\$417,195	\$483,660	\$66,465	15.931%
TACOMA	64,447	\$360,054	\$423,175	\$63,122	17.531%
UNIVERSITY PLACE	8,350	\$452,451	\$527,593	\$75,141	16.608%
WHITE RIVER	7,967	\$390,993	\$447,848	\$56,855	14.541%
YELM (THURSTON COUNTY)	1,308	\$313,421	\$367,741	\$54,320	17.331%

\*Accounts where AV changed due to revaluation only.

**Average Assessed Value(AV) Change by School District & Property Type**

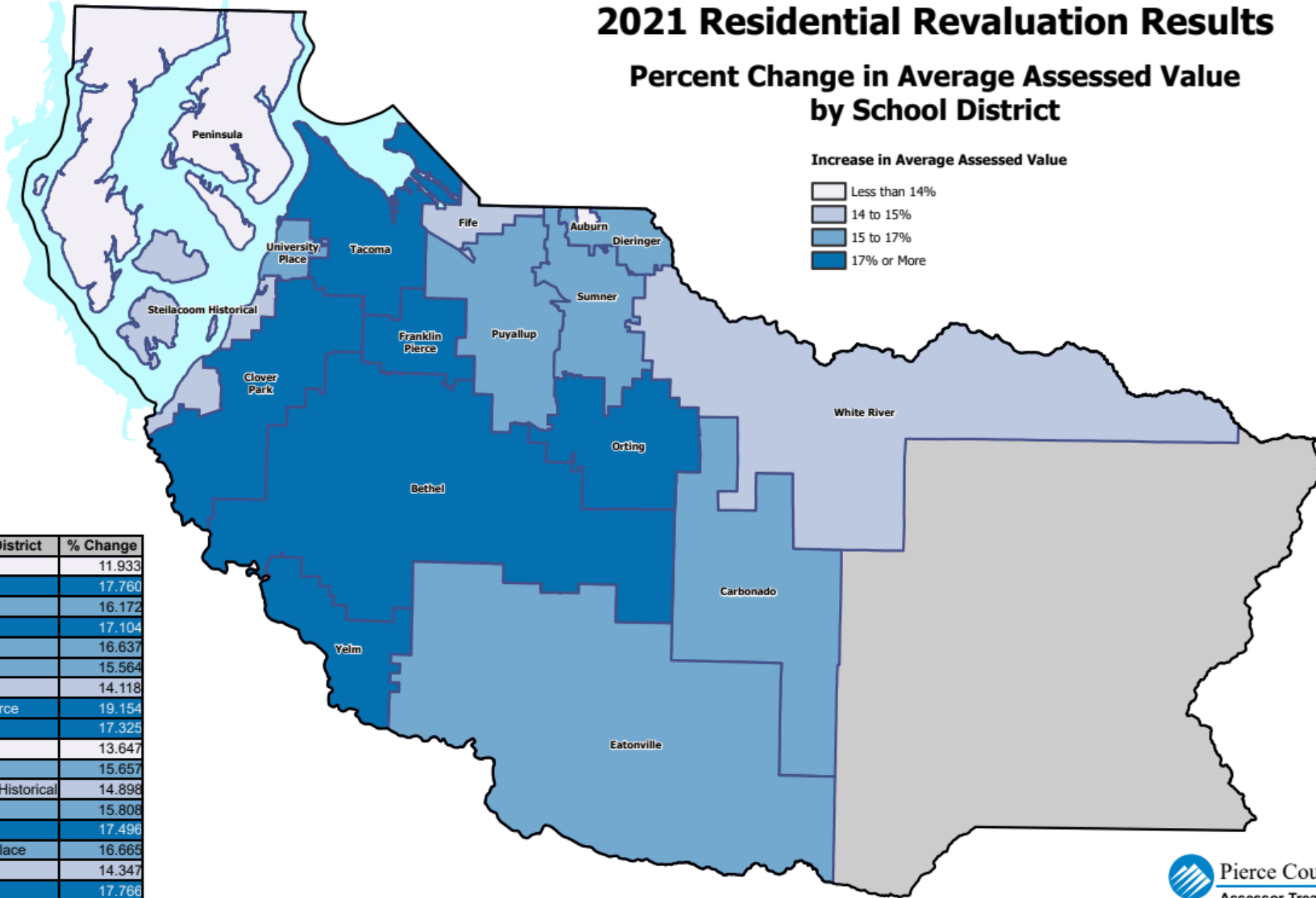
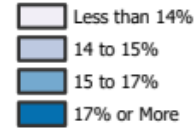
School District - Property Type	*Included Accounts	Prev Yr Avg AV	Curr Yr Avg AV	\$ Chg Avg AV	% Chg Avg AV
STEILACOOM HISTORICAL VACANT	2,960	\$25,761	\$31,574	\$5,813	22.566%
MULTI	113	\$449,474	\$539,568	\$90,094	20.044%
SFR	6,681	\$399,313	\$458,411	\$59,098	14.800%
TOWNHS	489	\$283,156	\$327,220	\$44,064	15.562%

- October enrollment will drive many changes in document calculations
- City of DuPont Impact Fee Ordinance planned for consideration in October
- Capital Facilities Plan Update – October Board Meeting
  - Requires completion and SEPA review period (DNS) by October 13

# 2021 Residential Revaluation Results

## Percent Change in Average Assessed Value by School District

Increase in Average Assessed Value



School District	% Change
Auburn	11.933
Bethel	17.760
Carbonado	16.172
Clover Park	17.104
Dieringer	16.637
Eatonville	15.564
Fife	14.118
Franklin Pierce	19.154
Orting	17.325
Peninsula	13.647
Puyallup	15.657
Steilacoom Historical	14.898
Sumner	15.808
Tacoma	17.496
University Place	16.665
White River	14.347
Yelm	17.766