

CAPITAL FACILITIES PLAN 2023-2028



P U Y A L L U P S D . O R G



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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

2023-2028 Capital Facilities Plan

Puyallup School District #3

302 2nd Street SE

Puyallup, Washington 98372

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September 18, 2023

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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.

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 school buildings; (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 to ascertain current and future school building capacity.

Our Mission:

To prepare and empower every student to reach their full potential and to thrive in school, society, work, and life.

Our Vision:

The Puyallup School District values academic excellence and ensures every student learns in safe and supportive environments in order to develop as critical thinkers ready to take on the world.

Through the completion of a robust needs assessment and with the mission, vision, and theory of action as a foundational guide, five priority areas have been identified as areas of focus for the Puyallup School District over the next five years. By clearly identifying these five areas of focus, the district will be able to pursue an intentional and targeted approach to meeting the district's needs and allocating resources to meet those needs.

1. Academic Achievement
2. Family and Community Engagement
3. Social-Emotional Supports
4. Staff Development, Culture and Satisfaction
5. Facilities, Safety, and Security



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 currently the sixth largest enrolled school district in the state, and second largest in Pierce County to Tacoma School District, serving nearly 23,000 students. The district employs approximately 1,560 certificated staff, 1,450 classified staff, and 570 substitute personnel, making it one of the largest employers in Pierce County.

The district is located six miles east of Tacoma, 30 miles south of Seattle, comprising approximately 54 square miles, with an estimated 2022 total population of 144,030 according to the Washington State Office of Financial Management Small Area Estimate report.

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.

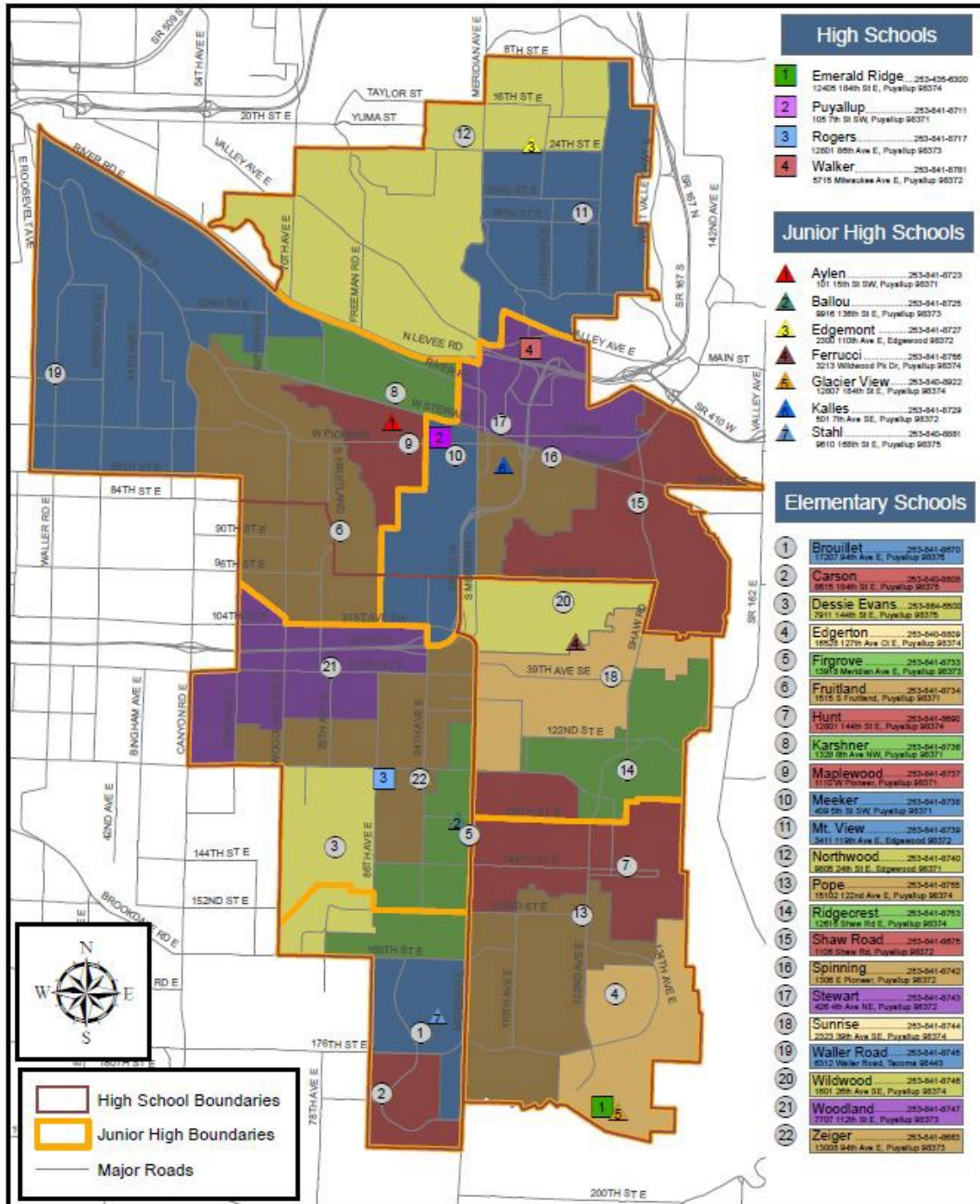
The exception is in the North Hill region of the district where Northwood Elementary and Mt. View Elementary house Kindergarten through fifth grade and Edgemont Junior High houses sixth through ninth grade.

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

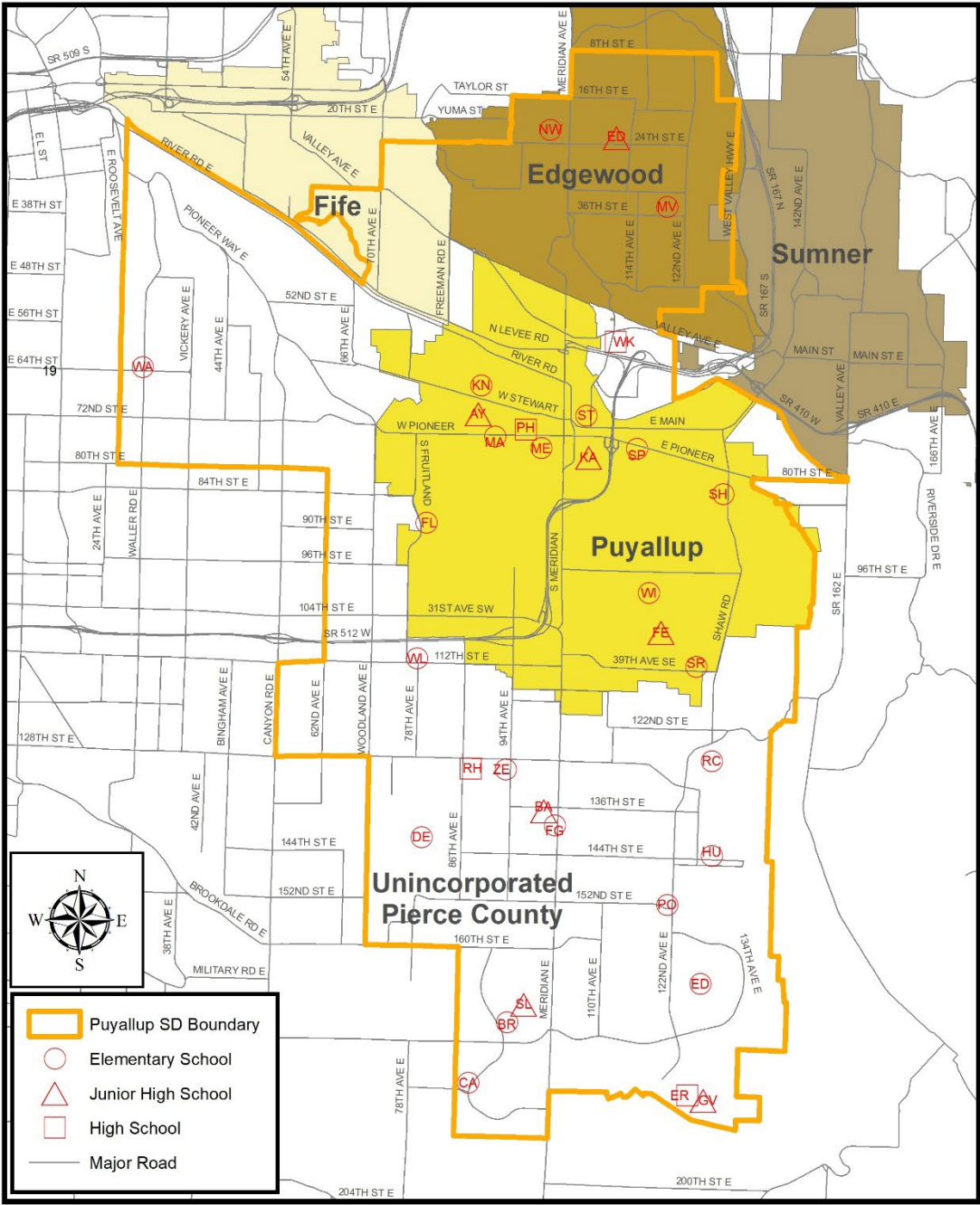
- Twenty-two elementary schools
- Seven junior high schools
- Three comprehensive high schools and one alternative high school
- Puyallup Digital Learning (PDL) and Puyallup Parent Partnership Program (P4)



Map 1 - Puyallup School District Service Area



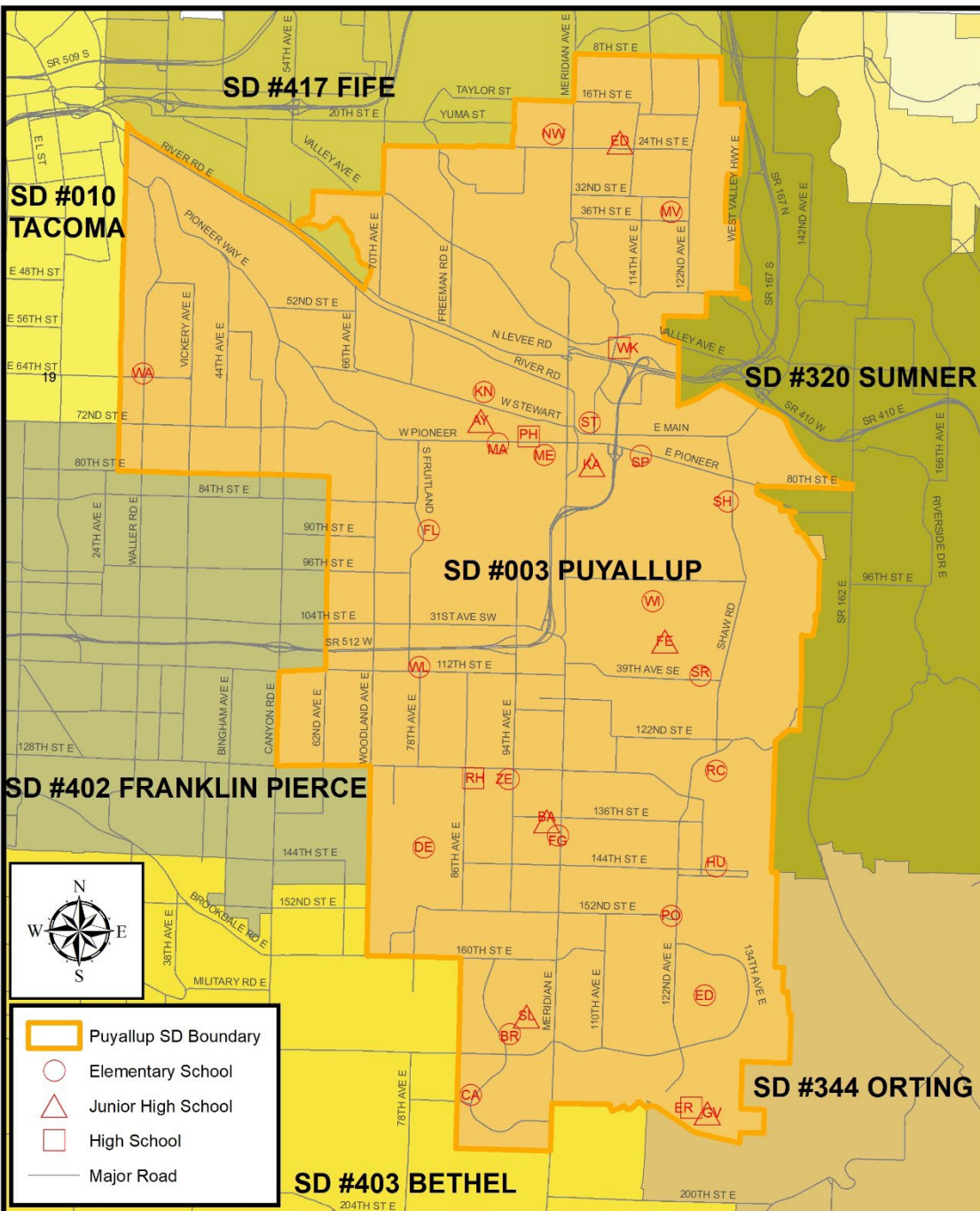
Map 2 - Cities in Puyallup School District



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

School Capacity and Utilization Task Force

The district's proposed November 2019 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 bond would have funded major capital improvements and expansion at Puyallup, Rogers, Emerald Ridge, and Walker high schools. As a result of the bond failure, however, overcrowding of high school permanent facilities will continue and is projected to increase over the next six-year period in absence of future high school capital projects.

In 2022, the district ran an \$125 million dollar capital levy to fund over 400 projects to address critical repairs and system equipment improvements districtwide. The February 2022 election failed to meet the minimum levy approval threshold of 50%, reaching 48.5% approval. The Board of Directors voted later in the year to run the capital levy again in November with minor revisions to the \$125 million dollar package. The November 2022 capital levy proposal received 49.76% approval, failing to meet the 50% minimum threshold for a second time.

Without the additional funding from these recent bond and levy proposals, the district will face financial challenges maintaining its existing inventory of facilities as well as provide the additional capacity needed to accommodate an increasing student enrollment primarily from new housing within the district. To assess these challenges and consider potential alternative solutions, the Board of Directors commissioned the [School Capacity and Utilization Task Force](#) to develop and evaluate recommendations to support the interim housing of students. The task force held its first meeting on June 8, 2023, and will continue to meet through the 2023-24 school year.

Closure of the Puyallup High School Library Science Building

The Library Science Building at Puyallup High School will be closed for 2023-24 school year and is planned to be demolished in the summer of 2024. The decision to close the building was based on its poor condition, lack of antiquated building system parts needed for repair, significant costs to maintain the building operable, and the long-range plan to demolish the building and improve/expand the main building in the Library Science building current footprint.

Staff and equipment from the Library Science Building have integrated into the main building for the 2023-24 school year as an interim solution. Three double-classroom portables are planned to be placed on campus and available for the 2024-25 school year.

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. Following these declarations, the school learning model transitioned from the traditional in-school instructional model to [a remote learning model](#). Students began transitioning



back to in-school instruction during the first quarter of 2021, following local health department guidelines.

