



**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

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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.

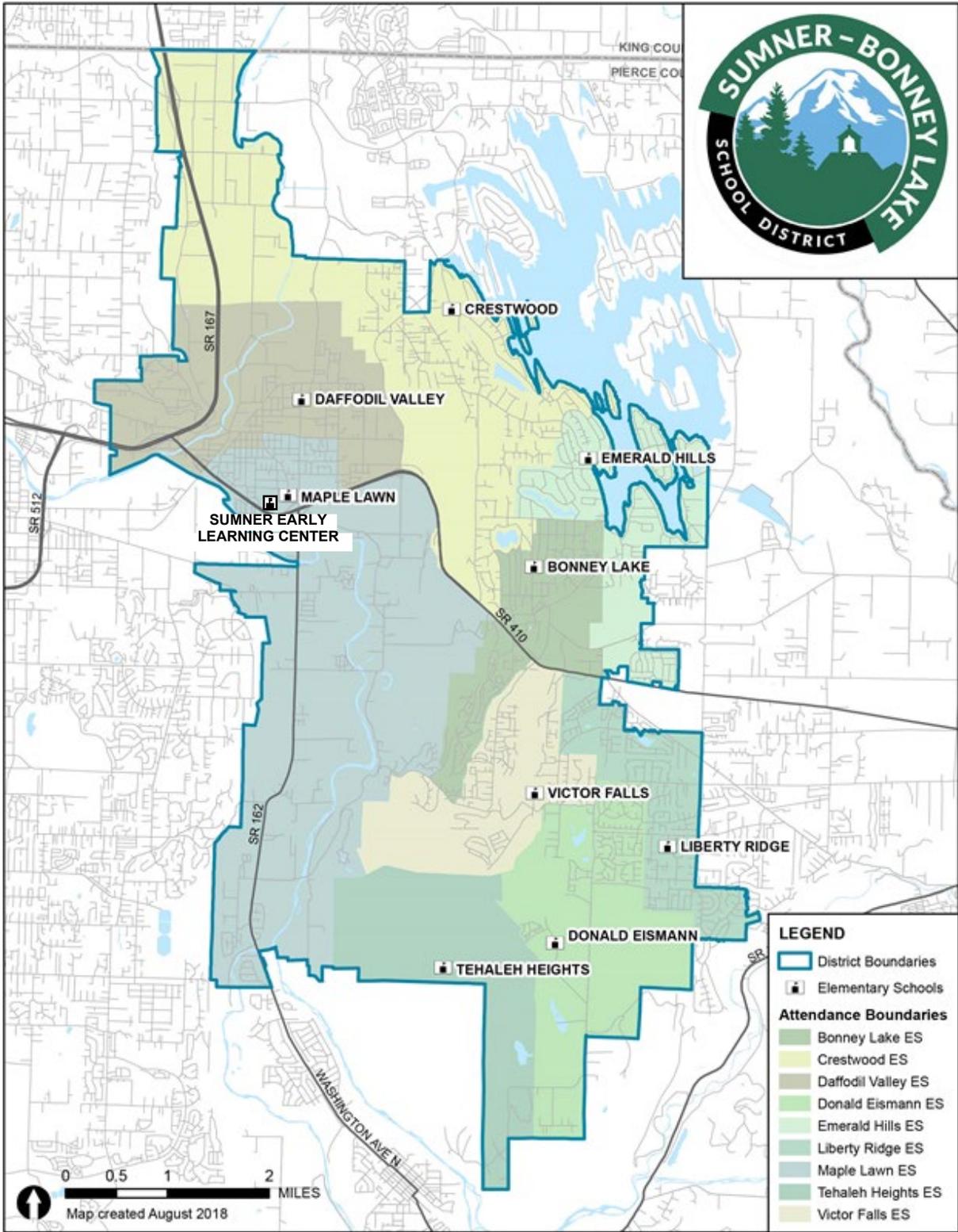
Goals

- 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

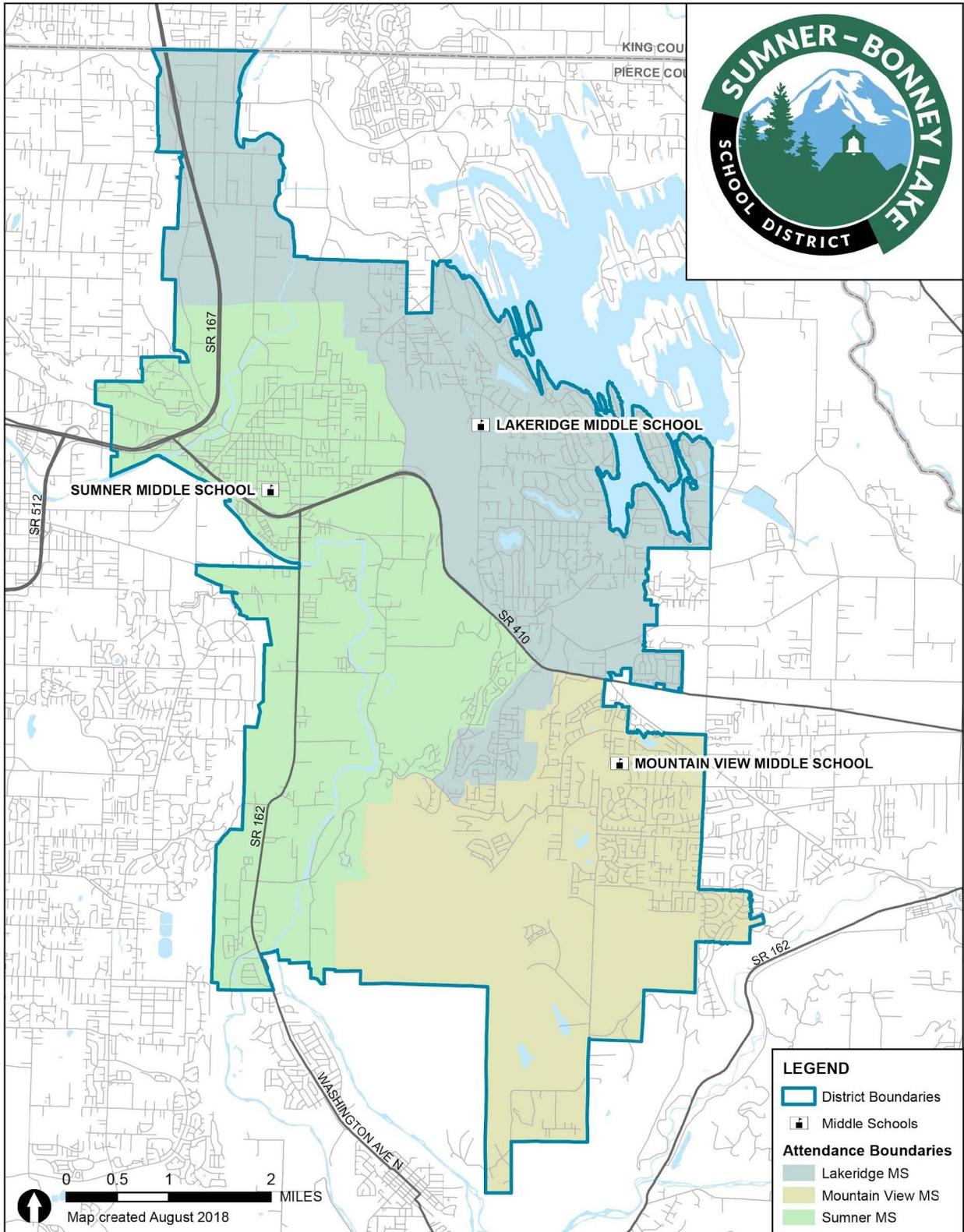
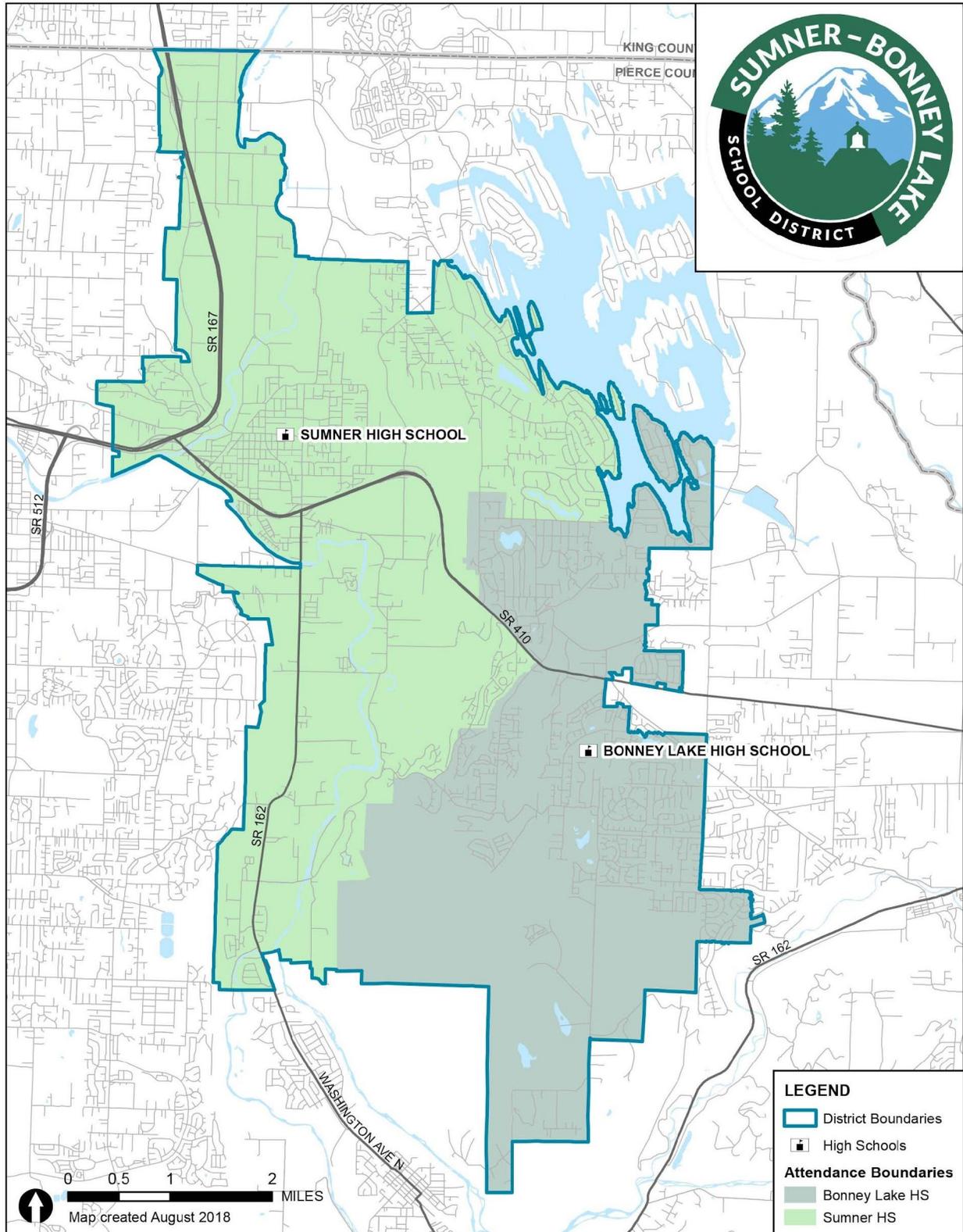