An impact to enrollment was realized in public schools locally and nationally due to the pandemic. Prior to the pandemic, the Puyallup School District generally increased in enrollment year to year by several hundred students over the past decade. In the 2020-21 school year, however, an enrollment decline of more than 1,000 students occurred. The loss of enrollment was focused on the primary grade levels, particularly kindergarten. The district had a slight overall increase in enrollment in 2021-22, but not near the apex of enrollment seen in the district during the 2019-20 school year. The 2022-23 school year saw a large rebound in enrollment with an increase of over 500 students.

Birth Rate Trend

From 2016 to 2020, Pierce County saw birth counts decrease from 11,757 births to 11,045 births. This information is relevant to K-12 school districts, as annual birth counts are viewed as a leading indicator of future kindergarten enrollment. The district will continue to monitor annual birth counts in Pierce County in future enrollment projections.

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 additional funding to lower class sizes has 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).

Kindergarten Academy & General Education Preschool

Kindergarten Academy is a transitional kindergarten program designed to assist young learners who would benefit from additional support to be successful in kindergarten. The program is free and is available to families who meet district program requirements. Children who turn five after August 31st will be eligible. The program is offered currently at 13 elementary schools throughout the district. It is a full-time program, Monday-Friday, beginning in mid-October and ending in mid-June the following year. Please visit the [Kindergarten Academy page](#) on the Puyallup School District website for more information.



The district is also partnering with [Right at School](#) (RAS) to offer a 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 2.6 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	448
Carson	Pierce County	8615 184th St E, Puyallup 98375	638
Dessie Evans	Pierce County	7911 144th St E, Puyallup 98375	944
Edgerton	Pierce County	16528 127th Ave Ct E, Puyallup 98374	592
Firgrove	Pierce County	13918 Meridian E, Puyallup 98373	636
Fruitland	City of Puyallup	1515 S Fruitland, Puyallup 98371	438
Hunt	Pierce County	12801 144th St E, Puyallup 98374	668
Karshner	City of Puyallup	1328 8th Ave NW, Puyallup 98371	286
Maplewood	City of Puyallup	1110 W Pioneer, Puyallup 98371	198
Meeker	City of Puyallup	409 5th St SW, Puyallup 98371	328
Mountain View (K-5th)	City of Edgewood	3411 119th Ave E, Edgewood 98372	210
Northwood (K-5th)	City of Edgewood	9805 24th St E, Edgewood 98371	671
Pope	Pierce County	15102 122nd Ave E, Puyallup 98374	690
Ridgecrest	Pierce County	12616 Shaw Rd E, Puyallup 98374	426
Shaw Road	City of Puyallup	1106 Shaw Rd, Puyallup 98372	668
Spinning	City of Puyallup	1306 E Pioneer, Puyallup 98372	286
Stewart	City of Puyallup	426 4th Ave NE, Puyallup 98372	308
Sunrise	City of Puyallup	2323 39th Ave SE, Puyallup 98374	648
Waller Road	Pierce County	6312 Waller Rd, Tacoma 98443	220
Wildwood	City of Puyallup	1601 26th Ave SE, Puyallup 98374	328
Woodland	Pierce County	7707 112th St E, Puyallup 98373	472
Zeiger	Pierce County	13008 94th Ave E, Puyallup 98373	420
Junior High (7th-9th grade)			
Aylen	City of Puyallup	101 15th St SW, Puyallup 98371	827
Ballou	Pierce County	9916 136th St E, Puyallup 98373	966
Edgemont (6th-9th)	City of Edgewood	2300 110th Ave E, Edgewood 98372	656
Ferrucci	City of Puyallup	3213 Wildwood Park Dr, Puyallup 98374	906
Glacier View	Pierce County	12807 184th St E, Puyallup 98374	793
Kalles	City of Puyallup	501 7th Ave SE, Puyallup 98372	830
Stahl	Pierce County	9610 168th St E, Puyallup 98375	1,006
High School (10th-12th grade)			
Emerald Ridge	Pierce County	12405 184th St E, Puyallup 98374	1,295
Puyallup	City of Puyallup	105 7th St SW, Puyallup 98371	1,343
Rogers	Pierce County	12801 86th Ave E, Puyallup 98373	1,399
Walker (9th-12th)	Pierce County	5715 Milwaukee Ave E, Puyallup 98372	35

* Program capacity reflects the Permanent Level of Service Capacity standards described herein. Portable classrooms are excluded from permanent capacity calculation.



TABLE 2 - Inventory of Specialized Instruction and Support Facilities			
Name	City / County Jurisdiction	Address	Ownership
Specialized Instruction			
Kessler Center(including PDL,P4,others) *	City of Puyallup	1501 39th Ave SW, Puyallup 98373	Own
Summit/Advance	City of Puyallup	1507 39th Ave SW, Puyallup 98373	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
South Hill Support Campus**	City of Puyallup	3607 17th St SW, Puyallup 98373	Own
214 W. Main Building	City of Puyallup	214 W. Main, Puyallup 98371	Own
Instructional Materials Processing Center ("IMPC")	City of Edgewood	2110 Ave E, Edgewood 98372	Own
<i>* includes Support Facilities as well as specialized instruction.</i>			
<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
Aliza Property	City of Puyallup	1501 39th Ave SW, Puyallup 98373	4.5
Ballou/Firgrove Meridian frontage	Pierce County	13XXX Meridan E, Puyallup 98373	5
Elementary 24 site	Pierce County	124XX 180th St E, Puyallup 98374	22
Former Hilltop Elementary site / IMPC	City of Edgewood	2110 Ave E, Edgewood 98372	9.1
Heritage site	Pierce County	133XX 94th Ave E, Puyallup 98373	8.8
Lidford site ¹	Pierce County	60XX 44th Ave E, Tacoma 98443	1.1
Masters site	Pierce County	16907 110th Ave E, Puyallup 98374	14.1
Penn site (next to Hunt Elementary)	Pierce County	12917 144th St E, Puyallup 98374	4
Junior High 8 site	Pierce County	XXX 144th St E, Puyallup 98374	43.2
Worm Farm site	City of Puyallup	25XX 17th St SW, Puyallup 98373	9.6
¹ = Puyallup School Board has approved property surplus and available for disposition.			

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 Feet¹	Number of Portable Classrooms	Portable Square Feet
Elementary				
Brouillet	10	46,698	10	8,000
Carson	15	73,321	7	5,968
Dessie Evans	16.9	117,910	0	0
Edgerton	12	73,321	10	8,000
Firgrove	16	97,596	0	0
Fruitland	11	45,723	7	5,600
Hunt	15.9	63,400	8	6,400
Karshner	7	31,445	9	7,200
Maplewood	5.5	42,419	7	5,792
Meeker	2.7	39,415	2	1,792
Mountain View	10	28,851	6	4,992
Northwood	14.8	82,190	3	2,592
Pope	9.1	76,406	3	2,400
Ridgecrest	7.3	42,228	8	6,592
Shaw Road	14.2	63,859	3	2,400
Spinning	4.1	37,313	4	3,200
Stewart	3.5	43,745	4	3,200
Sunrise	9.4	84,040	4	3,200
Waller Road	6.8	32,416	8	6,592
Wildwood	10	43,165	8	6,400
Woodland	9.8	46,731	8	6,592
Zeiger ^{2,5}	11.7	47,063	12	9,984
Elementary subtotal	222.7	1,259,255	131	106,896
Junior High				
Aylen	17.7	110,075	4	3,392
Ballou ³	24	112,402	0	0
Edgemont ⁴	14.6	82,628	4	3,200
Ferrucci	20	113,786	4	3,200
Glacier View	21	104,925	4	3,584
Kalles	16	110,075	5	4,000
Stahl	30	112,431	0	0
Junior High subtotal	143.3	746,322	21	17,376
High School				
Emerald Ridge	53.4	202,572	13	11,168
Puyallup	14.7	232,657	13	10,400
Rogers ²	32	209,300	15	12,000
Walker	3.4	8,543	11	9,376
High School subtotal	103.5	653,072	52	42,944
K-12 Total	469.5	2,658,649	204	167,216
<i>Note: Table includes portable moves completed or planned through 2023.</i>				
¹ Measured from the exterior wall and excludes outdoor covered play areas.				
² Located on a 77-acre campus that includes the Hertiage Recreation Center.				
³ Includes 5-acres of underdeveloped frontage along Meridian Ave E.				
⁴ Excludes the 9.1-acre former Hilltop Elementary parcel to the north of EJH.				
⁵ Excludes the restroom and Pierce County ECEAP portables.				



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.

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.

Level-of-Service Standards

This plan continues the long-established standard that students should be housed within permanent facilities designed to support all needs of students and staff. To this end, instructional space within portable classrooms is considered temporary instructional space and not included in the capacity analysis that follows in later chapters.

At the Elementary level, the Puyallup School District plans to maximize the use of state funding available for reducing class sizes to meet the K-3rd grade districtwide class size targets specified by OSPI. Over the past several years, the district has transitioned to fully comply with the class size targets, which have lowered the districtwide K-6 class size average to 22 students per general education classroom. For K-5 elementary schools, the class size average is best represented by 21 students per general education classroom, specifically at the K-3 grade level. Other instructional programs have a specific class size standard based on the program unique from general education – see Table 5.

**The adopted LOS at K-6th grade schools is 22 students per general education classroom.
The adopted LOS at K-5th grade schools is 21 students per general education classroom.**

The Level-of-Service standard at the secondary level includes a classroom utilization factor which recognizes some expected inefficiency related to a six-period daily instructional model currently followed by all secondary schools in Puyallup.

The adopted Junior High LOS is 30 students per general education classroom x 83% utilization factor.

The adopted High School LOS is 32 students per general education classroom x 83% utilization factor.

This plan recognizes that Walker High School and other instructional programs at the secondary level have a specific class size standard unique from general education – see Table 6.



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 2022-23 Enrollment ²	K-6 Current Capacity Surplus / Deficit	# of Portable Teaching Stations ⁵	# of Portable Teaching Station Capacity ⁵	Sp. Ed. & Core Programs with Building Capacity Impacts ³
Brouillet	24	0	0	528	5	(80)	448	550	(102)	10	220	Music, Resource, Support Center(2), Dev.K
Carson	32	1	1	704	3	(66)	638	720	(82)	7	154	Resource, Music(2)
Dessie Evans	47	2	1	1,034	5	(90)	944	955	(11)	0	0	WRAP(2), Resource, Music(2)
Edgerton	31	2	1	682	5	(90)	592	737	(145)	10	220	Resource, Music(2), WRAP(2)
Firgrove	33	4	1	726	5	(90)	636	591	45	0	0	Resource, Music(2), Support Center(2)
Fruitland	23	0	0	506	4	(68)	438	613	(175)	7	154	Resource, Music, Support Center(2)
Hunt	35	0	1	770	6	(102)	668	718	(50)	8	176	Resource, Music(2), Dev.K, Support Center(2)
Karshner	15	0	0	330	2	(44)	286	381	(95)	9	198	Resource, Music
Maplewood	11	5	1	242	2	(44)	198	317	(119)	7	154	Resource, Music
Meeker	18	0	0	396	4	(68)	328	385	(57)	2	44	Support Center(2), Resource, Music
Mountain View ⁴	12	2	0	252	2	(42)	210	283	(73)	6	126	Music, Resource
Northwood ⁴	35	0	1	735	4	(64)	671	685	(14)	3	63	Music(2), Resource, Support Center(2)
Pope	36	1	1	792	6	(102)	690	690	0	3	66	Resource, Music(2), Support Center(2), Dev.K
Ridgecrest	23	0	0	506	5	(80)	426	477	(51)	8	176	Music, Support Center(2), Dev.K., Resource
Shaw Road	35	0	1	770	6	(102)	668	636	32	3	66	Music(2), Dev.K, Support Center(2), Resource
Spinning	15	0	1	330	2	(44)	286	281	5	4	88	Music, Resource
Stewart	16	2	0	352	2	(44)	308	320	(12)	4	88	Resource, Music
Sunrise	34	2	0	748	5	(100)	648	661	(13)	4	88	Resource, Music(2), KITE(2)
Waller Road	12	0	1	264	2	(44)	220	311	(91)	8	176	Resource, Music
Wildwood	19	2	1	418	5	(90)	328	341	(13)	8	176	Dev.K (2), Resource, Title/LAP, Music
Woodland	25	0	0	550	4	(78)	472	572	(100)	8	176	KITE(2), Resource, Music
Zeiger	23	1	1	506	5	(86)	420	477	(57)	12	264	Music, Resource, DHH(2), DHH PreK
Totals	554	24	13	12,141	89	(1,618)	10,523	11,701	(1,178)	131	2,873	

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

² Based on October 2022 P223 Headcount report. Excludes Preschool, P4, Puyallup Online Academy & Kindergarten Academy students.

³ Libraries, Stages and PE teaching stations are excluded from the Teaching Station and Core Program analysis at the elementary level. Reflects programs planned for 2023-24 school year.

⁴ Kindergarten-5th grade elementary.

⁵ Portable Teaching Stations and Capacity include portable classroom moves completed or planned through 2023.



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	2022-23 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	36	1,080	4	(84)	996	827	714	113	4	120	100	Support Center, Resource(2), KITE
Ballou	43	1,290	6	(126)	1,164	966	888	78	0	0	0	Support Center(2), Resource(3), DHH
Edgemont	27	810	1	(20)	790	656	526	130	4	120	100	Resource
Ferrucci	40	1,200	5	(108)	1,092	906	818	88	4	120	100	Resource(2), WRAP(2), Support Center
Glacier View	36	1,080	6	(124)	956	793	835	(42)	4	120	100	Support Center(2), Resource(3), KITE
Kalles	36	1,080	4	(80)	1,000	830	834	(4)	5	150	125	Support Center(2), Resource(2)
Stahl	44	1,320	5	(108)	1,212	1,006	906	100	0	0	0	Resource(3), EXCEL, KITE
JH Totals	262	7,860	31	(650)	7,210	5,984	5,521	463	21	630	523	
High School												
Emerald Ridge	57	1,824	11	(264)	1,560	1,295	1,445	(150)	13	416	345	Resource(5), EXCEL(3), Support Center(2), Urban Farming
Puyallup ³	57	1,824	9	(206)	1,618	1,343	1,590	(247)	13	416	345	Resource(4), Support Center(3), KITE, Gateway
Rogers	61	1,952	11	(266)	1,686	1,399	1,645	(246)	15	480	398	Resource(5), Support Center(2), DHH, KITE, WRAP(2)
Walker	3	48	1	(6)	42	35	115	(80)	11	165	137	Resource
HS Totals	178	5,648	32	(742)	4,906	4,072	4,795	(723)	52	1,477	1,226	

¹ Program Capacity includes an 83% classroom utilization rate at the secondary level.

² Based on October 2022 P223 Headcount. Excludes P4, Puyallup Online Academy, Puyallup Open Doors & Full-time Running Start students.

³ Program Capacity excludes the Library Science Building.



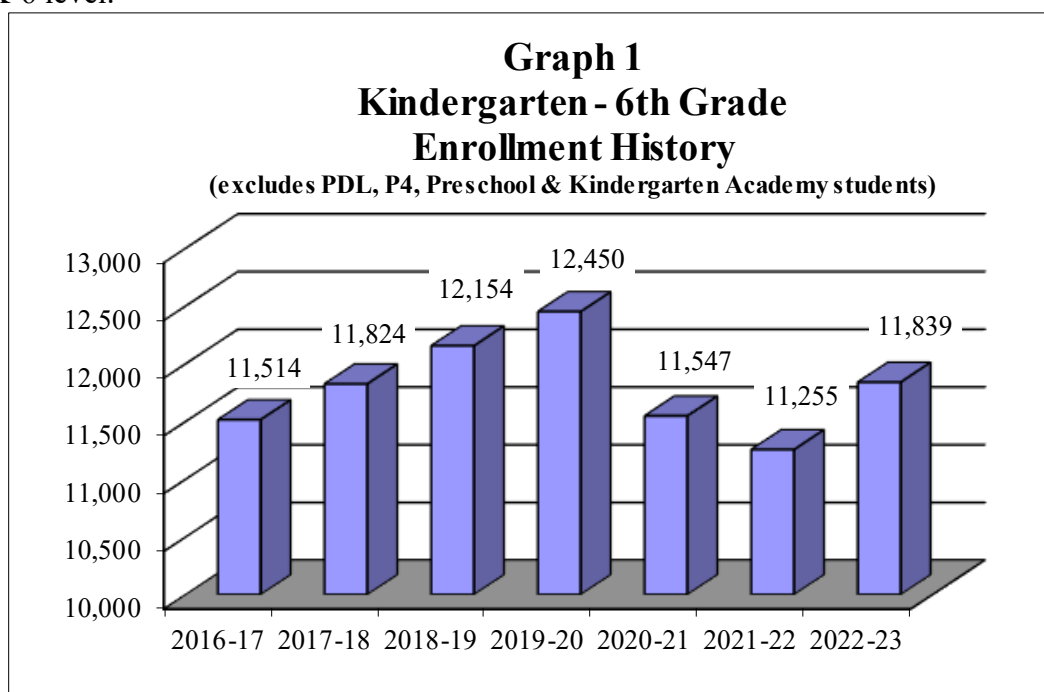
V. Enrollment History and Projections

In this section, the plan will examine (a) the District's student enrollment history housed in a school building over the past six school years, (b) the District's 2022-23 enrollment figures by grade, and (c) enrollment projections through the 2028-2029 school year. The plan utilizes enrollment projections developed by the Puyallup School District Facilities Planning Department. For reporting past and present enrollment information, this plan utilizes October P223 headcount enrollment counts. The data excludes students enrolled in Puyallup Digital Learning, Puyallup Parent Partnership Program, Chief Leschi students and full-time Running Start students. A series of graphs is provided to display the district's enrollment data.

Enrollment History

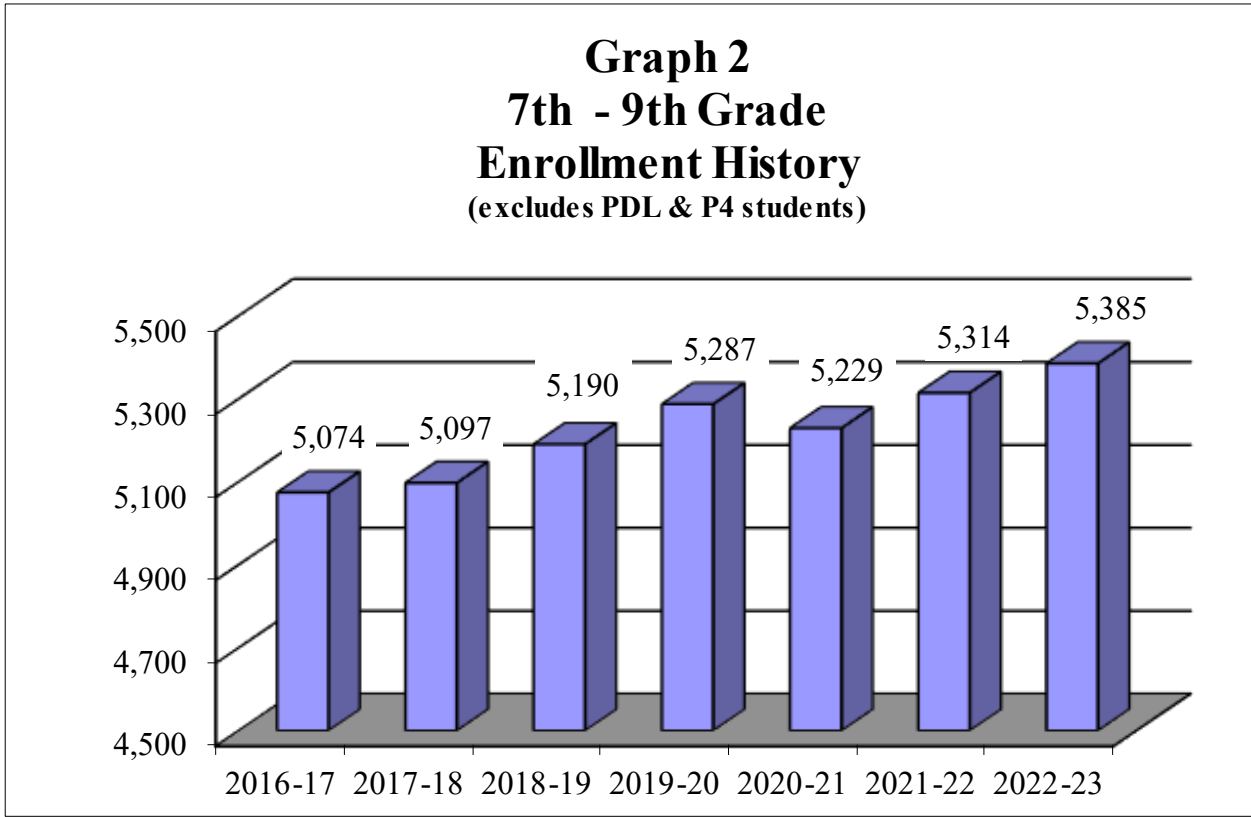
Graph 1 shows the recent enrollment history at the elementary level. Enrollment increased steadily through 2019-20 and reached an all-time high of 12,450 K-6 students. The following two years saw a combined decrease of nearly 1,200 students with a rebound of almost 600 students in 2022-23. The decrease coincides with the pandemic, which resulted in the temporary closure of school buildings and remote instruction followed by hybrid schedules as students and staff were reintroduced to onsite instruction. Alternative programs, such as Puyallup Digital Learning, experienced an increase in enrollment during this same period. Enrollment in Puyallup Digital Learning is not included in the Graph below.

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.

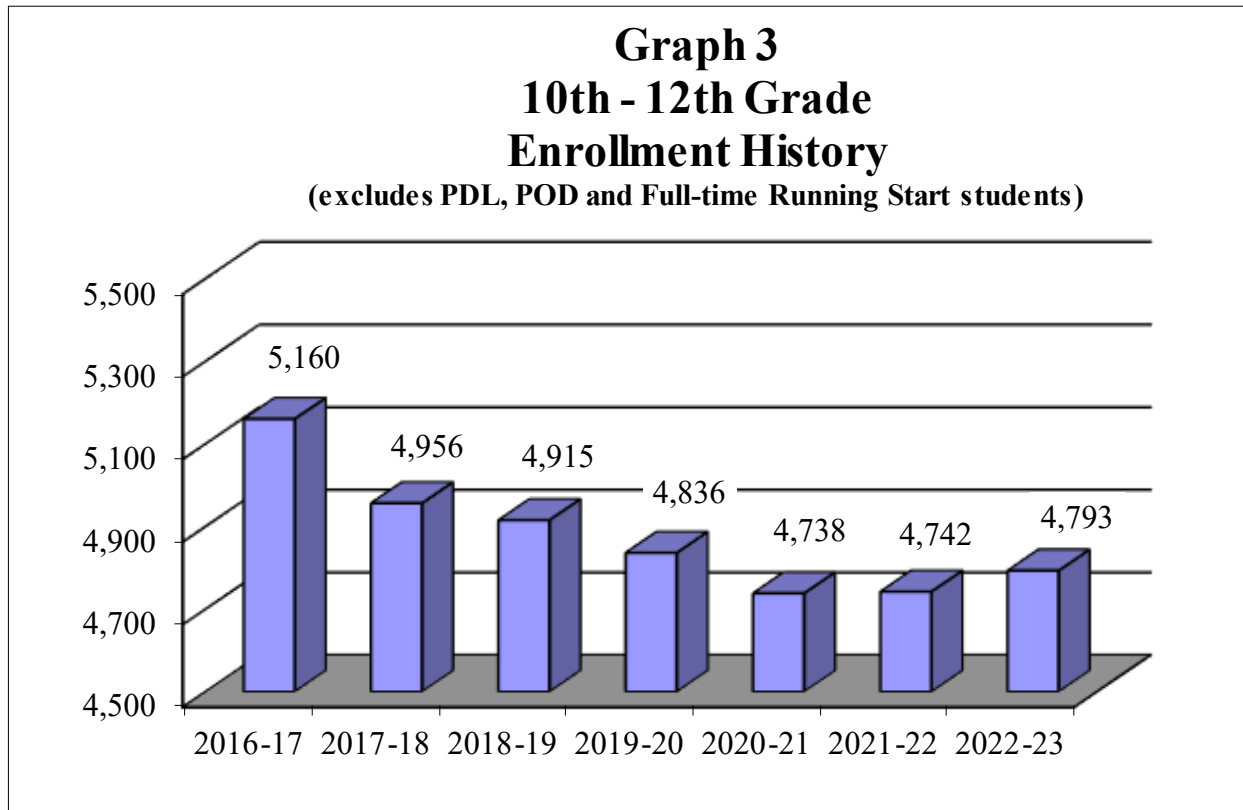


Graph 2 shows recent enrollment history at the junior high level. Enrollment has gradually increased from 2016-17 with a 7th-9th grade enrollment of 5,074 students to 5,385 students enrolled in 2022-23. The eighth grade cohort was the largest grade in the 2022-23 school year with 1,901 students. It is important to note that junior high and high school enrollment wasn't impacted by the pandemic to the extent as the elementary enrollment.

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.



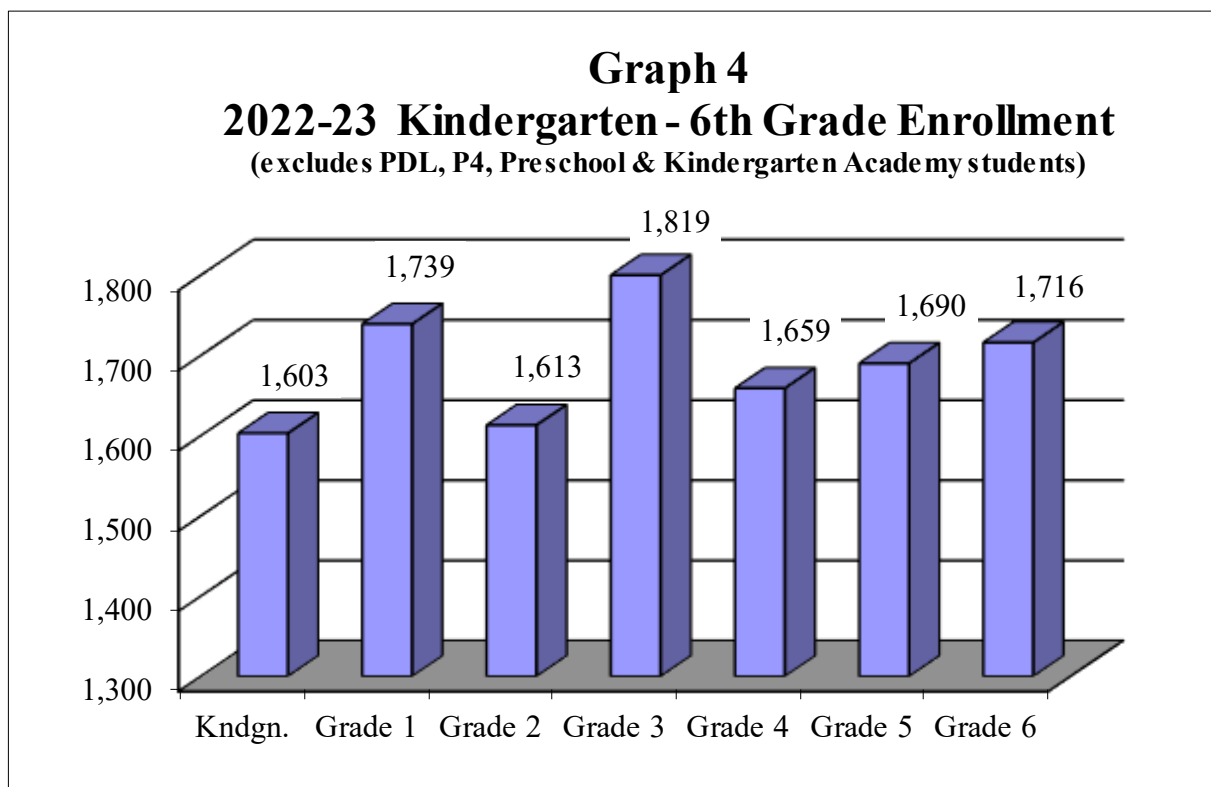
Graph 3 shows recent enrollment history at the high school level. Enrollment has decreased gradually from 2016-17 through 2021-22. A 51-student increase was realized in 2022-23 compared to the year prior. These numbers exclude full-time Running Start students.



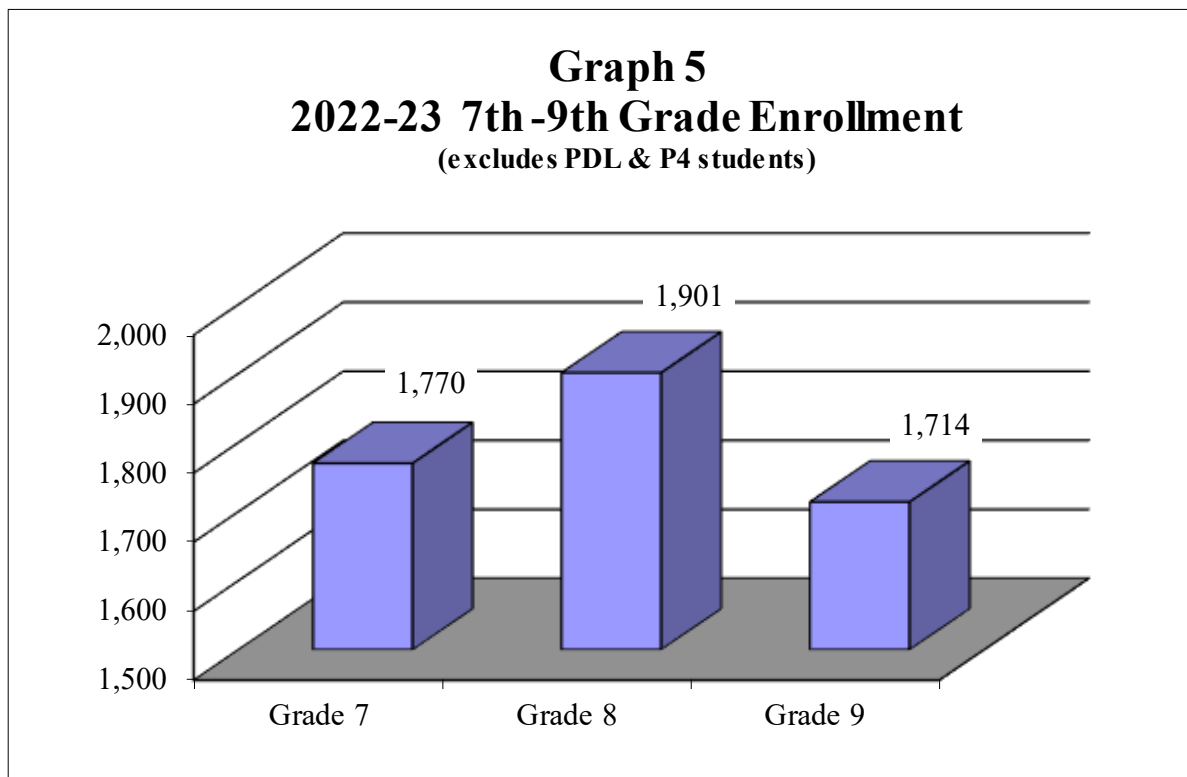
Current Enrollment

This report includes annual enrollment counts from the first week in October to have a consistent reporting basis for enrollment comparison between years. However, enrollment is a dynamic figure that changes month to month, day to day. At elementary, for example, enrollment will increase districtwide when [Kindergarten Academy \(KA\)](#) begins. In years past, KA started the 2nd half of January. Beginning in the 2023-24 school year, KA will begin in mid-October. There were over 200 KA students enrolled in KA during the second half of the 2022-23 school year.