Figure 3. High School Attendance Boundaries



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

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”.

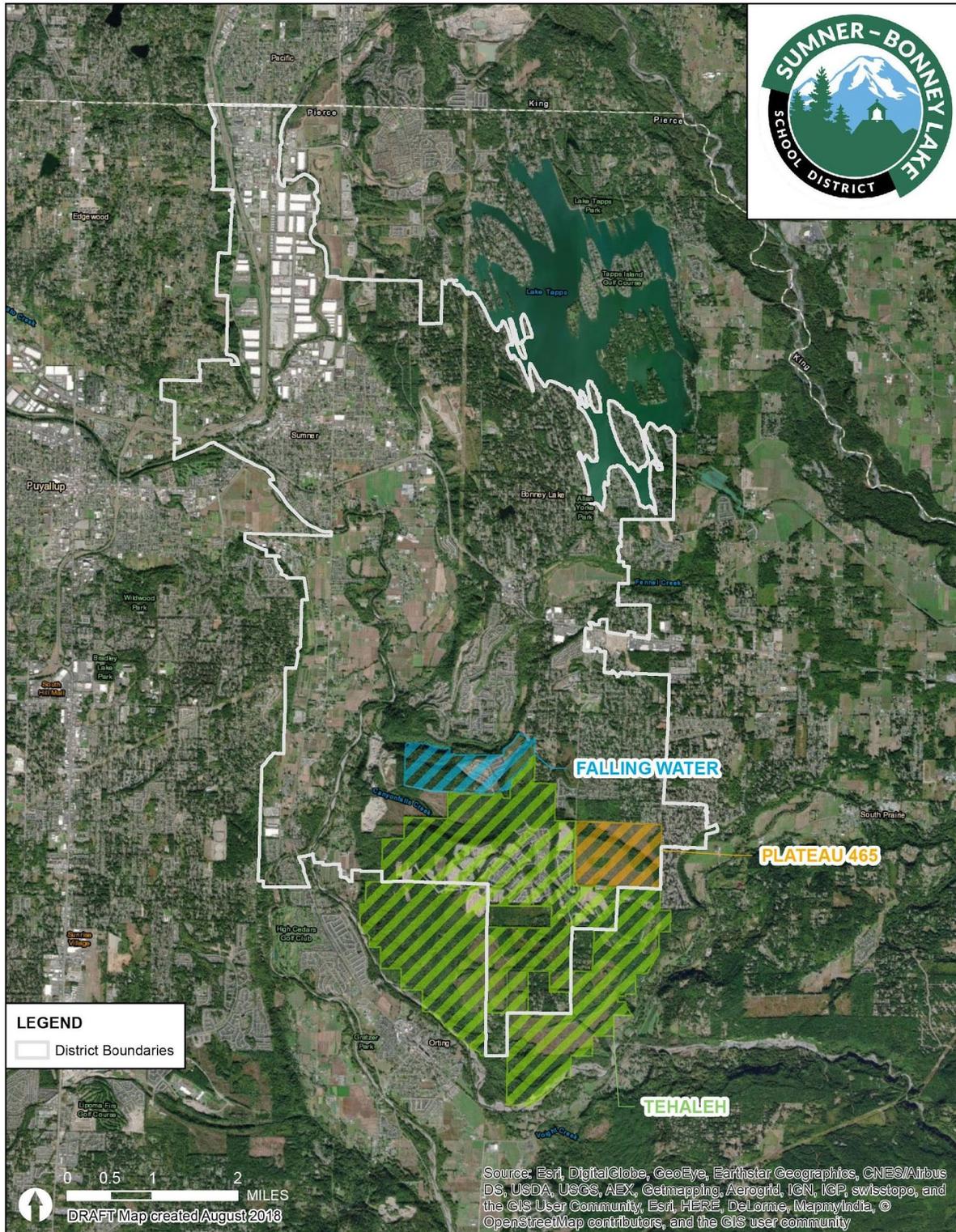
Housing construction associated with these three developments has the potential to substantially increase enrollment during both the short- and long-term, depending upon how quickly the developments are built out. The District’s six-year enrollment projections described earlier in this chapter and the 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								
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