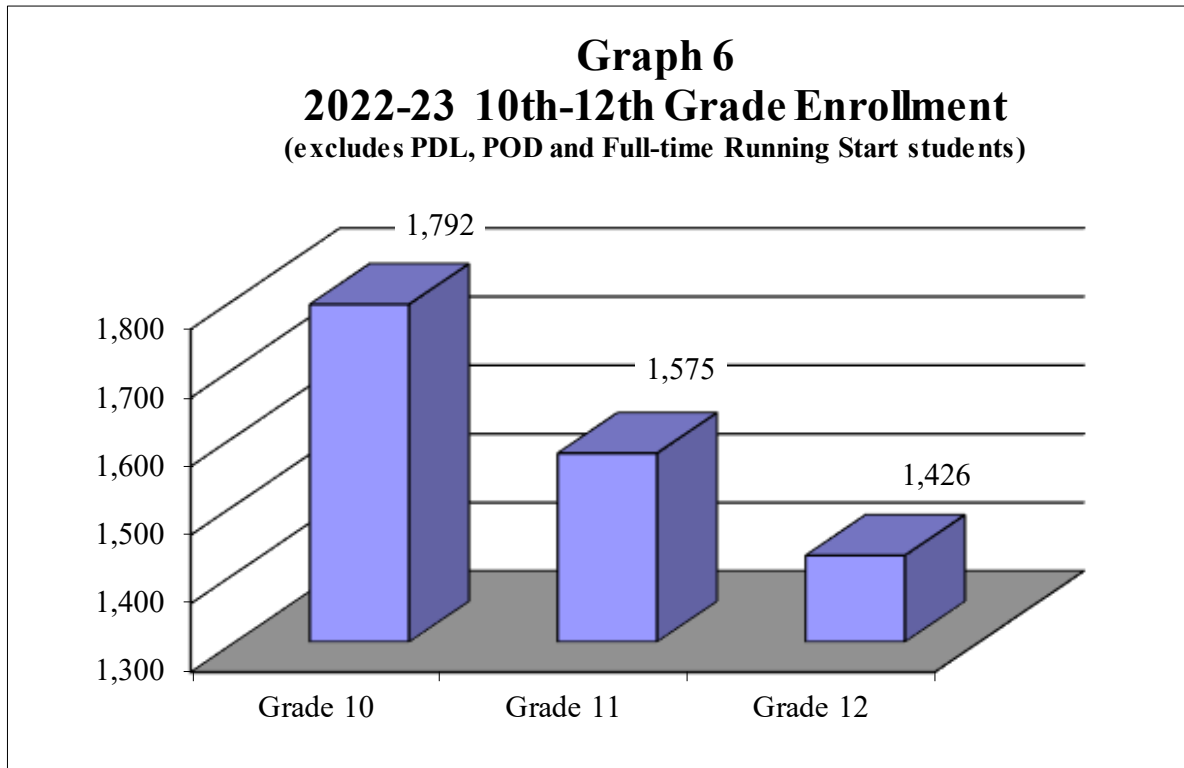
The Puyallup School District 2022-23 Kindergarten - 6th grade enrollment totals 11,839 students. The largest grade level was in third grade, while the lowest was in second grade. The K-6 cohort average is 1,691 students.



The 2022-23 seventh through ninth grade enrollment totals 5,385 students, which is the largest junior high enrollment in the district's history. The largest grade level this year was in eighth grade, while the lowest was in ninth grade. The 7th-9th grade cohort average is 1,795 students.



The 2022-23 high school enrollment totals 4,793 students. The largest grade level this year was in tenth grade while the lowest was in twelfth grade, which is a typical trend historically. The high school cohort average in grades 10-12 is 1,598 students.



Six Year Enrollment Projection

Projecting enrollment is a complex endeavor subject to variables and uncertainties. Forecasting typically considers past trends to help 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. The enrollment fluctuations over the course COVID-19 pandemic period have made recent enrollment trends less reliable in identifying enrollment trends moving forward.

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. Annually, the number of single-family homes and the number of multi-family homes are counted in those developments identified in the samples. Utilizing the District's Geographic Information System (GIS), registered students are geocoded to their physical address. The number of elementary, junior high and senior high students residing in residential developments listed in Tables 7 and 8 are calculated. The Student Generation Rates are created 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 to district facilities. 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.

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	12	7	9	28	0.36	0.21	0.27	0.85
Arboret at Fruitland	Meeker	18	4	1	3	8	0.22	0.06	0.17	0.44
Ashburn Woods ¹	Edgerton	29	17	6	6	29	0.59	0.21	0.21	1.00
Aster Point ¹	Northwood	36	4	0	0	4	0.11	0.00	0.00	0.11
Braun's Addition	Hunt	15	7	0	1	8	0.47	0.00	0.07	0.53
Brookfield Farms Ph. 2-4	Firgrove	245	104	36	44	184	0.42	0.15	0.18	0.75
Caldwell Crest	Mt. View	15	0	0	0	0	0.00	0.00	0.00	0.00
Christen Estates	Meeker	11	4	2	0	6	0.36	0.18	0.00	0.55
Cottage Glen	Zeiger	32	14	8	2	24	0.44	0.25	0.06	0.75
East Park	Pope	17	11	7	2	20	0.65	0.41	0.12	1.18
Emerald Pointe at Sunrise	Pope	318	137	55	73	265	0.43	0.17	0.23	0.83
Fruitland Ridge	Fruitland	33	16	5	3	24	0.48	0.15	0.09	0.73
Fruitland View Estates	Fruitland	47	26	5	3	34	0.55	0.11	0.06	0.72
Heritage Grove	Hunt	51	18	10	5	33	0.35	0.20	0.10	0.65
Kilen Estates ¹	Pope	7	4	1	0	5	0.57	0.14	0.00	0.71
Lipoma Communities	Pope	127	47	25	19	91	0.37	0.20	0.15	0.72
Massarra	Woodland	19	6	2	1	9	0.32	0.11	0.05	0.47
Meridian Greens	Firgrove	98	28	8	14	50	0.29	0.08	0.14	0.51
Newberry Trails	Zeiger	58	9	5	7	21	0.16	0.09	0.12	0.36
Northwood Estates	Northwood	38	28	1	1	30	0.74	0.03	0.03	0.79
Pascolo Estates ¹	Mt. View	11	3	2	0	5	0.27	0.18	0.00	0.45
Pony Lake ¹	Stewart	38	3	0	2	5	0.08	0.00	0.05	0.13
Puyallup Highlands	Shaw Rd	285	115	54	43	212	0.40	0.19	0.15	0.74
Rainier Ridge Estates	Northwood	13	1	1	0	2	0.08	0.08	0.00	0.15
Reserve at Silver Brook	Meeker	31	8	3	3	14	0.26	0.10	0.10	0.45
Rhonda's Meadow	Hunt	12	3	1	1	5	0.25	0.08	0.08	0.42
Rogers Landing	Zeiger	11	8	4	5	17	0.73	0.36	0.45	1.55
Royal Firs	Hunt	57	24	2	5	31	0.42	0.04	0.09	0.54
Sara's Garden	Hunt	12	4	2	2	8	0.33	0.17	0.17	0.67
Shawnee Ridge	Ridgecrest	65	18	11	3	32	0.28	0.17	0.05	0.49
Stewart Crossing PH. 1-7	Karshner	368	166	70	52	288	0.45	0.19	0.14	0.78
Stewart Crossing PH. 8 ¹	Karshner	30	11	3	1	15	0.37	0.10	0.03	0.50
Sully's Glen ¹	Wildwood	18	6	3	4	13	0.33	0.17	0.22	0.72
Sunrise Corner	Zeiger	47	18	8	5	31	0.38	0.17	0.11	0.66
Terra Vista	Hunt	29	14	6	2	22	0.48	0.21	0.07	0.76
The Crossings at Sunrise ¹	Edgerton	99	37	11	4	52	0.37	0.11	0.04	0.53
The Madronas at Sunrise ¹	Edgerton	80	20	12	7	39	0.25	0.15	0.09	0.49
The Pines at Sunrise ¹	Edgerton	20	7	3	0	10	0.35	0.15	0.00	0.50
The Reserve at Hillcrest ¹	Mt. View	17	4	0	1	5	0.24	0.00	0.06	0.29
The Retreat at Sunrise	Pope	33	14	3	10	27	0.42	0.09	0.30	0.82
The Ridge at Sunrise	Edgerton	88	35	15	9	59	0.40	0.17	0.10	0.67
The Woodlands at Sunrise	Edgerton	67	43	23	16	82	0.64	0.34	0.24	1.22
View Pointe	Northwood	43	18	3	4	25	0.42	0.07	0.09	0.58
Villages at South Hill PH. 1&2	Sunrise	227	39	29	20	88	0.17	0.13	0.09	0.39
Westridge	Northwood	284	109	56	26	191	0.38	0.20	0.09	0.67
Willow Ridge	Zeiger	30	13	5	11	29	0.43	0.17	0.37	0.97
Totals		3262	1237	514	429	2180	0.379	0.158	0.132	0.668

Note: Data from all projects last updated in Fall 2022.

¹ = residential development is partially built-out.



Puyallup School District - Student Generation Rates

Table 8 - Apartments/Multifamily

Name	Unit Type	Elementary Attendance Area	Avg Bdrm per unit	# 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	Northwood	1.9	254	50	22	11	83	0.20	0.09	0.04	0.33
Copper Valley	Apartment	Sunrise	2.1	220	90	37	30	157	0.41	0.17	0.14	0.71
Edgewood Heights ¹	Apartment	Northwood	2.0	220	46	14	12	72	0.21	0.06	0.05	0.33
Emerald Pointe East	Townhome	Pope		148	19	6	4	29	0.13	0.04	0.03	0.20
Emerald Pointe West ¹	Townhome	Pope		61	10	4	1	15	0.16	0.07	0.02	0.25
Glacier Run	Apartment	Edgerton	1.8	384	43	13	8	64	0.11	0.03	0.02	0.17
Huntington Place	Apartment	Meeker	1.9	38	2	0	1	3	0.05	0.00	0.03	0.08
Lipoma Firs Townhomes	Townhome	Pope	2.5	56	19	7	5	31	0.34	0.13	0.09	0.55
Meridian Glen PDD	Townhome	Zeiger	4.0	8	8	3	2	13	1.00	0.38	0.25	1.63
Meridian Greens	Apartment	Firgrove		28	3	1	0	4	0.11	0.04	0.00	0.14
Robbins Hollow	Townhome	Wildwood	2.3	84	9	7	3	19	0.11	0.08	0.04	0.23
Silver Creek Apts.	Apartment	Carson	1.5	182	12	5	4	21	0.07	0.03	0.02	0.12
Simon's Mill	Apartment	Mt. View	1.6	152	9	3	3	15	0.06	0.02	0.02	0.10
South Hill Apts.	Apartment	Firgrove	2.3	216	115	31	26	172	0.53	0.14	0.12	0.80
The Woodlands ¹ (Edgewood)	Townhome	Northwood	4.0	49	8	1	3	12	0.16	0.02	0.06	0.24
The Edge	Apartment	Northwood	1.8	20	8	1	1	10	0.40	0.05	0.05	0.50
Trio Condos	Apartment	Firgrove		216	17	10	9	36	0.08	0.05	0.04	0.17
Wynstone	Townhome	Woodland	2.5	64	25	7	8	40	0.39	0.11	0.13	0.63
Totals				2400	493	172	131	796	0.205	0.072	0.055	0.332

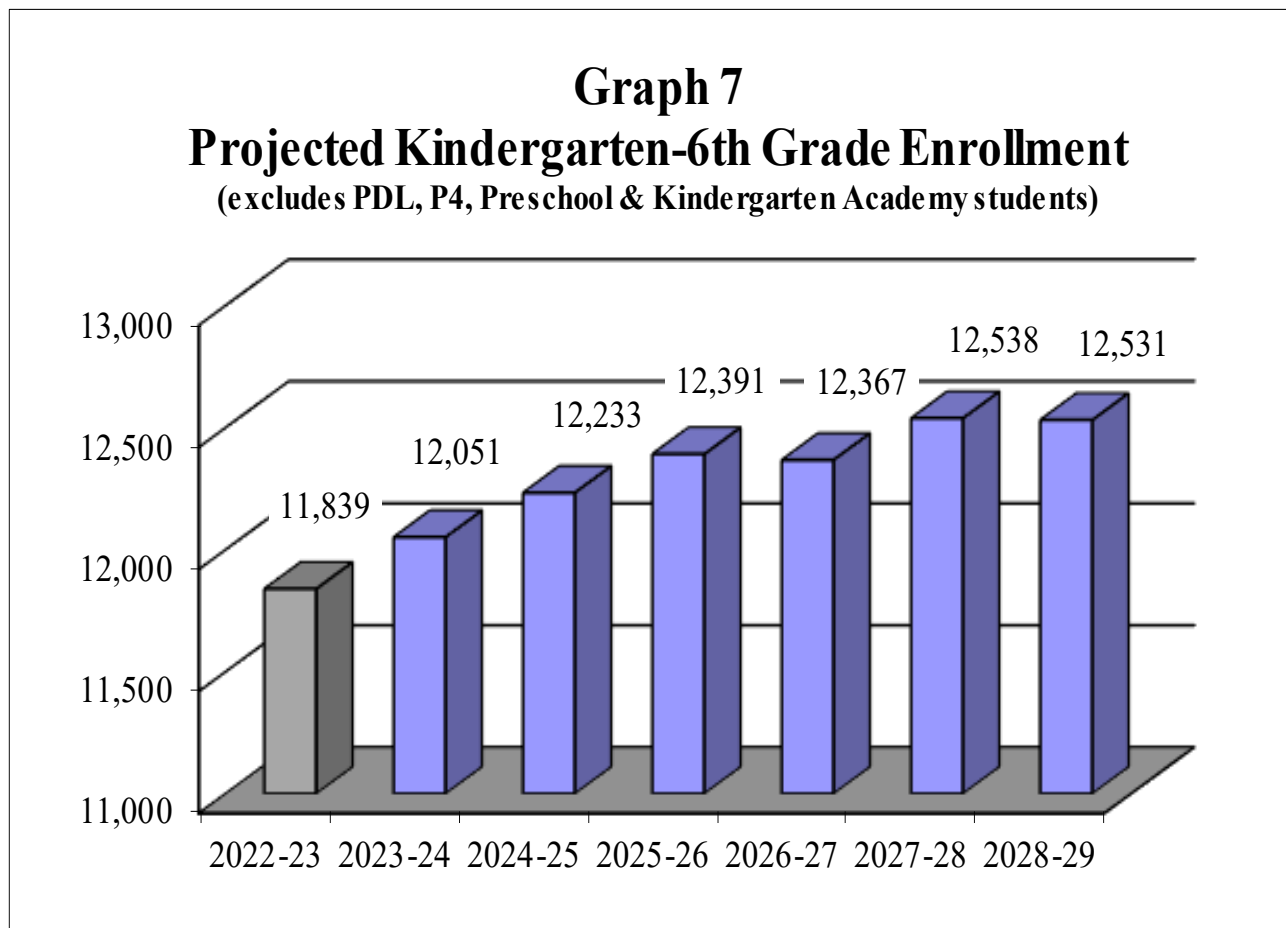
¹ = residential development is partially built-out. All project data last updated in Fall 2022.

Enrollment Projections

Over the next six-year period the District's elementary school enrollment is expected to increase from the current enrollment of 11,389 students to 12,531 students in 2028-29. School year 2027-28 is projected to be the high watermark over this period for elementary enrollment at 12,538 students, a 5.9% increase from 2022-23.

On average, the elementary school enrollment is expected to increase by approximately 115 elementary students each year through the 2028-29 school year. Graph 7 sets forth the projected elementary school enrollment data over the next six years.

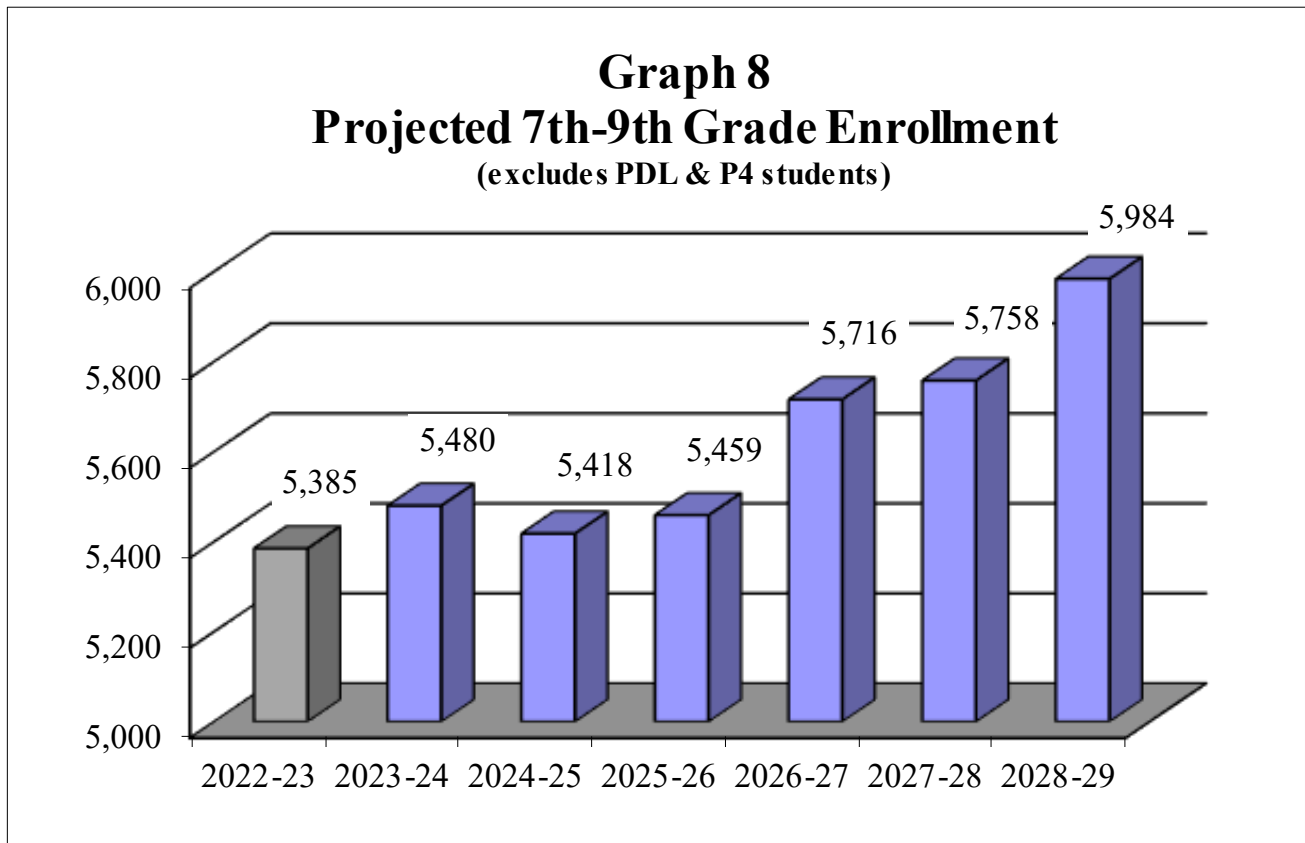
The projected elementary enrollment numbers reported in Graph 7 include all sixth-grade students, including students housed Edgemont Junior High, to provide a trend comparison at the K-6 level.



Over the next six-year period the District's junior high school enrollment is expected to increase from the current enrollment of 5,385 students to 5,984 students in the 2028-29 school year. The projected increase of 599 junior high students represents an 11.1% increase.

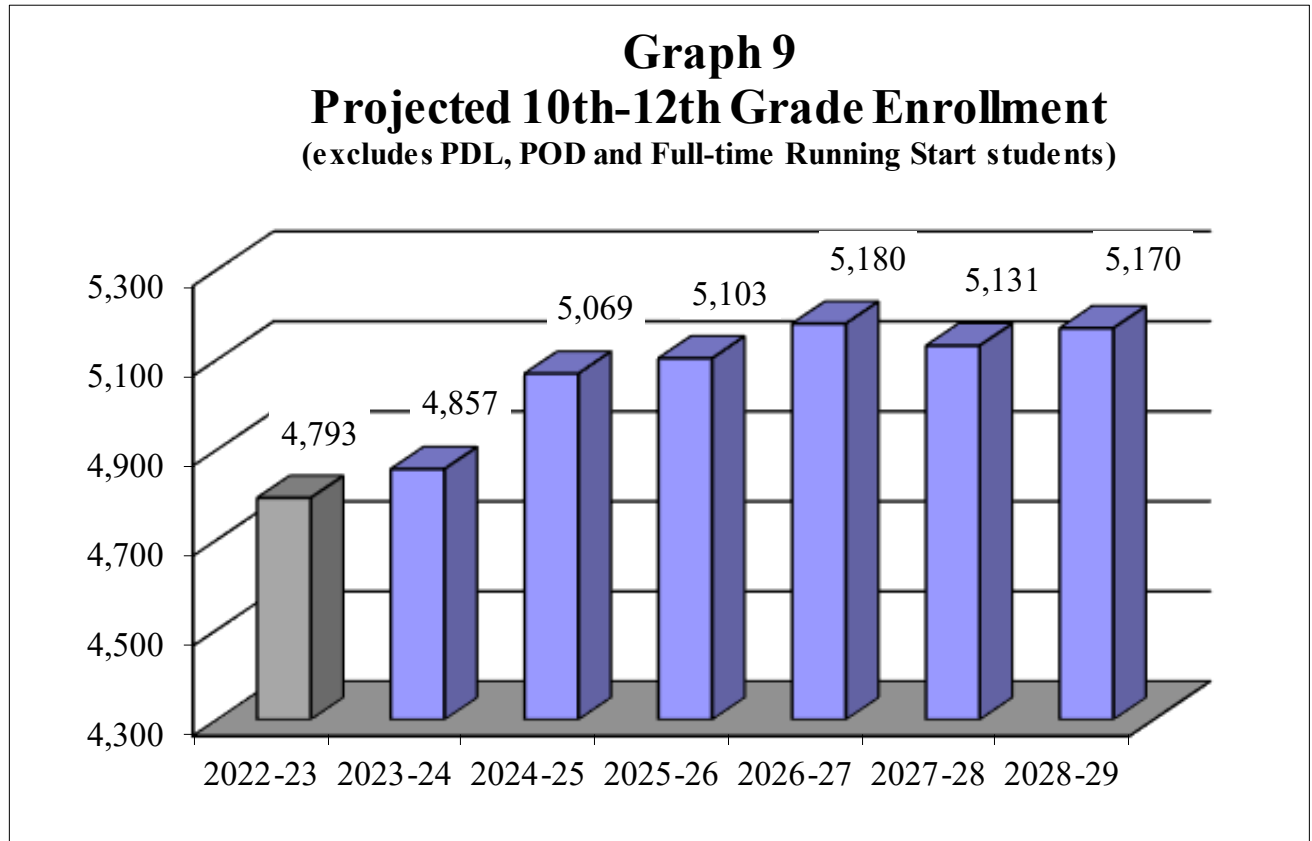
On average, the junior high school enrollment is expected to increase approximately 100 junior high students each year through the 2028-29 school year. However, the majority of the increase is forecasted in the final three years of the six-year forecast. Graph 8 sets forth the projected junior high school 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.

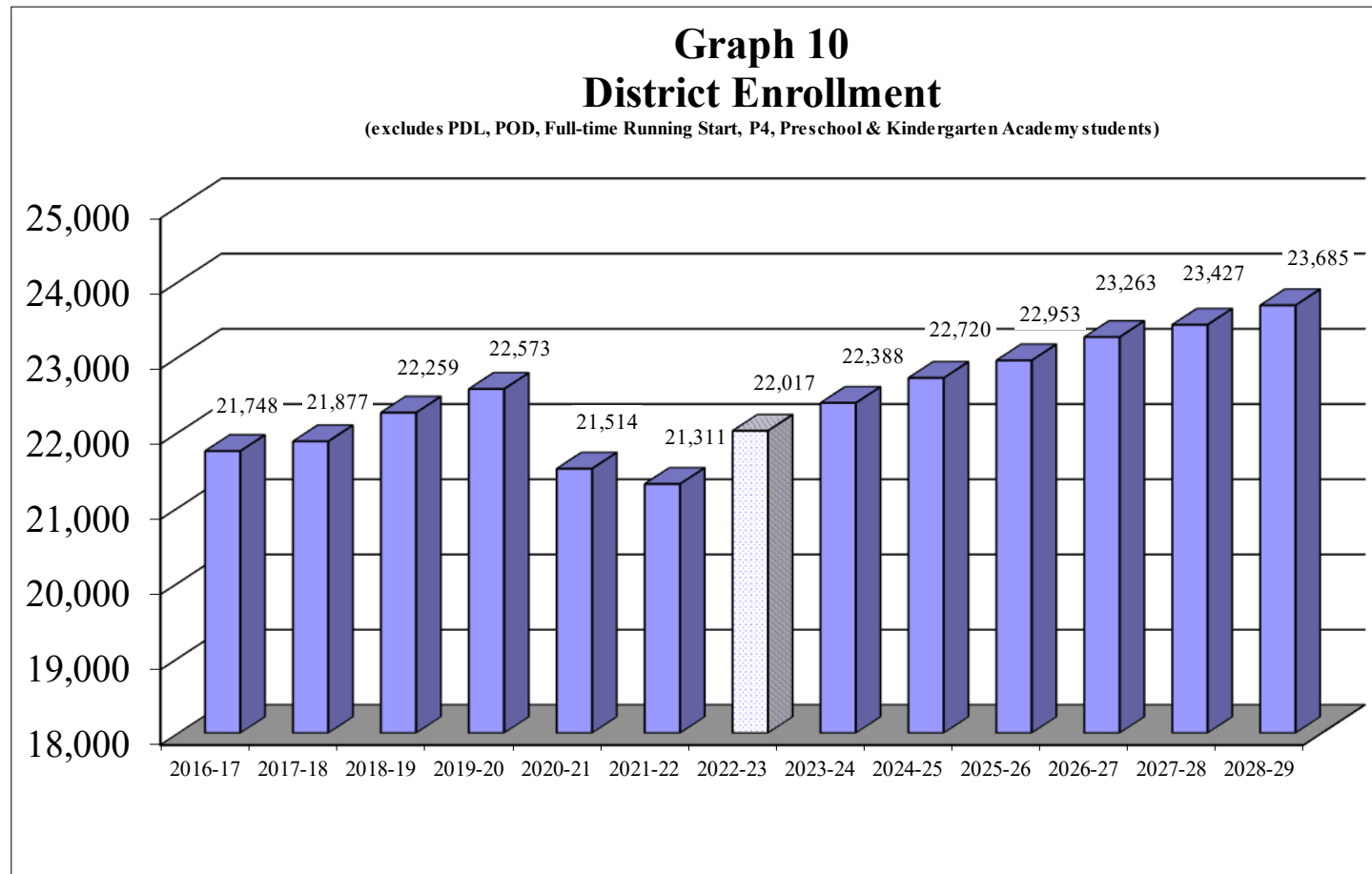


Over the next six-year period the District's high school enrollment is expected to increase from the current enrollment of 4,793 students to 5,170 students in the 2028-29 school year. The projected increase of 377 high school students represents an approximate 7.9% increase.

On average, the high school enrollment is expected to increase approximately 63 high students each year through the 2028-29 school year, with the biggest year-over-year gain expected in the 2024-25 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 2016-17 school year to the 2028-29 school year. Districtwide enrollment is projected to increase from 22,017 K-12 students in the 2022-23 school year to 23,685 K-12 students in the 2028-29 school year. This represents a projected increase of 1,668 students districtwide over the coming six-year period. In other words, the districtwide enrollment is expected to increase on average approximately 278 students each year through the 2028-29 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 2028-29 school year. Based on the Program Capacity calculations for elementary students, as shown in [Table 5](#), the district presently has permanent capacity for 10,523 students at the elementary level.

The district is currently over capacity at the elementary level by 1,178 students. This number assumes all 6th grade students remain housed at the elementary level, except at Northwood and Mt. View which have a Kindergarten-5th grade alignment. The existing gap between student enrollment and capacity is expected to widen through 2028-29 in the absence of additional building capacity provided.

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)
2023-24	11,916	10,523	(1,393)
2024-25	12,098	10,523	(1,575)
2025-26	12,256	10,523	(1,733)
2026-27	12,232	10,523	(1,709)
2027-28	12,403	10,523	(1,880)
2028-29	12,396	10,523	(1,873)
¹ A 135-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 2028-29 school year. Based on the Program Capacity calculations, as shown in [Table 6](#), the district presently has permanent capacity for 5,984 students at the junior high level.

The district has current capacity to house an additional 463 students when including the recent junior high school expansion projects at Ballou, Stahl, and Ferrucci Junior High. This number assumes all 6th grade students remain housed at the elementary level, except at Northwood and Mt. View, schools that are Kindergarten-5th grade elementary schools. A capacity deficit is projected by the 2028-29 school year.