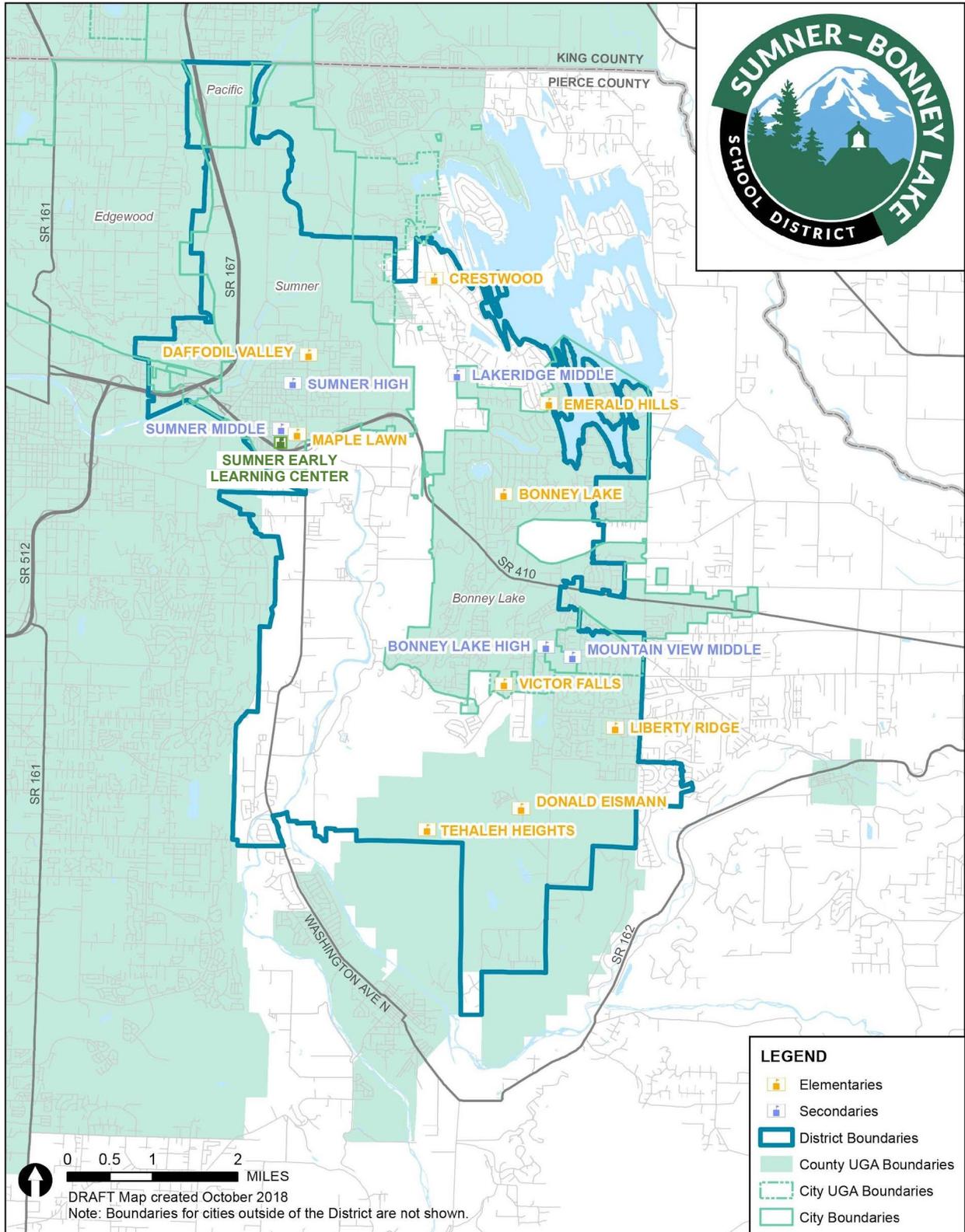
RCW 36.70A.211 and .212 apply specifically to Pierce County. RCW 36.70A.211 allows the county to authorize the siting of a school in a rural area, serving students from an urban area, even where otherwise prohibited by a multicounty planning policy, if certain criteria are met. The criteria include the 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



Sumner Early Learning Center

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	\$50,000,00		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.