It should be noted that analyzing district-wide numbers mask a building capacity deficit that currently exists at Glacier View Junior High, which is expected to increase over the next six-year period.

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)
2023-24	5,615	5,984	369
2024-25	5,553	5,984	431
2025-26	5,594	5,984	390
2026-27	5,851	5,984	133
2027-28	5,893	5,984	91
2028-29	6,119	5,984	(135)
¹ A 135-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 4,072 students at the high school level.

The district is currently over capacity at the high school level by 785 students. The existing gap between student enrollment and capacity is projected to increase over the next six years 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)
2023-24	4,857	4,072	(785)
2024-25	5,069	4,072	(997)
2025-26	5,103	4,072	(1,031)
2026-27	5,180	4,072	(1,108)
2027-28	5,131	4,072	(1,059)
2028-29	5,170	4,072	(1,098)
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 southeastern portion of the district, including the Sunrise Master Plan area with over 1,100 additional housing units yet to be built and occupied. Long-range district enrollment projections show student growth is expected through the 2034-35 school year. In October 2034, the district's K-12 total enrollment is projected to be 24,783 students. This represents an 12.6% 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– 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.
- Spinning Elementary – The Citizens Facilities Advisory Committee has identified Spinning Elementary for a future school replacement and expansion project. Additional property adjacent to Spinning Elementary may be considered for acquisition in the future, to add to the existing 4.5-acre site.
- Ridgecrest Elementary – additional property would allow for improved access and vehicular circulation to/within the Ridgecrest Elementary campus.

Secondary Level

- 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. The total site acreage is less than 15 acres. 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, and on May 24, 2023, the district purchased a 5,600 sq ft residential property next to the Puyallup High School staff parking lot. District staff will continue to work with adjacent property owners, as opportunities arise, to increase the footprint of the high school campus.



- Sparks Stadium – Sparks Stadium is the premier outdoor athletic venue within the Puyallup School District and supports games, practices, and events from schools throughout the district, including the three comprehensive high schools. It also supports physical education instruction for Puyallup High School during the school day and highly desired community-use facility. The district has continued to acquire adjacent property to the Sparks Stadium campus over the past 50+ years. In 2013, the district purchased the Manweiler property at the corner of 5th Ave SW and 7th St SW. Most recently on October 3, 2022, the district purchased a 1/3-acre vacant lot surrounded by the stadium property to the north, east and south. Long terms plans include additional property acquisition west/southwest of the stadium site to support the construction of a full-sized practice field.

Support Services

- Aliza Property (next to Costco on South Hill) – On May 18, 2023, the district purchased 4.5-acres east of the district’s South Hill Support Campus known as the Aliza Parcel B property. The need for additional property was identified through the Operations Master Plan process which was presented to the Board of Directors at its regular meeting on October 18, 2021. The plan includes expansion of school bus parking on the South Hill site.

Property Surplus

The Kessler Center project allowed the district to consolidate several remote offices and educational programs into the new building located on the South Hill Support Center Campus. The district relocated programs such as Digital Learning and Parent Partnership and the Advance Program to the South Hill Support Campus from leased facilities, eliminating multiple monthly lease payments, resulting in subsequent annual savings. The Special Services Department also relocated to the Kessler Center building.

The Lidford Property has been approved for surplus and is currently listed for sale.

The office building at 214 W. Main is downtown Puyallup is also currently being considered for surplus. The Board of Directors held a public hearing for the potential intergovernmental disposition of property, as allowed per RCW 39.33.010 and RCW 39.33.020, for the property at the Aug. 21, 2023, school board meeting. The process was initiated due to the interest to acquire the property by the City of Puyallup.



VII. Capital Improvement Plan

In the paragraphs to follow, we'll explore the district's plan 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 are proposed to be constructed, 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.

November 2015 Capital Bond Program

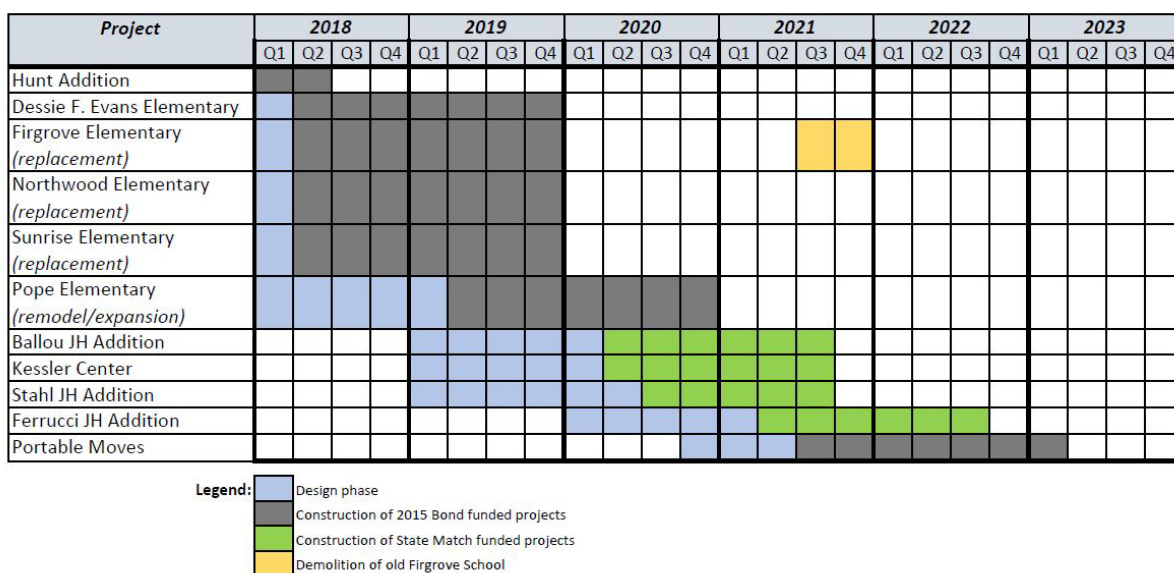
As part of the November 3, 2015, General Election voters approved a \$292.5 million bond with a 69% approval. The funds for the capital bond have financed six major capital bond projects, all at the elementary level. The projects include:

- School building replacements at [Firgrove](#), [Northwood](#), and [Sunrise](#) elementary with larger elementary schools that include 30 home rooms. These school buildings opened for the beginning of the 2019-20 school year.
- New construction of [Dessie Evans Elementary](#) with 44 home rooms on 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 expansion of [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 provided a new gym/cafeteria, relocation of some play areas, and expansion of the bus loop and parking areas. Staff and students at Pope Elementary were temporarily housed at the Firgrove Elementary site in the 2019-20 school year to allow for the major phases of construction. The project was complete for the beginning of the 2020-21 school year.
- A 12-classroom addition at [Hunt Elementary](#). This project was completed and opened for the 2018-19 school year.

The schedule tied to the 2015 Capital Bond Program is outlined in the diagram below.



Bond Projects/State Match Projects Schedule



Junior High Classroom Additions

[Ballou JH](#) and [Stahl JH](#) addition projects were completed in fall 2021 with the [Ferrucci JH addition](#) opened in fall 2022. These projects were funded 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. This includes the purchase of new portable classroom buildings and the relocation of existing portables. The need to move/add portable classroom buildings will be evaluated on an annual basis.

Kessler Center

The 40,000 square foot multipurpose building opened in September 2021 at the South Hill Support Campus located next to Costco at 1501 39th Ave SW. [Kessler Center](#) is home for the following:

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



The central location of the Kessler Center provides an opportunity for professional development space for staff and a school board meeting room. The building was funded through State Match funds from the 2015 bond program.

Citizens Facilities Advisory Committee

A committee of 24-members made up of parents, high school students, educators, and community members was commissioned by the school board in April 2021 to update the 12-year comprehensive facilities planning document known as the [Citizens Facilities Advisory Committee](#) report, as well as prepare a recommendation for a future bond package. The committee's work began in May 2021 and continued through the 2021-22 school year, including 15 committee meetings and an [update report](#) to the school board on January 21, 2022. The committee's [final report](#) was presented to the Board of Directors on April 22, 2022.

2022 Capital Levy Elections

The district proposed a \$125 million-dollar capital levy in February 2022 and again in November 2022. The February proposal failed to pass with a 48.5% approval. The November levy proposal failed by a narrower margin, receiving 49.76% approval. Fifty percent is the minimum required to pass a levy in Washington State.

The main difference between the capital levy requests was the reallocation of funding for a central transportation facility proposed in February into additional safety, security, and technology improvements districtwide.

The district is considering running another capital levy within the next year.

Future Bond Program

For purposes of this plan update, the project recommendations from the [2021-22 Citizens Facilities Advisory Committee report](#) will be used as the basis of the proposed capital facilities projects planned over the future six-year window. However, it should be noted that the timing, sequencing, and construction of a future bond program will ultimately be contingent on the following:

- Bond Advisory Committee recommendation (BAC not yet commissioned)
- Bond Program approval by Puyallup School Board
- Voter approval of Bond Program

This plan assumes a February 2025 Bond Program Special Election proposal approved by voters. Design work for some projects would begin in early 2025 with construction spanning into the 2029 calendar for the final projects.



2025 Bond Projects Schedule																								
Project	2025				2026				2027				2028				2029				2030			
	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4	Q1	Q2	Q3	Q4
PHS Master Plan Phase 2																								
Rogers HS Phase 1																								
Elementary 24 New Constr.																								
ERHS Addition																								
Spinning Elem Replacement																								
Waller Rd. Elem Replacement																								
Walker HS Addition																								
Glacier View JH Addition																								
				Design				Construction																



Level of Service Comparison

The following tables and figures will demonstrate how the implementation of the Future Bond Program described in this 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

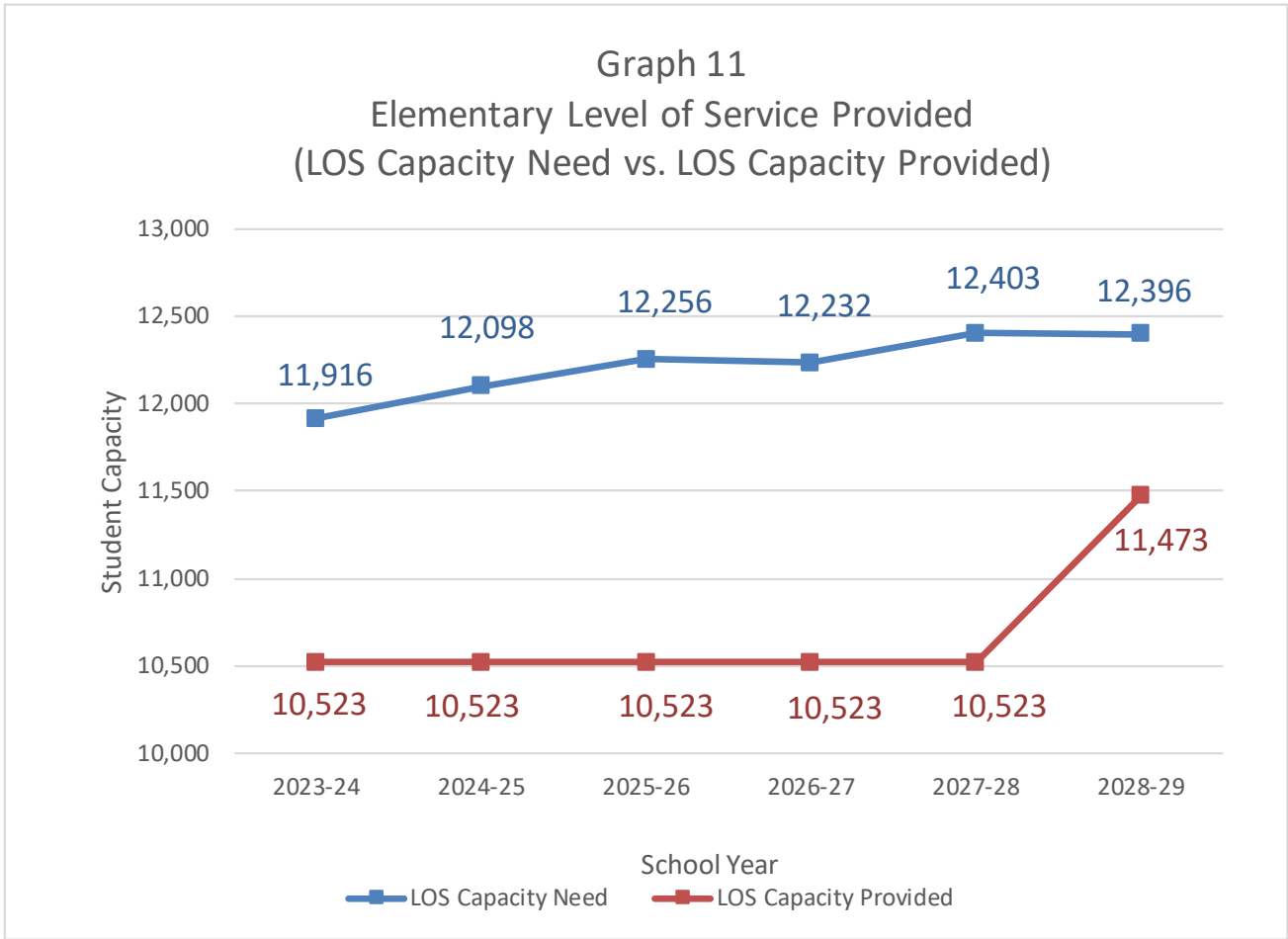
In 2023-24, the district will provide total permanent capacity for 10,523 students based upon the adopted Level of Service standards. A 950-student capacity new elementary school, similar in size to Dessie Evans Elementary, is proposed to be constructed and open for the 2028-29 school year. The Future Bond Program also includes two school building replacement projects at Spinning Elementary and Waller Road Elementary that will be under construction during the 2028-29 school year. Both projects will add additional elementary student capacity beginning in the 2029-30 school year, outside of the six-year window of this plan.

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
2023-24	10,523	Existing Capacity (Table 5)	10,523	
2024-25	10,523	0	10,523	
2025-26	10,523	0	10,523	
2026-27	10,523	0	10,523	
2027-28	10,523	0	10,523	
2028-29	10,523	950	11,473	New Elementary (South Hill East region)

Note: Numbers represent permanent student capacity. Waller Road Elementary replacement and Spinning Elementary replacement projects planned to open in Sept. 2030



Graph 11 charts the projected student housing need vs. the planned student housing provided at the elementary level. The 2028-29 opening of the new elementary school in the district’s southeast region will reduce the projected gap by approximately half. The gap will be further decreased with the opening of the Spinning Elementary and Waller Road Elementary replacement buildings in the 2029-30 school year. Over the next six-year period, portable classrooms will be utilized to supplement the permanent building capacity to house the larger number of projected student enrollment.



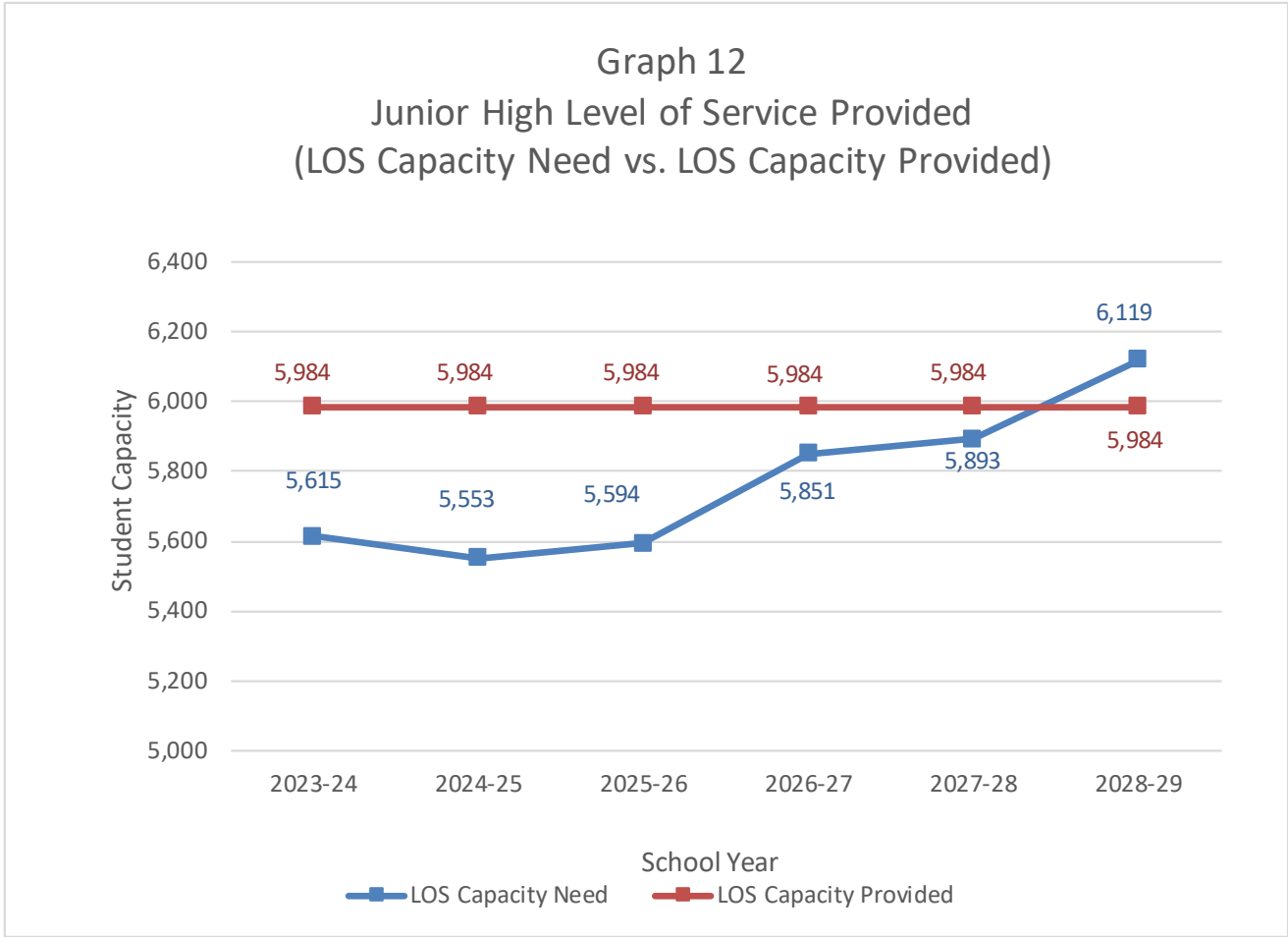
Junior High Level

Presently, the district is providing total permanent capacity for 5,984 students based upon the adopted Level of Service standards, which includes the recent classroom additions of Stahl Junior High and Ballou Junior High school in 2021-22, as well as the opening of the Ferrucci Junior High classroom addition in 2022-23.

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
2023-24	5,984	0	5,984	
2024-25	5,984	0	5,984	
2025-26	5,984	0	5,984	
2026-27	5,984	0	5,984	
2027-28	5,984	0	5,984	
2028-29	5,984	0	5,984	
Note: Numbers represent permanent student capacity. Glacier View Junior High Classroom Addition planned to open in Sept. 2030				



Graph 12 charts the projected student housing need vs. the planned student housing provided at the junior high level. With the recent classroom addition projects at Ballou, Stahl, and Ferrucci Junior High schools, the projection shows sufficient student capacity at the Junior High level through 2027-28. A 116-student permanent capacity deficit is projected in 2028-29. A classroom addition at Glacier View Junior High is planned to open in Fall 2030 to address longer-range student growth in its attendance area, primarily within the Sunrise Master Plan community.



High School Level

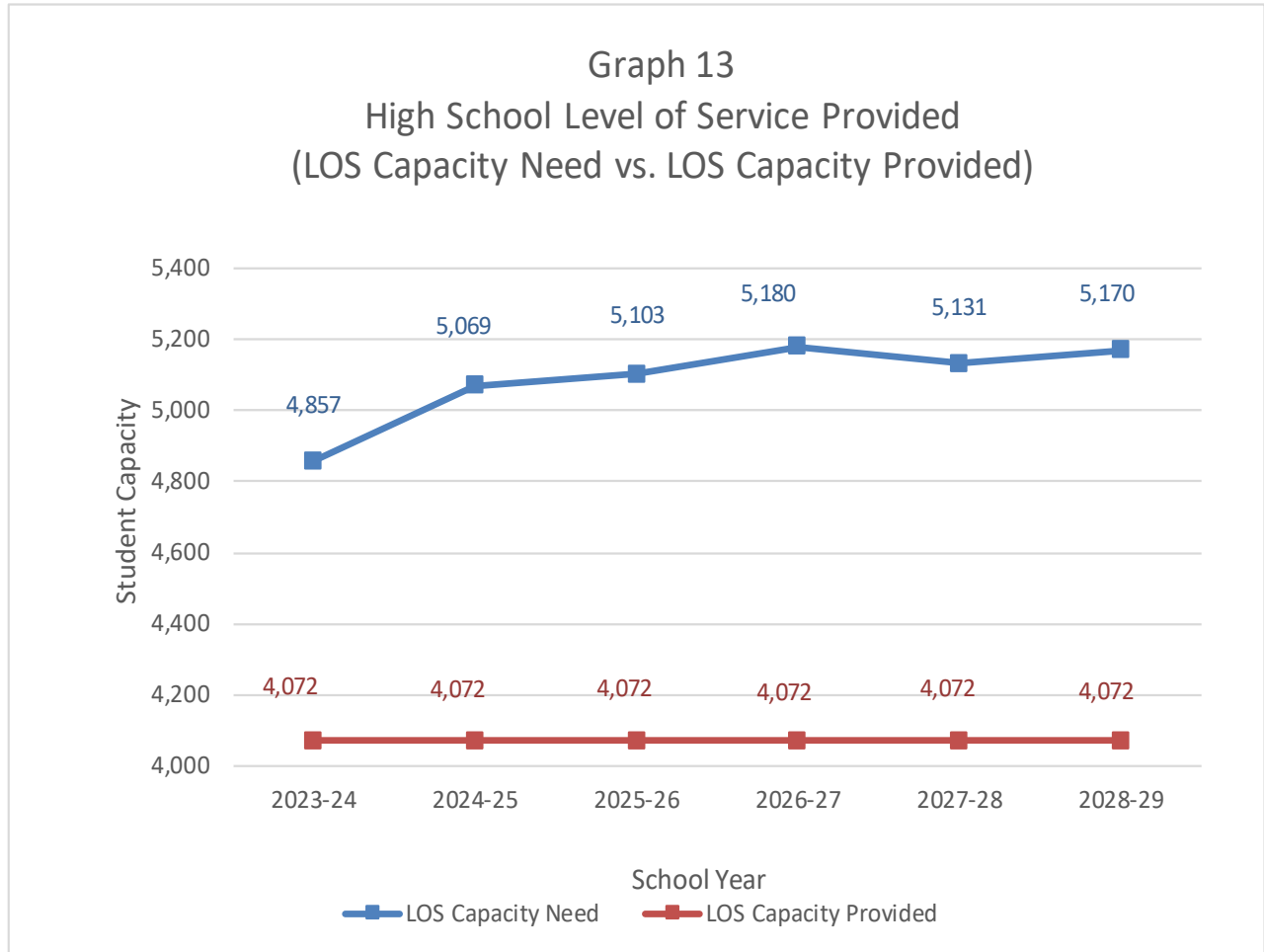
Presently, the district is providing total permanent capacity for 4,072 students based upon the adopted Level of Service standards. The high school capacity decreased this year compared to last year with the closure of the Puyallup High School Library Science Building.

Remodel and expansion projects are planned for all four high school sites and will be under construction during the six-year window of this plan. Projects at Emerald Ridge, Rogers, and Puyallup High School buildings will be completed for the 2029-30 school year, while Walker High School improvements are planned for completion in the 2030-31 school year. Portable classrooms will be used in the interim to address overcrowding and growth issues until permanent building capacity can be constructed.

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
2023-24	4,072	0	4,072	
2024-25	4,072	0	4,072	
2025-26	4,072	0	4,072	
2026-27	4,072	0	4,072	
2027-28	4,072	0	4,072	
2028-29	4,072	0	4,072	
Note: Numbers represent permanent student capacity. Remodel and expansion projects at PHS and RHS and the ERHS Classroom Addition project are scheduled to be complete in Sept. 2029. Walker HS addition scheduled to open in 2030.				



Graph 13 charts the projected student housing need vs. the planned student housing provided at the high school level. A significant gap exists. 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. Future bond projects are planned to begin design and construction over the next six years but will open beginning in the 2029-30 school year, outside the timeframe of the chart below. Portable classroom facilities will be used to meet the student house need until permanent building capacity can be constructed.



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.
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 several 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 2023 is 63.18%, 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 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 (July 1, 2024), is \$271.61 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, if 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 based on "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 due to 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 \$4,500,000 over the next six years. This calculates to be an average annual collection rate of \$750,000.

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 2023. 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	0.379	Students/Resid	See Table 7
" "	Jr. High	0.158	Students/Resid	" "
" "	Sr. High	0.132	Students/Resid	" "
Student Generation Factor - Multi-Family Residence	Elementary	0.205	Students/Resid	See Table 8
" "	Jr. High	0.072	Students/Resid	" "
" "	Sr. High	0.055	Students/Resid	" "
Facility Acreage	Elementary	17	Acres	Based on Dessie Evans Elementary
"	Jr. High	43.2	Acres	Based on Tacoma Water property purchase next to Hunt Elementary. 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 Water property purchase
	Sr. High	\$681,818	Cost/Acre	Based on Immanuel Lutheran property acquisition near PHS
Facility Capacity - New Construction	Elementary	950	New Student Capacity	Planned Capacity for Elementary 24.
" "	Jr. High	200	New Student Capacity	Based upon Ferrucci JH addition project
" "	Sr. High	400	New Student Capacity	Projected new capacity of ERHS classroom addition project.
Facility Size - Temp Construction	Elementary	22	Adopted Elementary LOS	22 students per general education teaching station.
" "	Jr. High	30	Adopted Secondary LOS	30 students per general education teaching station.
" "	Sr. High	32	Adopted Secondary LOS	32 students per general education teaching station.
Permanent Student Capacity	Elementary	1,259,255	Square Feet	see Table 4
" "	Jr. High	746,322	Square Feet	see Table 4
" "	Sr. High	653,072	Square Feet	see Table 4
Portable Sq. Footage(Total)	Elementary	106,896	Square Feet	see Table 4
" "	Jr. High	17,376	Square Feet	see Table 4
" "	Sr. High	42,944	Square Feet	see Table 4
Facility Cost - New Construction	Elementary	\$108,660,000	Cost/Grade Level	Based upon Elementary 24 new construction with 2027 mid-construction cost estimate.
" "	Jr. High	\$22,630,000	Cost/Grade Level	Based upon Glacier View JH Addition mid-construction cost estimate
" "	Sr. High	\$58,410,000	Cost/Grade Level	ERHS Classroom Addition with 2027 mid-construction cost estimate.
Facility Cost - Temp Construction	Elementary	\$250,000	Cost/Portable	Assumes the reuse / relocation of existing portables within the district.
" "	Jr. High	\$250,000	Cost/Portable	" "
" "	Sr. High	\$250,000	Cost/Portable	" "
Construction Cost Allocation	All	\$271.61	Cost/Sq Foot	Per State OSPI as of July 1, 2024
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	63.18%	Percent	2023 State Funding Assistance for Puyallup SD
Average Assessed Value - Single Family	All	\$ 530,870	Cost/Unit	Per Pierce County Assessor-Treasurer 2023 Residential Revaluation Report
Average Assessed Value - Multi-Family	All	\$ 335,299	Cost/Unit	Per Pierce County Assessor-Treasurer 2023 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	Pierce County Code 4.A.30.030, Table 4A.1.
Property Tax Levy Rate - Capital Construction Portion	All	\$ 1.07	Cost/1000 of Assessed Value	Per Pierce County Assessor-Treasurer Certification of 2022 Levies and 2023 Tax Rates letter dated 1/5/2023.



Table 16							
Impact Fee Calculation							
School Site Acquisition Cost:							
(((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor)							
	Facility	Cost/	Facility	Student	Student	Calculated	
	Acreage	Acre	Size	Factor		Cost/	Cost/
				SFR	MFR	SFR	MFR
Elementary	17.00	\$0	950	0.379	0.205	\$ -	\$ -
Jr. High	43.20	\$46,875	200	0.158	0.072	\$ 1,595.42	\$ 725.63
Sr. High*	1.10	\$681,818	30	0.132	0.055	\$ 3,295.33	\$ 1,367.68
*includes costs for potential additions to existing campuses only					TOTAL	\$ 4,890.75	\$ 2,093.31
School Construction Cost:							
((Facility Cost / Facility Capacity) x Student 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	92.18%	\$108,660,000	950	0.379	0.205	\$ 39,980.37	\$ 21,656.92
Jr. High	97.72%	\$22,630,000	200	0.158	0.072	\$ 17,423.62	\$ 7,924.58
Sr. High	93.83%	\$58,410,000	400	0.132	0.055	\$ 18,019.49	\$ 7,478.75
					TOTAL	\$ 75,423.47	\$ 37,060.26
Temporary Facility Cost:							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	7.82%	\$250,000	22	0.379	0.205	\$ 337.18	\$ 182.65
Jr. High	2.28%	\$250,000	30	0.158	0.072	\$ 29.88	\$ 13.59
Sr. High	6.17%	\$250,000	32	0.132	0.055	\$ 63.39	\$ 26.31
					TOTAL	\$ 430.45	\$ 222.55
State Matching Credit:							
Area Cost Allowance X SPI Square Footage X State Match % X Student Factor							
	Area Cost	SPI	State	Student	Student	Cost/	Cost/
	Allowance	Footage	Match %	Factor	Factor	SFR	MFR
				SFR	MFR		
Elementary	271.61	90.0	63.18%	0.379	0.205	\$ 5,856.71	\$ 3,172.51
Jr. High	271.61	121.3	63.18%	0.158	0.072	\$ 3,279.94	\$ 1,491.78
Sr. High	271.61	130.0	63.18%	0.132	0.055	\$ 2,933.88	\$ 1,217.67
					TOTAL	\$ 12,070.52	\$ 5,881.96
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$ 530,870	\$ 335,299
Capital Bond Interest Rate						3.36%	3.36%
Net Present Value of Average Dwelling						\$ 4,446,356	\$ 2,808,331
Years Amortized						10	10
Property Tax Levy Rate						\$ 1.07	\$ 1.07
Present Value of Revenue Stream						\$ 4,741.79	\$ 2,994.93
Fee Summary:							
				Single -	Multiple -		
				Family	Family		
Site Acquisition Costs				\$ 4,890.75	\$ 2,093.31		
Permanent Facility Cost				\$ 75,423.47	\$ 37,060.26		
Temporary Facility Cost				\$ 430.45	\$ 222.55		
State Match Credit				\$ (12,070.52)	\$ (5,881.96)		
Tax Payment Credit				\$ (4,741.79)	\$ (2,994.93)		
Unfunded Need				\$ 63,932.37	\$ 30,499.23	YEAR 2023	
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)				\$ 31,966.18	\$ 15,249.62		



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 most 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.



<p>Table 17 Six Year Finance Plan Costs in Millions (M)³</p>															
Project ⁴	Costs in Millions (M) ³									Source of Revenue ¹				Pre-2023 Impact Fee Allocation	% of Growth-Related Project Costs ⁷
	Pre-2023 ⁵	2023	2024	2025	2026	2027	2028	Post- 2028	Project Cost	2015 Bond Program ⁶	2015 Bond State Match	Other Capital Funds	Impact Fees		
Ballou Junior High Addition (2021)	\$22.9 M								\$22.9 M	\$22.1 M	\$22.6 M		\$3 M	\$5 M	3%
Stahl Junior High Addition (2021)	\$16.5 M								\$16.5 M		\$16.0 M		\$5 M	\$5 M	6%
Ferrucci Junior High Addition (2023)		\$27.3 M							\$27.3 M		\$26.8 M		\$5 M	\$1 M	1%
Kessler Center (2021)	\$25.6 M								\$25.6 M						
Property Acquisition next to Puyallup High School (2019)	\$8 M	\$3 M							\$1.1 M					\$8 M	71%
Property Acquisition from Tacoma Public Utilities (2021)	\$2.0 M								\$2.0 M			\$2.0 M			
Property Acquisition next to Sparks Stadium (2022)	\$2 M								\$2 M						
Elementary 24 (2028)							\$108.7 M		\$108.7 M						
Puyallup HS Master Plan Phase 2 (2029)								\$142.4 M	\$142.4 M				\$5 M		
Rogers HS Master Plan Phase 1 (2029)								\$100.5 M	\$100.5 M						
Emerald Ridge HS Addition (2029)								\$58.4 M	\$58.4 M						
Walker HS Addition (2030)								\$22.8 M	\$22.8 M						
Spinning Elementary Replacement (2029)								\$66.2 M	\$66.2 M						
Waller Road Elementary Replacement (2029)								\$73.7 M	\$73.7 M						
Glacier View JH Addition (2030)								\$22.6 M	\$22.6 M						
Instructional Portable Buildings ⁸	\$17.8 M	\$4 M	\$2.5 M	\$1.0 M	\$1.0 M	\$1.0 M	\$1.0 M		\$24.8 M	\$20.8 M		\$4.0 M		\$2 M	1%
Total Cost		\$28.0 M	\$2.5 M	\$1.0 M	\$1.0 M	\$1.0 M	\$109.7 M	\$486.7 M	\$629.8 M	\$258.9 M	\$65.3 M	\$6.0 M	\$3.0 M	\$13.7 M	
Note ¹ : 2015 Bond Program projects were front-funded by the bond issue. When state matching funds are received, bond funds are released and reallocated at the Board's discretion.															
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 : Future project costs are adjusted for expected inflation, utilizing the mid-point of construction cost estimate. Numbers are rounded to the Tenth Million.															
Note ⁴ : Includes growth-related projects only. Year of project completion or projected completion in parenthesis for major capital projects.															
Note ⁵ : Growth-related projects completed prior to 2023 will remain in the finance plan for 10 years after completion, or until the growth portion of the project has been reimbursed in full by impact fee revenue, whichever is first.															
Note ⁶ : District-wide Infrastructure (Life Cycle) and Bond Contingency funds from 2015 Bond Program not included.															
Note ⁷ : Percentage represents the portion of Pre-2023 Impact Fee revenue expended towards a project (growth portion only, if pro-rated).															
Note ⁸ : The projected budget will provide for limited portable buildings moves each year. The number and location of portables moves, if any, is determined on a year-by-year basis.															



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 match 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 were 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. The school building became eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2010. The site is located in the Thun Field Safety Zone 6 which includes certain limitations of future expansion as specified in Pierce County code.

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, located at the NW corner of Gem Heights Drive / 184th Street East.



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.

Carson Elementary was a state match 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 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.

The Carson Elementary building 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

Dessie Evans, the school's namesake, 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. Evans spent her entire career at Kalles teaching social studies and language arts to seventh and eighth graders. She retired in 2008.

The 16.84-acre property where the school is located was purchased in January of 2007 for a total sum of \$5,810,000 (approximately \$345,000 per acre) excluding district consultant costs.

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. The school opened for the beginning of the 2019-2020 school year.

Dessie F. Evans Elementary is over 117,000 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/lunchroom 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 and the only school in the district with site access exclusively via private roads.

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 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. The building 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.

As part of the 2015 bond package, the \$45.9 million-dollar Firgrove Elementary replacement project replaced the old Firgrove facilities with two replacement buildings totaling approximately 97,000 square feet 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/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. The replacement buildings are constructed to the west of the original Firgrove Elementary campus 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 were 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. 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 were 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. 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 classroom addition building 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.

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 was housed in the former Firgrove Elementary building on South Hill. Restoration was completed on the Karshner Elementary building and opened to students in September 2021.

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.



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. The Maplewood Elementary building 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. The Meeker Elementary building 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 consolidated into the Puyallup School District. 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 classroom building 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. The Mountain View Elementary building 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 \$38 million-dollar project that includes approximately 82,000 square feet. The replacement building 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/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the northeast of the original school building footprint.

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.

In 2022, Parcel B at Northwood, a 4.66-acre additional parcel, significantly encumbered by wetlands and wetland buffers, was sold to an adjacent property owner. The same parcel had been approved as surplus by the Board of Directors in 2017.

POPE ELEMENTARY SCHOOL

15102 122nd Avenue East

Puyallup, WA 98374

Pope Elementary School opened in 1981 and is located on South Hill, east of Meridian Street South and 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 existing school building. The work included construction of a 12-classroom addition, along with two (2) music rooms, and modernization of the existing building (approximately 76,000 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 now 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 were 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. 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. 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 classroom 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 except for 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 were 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. 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 building, which is now known as the Karshner Museum building. The site also housed the district's historic 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. The Stewart Elementary building 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.

The 42.7 million-dollar Sunrise Elementary replacement school project was funded via the 2015 bond package.

The new, 3-story, 84,000 sq. ft. replacement school building includes 30 general education classrooms and 15 project rooms as well as two (2) special education classrooms, two (2) music rooms, a library, a gymnasium/commons/lunchroom area, administration spaces, improved play areas, parent drop-off and parking. It was constructed to the west of the original school building footprint.

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 along the west side 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 were 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. The Waller Road Elementary building 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 were 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. The Wildwood Park Elementary building 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 standalone 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 were 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. The building became eligible for state matching funds for modernization or new construction in lieu of modernization in 2023.

ZEIGER ELEMENTARY SCHOOL

13008 94th Avenue East

Puyallup, WA 98373

Zeiger Elementary School 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 principal. He retired in 1994 after 43 years of service to the district. Mr. Zeiger passed away on Oct. 2, 2021.

The education specifications for the permanent building were 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. 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 17.7-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.

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.

The Aylen Junior High building 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 school was originally built in 1970 and named in honor of Mr. Frank H. Ballou. The school is located on South Hill, west of Meridian Street South and just south of 136th Street East, next to Firgrove Elementary.

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. To provide better education for Firgrove children, he spearheaded the consolidation of the Firgrove Elementary School District with the Puyallup School District in 1950.

A remodel and addition project at Ballou Junior High School was completed in 2001 as part of the 1997 Bond Program. 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.

In September 2021, a building addition project was completed and open to staff and students. The project was funded with state match funds generated from the 2015 Bond. Modifications included seven (7) additional classrooms, two (2) science rooms, a new library, an auxiliary gym, and removal of portables.



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 the former Hilltop Elementary building.

The permanent building has a total of 20 classroom spaces, one (1) gymnasium, one (1) practice gym, and several smaller specialty instructional spaces. 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 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 original 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 September 2022, the school opened a building addition funded with state match funds generated from the 2015 Bond. The building addition of approximately 18,000 sq. ft. was constructed on the east end of the existing building. Another 3,700 sq. ft. was added to the commons area near the main entry. Overall, the project added 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 changed the building entry to the commons through a secure vestibule to improve access security.



GLACIER VIEW JUNIOR HIGH SCHOOL

12807 184th Street East

Puyallup, WA 98374

Glacier View Junior High School 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 105,000 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.

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.

The GVJH building 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 16-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 110,000 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.

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.

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 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 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 original building has a total of 30 classroom spaces, two (2) gymnasiums, four (4) special education rooms and several smaller specialty instructional spaces. It will be eligible for state matching funds for modernization or new construction in lieu of modernization in the year 2023.

In September 2021, a building addition was completed with funding from state match generated from the 2015 Bond. The project included a 16,000 sq. ft. building addition, including six general education classrooms, two (2) science and two (2) special ed



classrooms, support spaces, and enhanced courtyard. The project also included 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.



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 commons area which serves as a lunchroom, and a theatre which seats 450.

A 400-student addition is 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.

The ERHS building 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 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. 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, 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 was 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.

In the spring of 2023, the Library-Science building was vacated due to needed system repairs. Staff and students were relocated to the main building for the 2023-24 school year. Additional portable classrooms are planned to be placed onsite and operational for the 2024-25 school year to help mitigate the loss of the L/S building.

The permanent buildings have a combined total of 57 classroom spaces, one main gymnasium, one swimming pool building, and several smaller specialty instructional spaces. 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 East and along the south side 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.

The permanent buildings have a combined total of 61 classroom spaces, one gymnasium, one swimming pool and several smaller specialty instructional spaces. 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 match project with 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 highly 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 three (3) classroom spaces, as well as a multi-purpose room. The Walker High School building 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

3607 17th Street Southwest, Suite A

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.



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. It is home to 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.

EDUCATION TECHNOLOGY and ENGAGEMENT CENTER SOUTH HILL SUPPORT CAMPUS

3607 17th Street Southwest, Suite C

Puyallup, WA 98373

In the summer of 2007, Education Technology (formerly known as “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 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.

FAMILY, STUDENT AND STAFF SUPPORT CENTER

214 West Main

Puyallup, WA 98371

The Board of Directors held a public hearing for the potential intergovernmental disposition of property, as allowed per RCW 39.33.010 and RCW 39.33.020, for the property and office building at 214 West Main, at the Aug. 21, 2023, school board meeting. The process was initiated due to the interest to acquire the property by the City of Puyallup.

The facility is located in downtown Puyallup at the SE corner of the West Main / 2nd Street East intersection. The building has a total of approximately 9,000 square feet combined including an unfinished mezzanine and an adjacent parking lot.

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. The Special Services and Programs staff was housed in the building until Aug. 2021 when they relocated to the Kessler Center.



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 site hosts field trips and culture and art festivals. It also serves as a meeting space for large and small groups. It includes approximately 5,000 square feet and is located next to Stewart Elementary.

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.

KESSLER CENTER

1501 39TH Avenue Southwest

Puyallup, WA 98373

The Kessler Center is located along the north side of 39th Ave SW and is part of the district's South Hill Support Campus. It is built on part of the property that was originally purchased in April of 1986 from Donald and Edith Kessler for the sum of \$320,000. The Kessler Center project was funded with state match funds from the 2015 bond and was designed by BCRA. The general contractor was Pease and Sons.

Puyallup Special Services, Child Find, Quest, Advance, Digital Learning, and Summit has been housed at the site since it opened in Sept. 2021. The building is approximately 35,000 square feet and includes student classrooms and administrative office space.

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, bus wash, and fueling station. The provides bus parking for just over 100 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.

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. Artificial turf was installed on the field and the track has a rubberized all-weather surface. A parking lot was constructed south of the home grandstand.

A total of 15 separate properties were purchased on the south side of the site, along 7th Avenue SW, prior to the renovation project. Another property was purchased on the west side of the site, along 7th Street SW. In 2013, the district purchased a second property along 7th Street SW, at the corner of 5th Avenue SW, known as the Sparks Stadium apartments. The five-unit apartment building has since been demolished and the has been developed as an interim practice field area.

In 2022, the district purchased a 1/3-acre vacant lot surrounded by the stadium property to the north, east and south. Long term plans include additional property acquisition west/southwest of the stadium site to support the construction of a full-sized 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.



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.

In 2023, the existing covered play shed was enclosed creating a 30' x 60' steel structure of additional heated storage space.

WAREHOUSE/CENTRAL KITCHEN (at Support Campus)

3607 17th Street Southwest, Suites A and D

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.

In 2018, a 3,800 sq. ft. warehouse facility (the "Cube" building) was constructed along the frontage of 17th St SW to provide extra storage space for furniture.



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 approximately 30-acres of leased land owned by the Washington State Department of Natural Resources, next to the district's Firgrove Elementary 10-acre site. On May 28, 1992, the district purchased the 30-acre site for a sum of \$1,675,000.00.

The eastern section of property, SW of the Meridian / 136th St E intersection, is currently developed as field space. Nearly two decades ago, the district identified the option of relocating the Ballou Junior High track and field away from Meridian with the potential to surplus approximately 5-acres along the property's Meridian frontage. The property is within unincorporated Pierce County's Urban Corridor zone, allowing certain commercial and multi-family residential uses.

No action to surplus the Meridian frontage has been taken by the Board of Directors to date.

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 street frontage along 180th Street E. The site is covered with a stand of second growth trees. The site topography is mostly flat or slightly sloping except for 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.



One can locate the site by traveling south on Meridian (SR 161), turning east on Sunrise Blvd., turning south onto 122nd Avenue E. and then turning east on 180th Street East. The site is located on the south side of the future 180th Street E. at approximately the 130XX block.

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 west on 128th Street E., and turning south on 94th Avenue E. The site is located on the west side of 94th Avenue E. and the south side of 128th Street E, south of the Heritage Recreation Center.

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 north on 44th Avenue E. and traveling until you reach 60th Street E. The property is located at the SW corner of the 60th Street E / 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. 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 east on 152nd Street E, then turning south onto 110th Avenue E. The property is located near the NE intersection of 110th Ave E / 170th St E.

TACOMA WATER PROPERTY

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. Pierce County Parks purchased 100-acres north of the site to develop in the future for passive recreation.

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 was completed on March 18, 2021. The site will be held by the district to accommodate long-term growth 15+ years in the future.



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 proximity to Highway 512. In 2006, the district purchased two adjoining residential properties for expansion of the facilities which have been razed.

On May 18, 2023, the district purchased 4.5-acres to the east of the site known as the Aliza Parcel B property. The need for additional property was identified through the Operations Master Plan process which was presented to the Board of Directors at its regular meeting on October 18, 2021. The plan includes expansion of school bus parking on the site.

The Warehouse site has approximately 23.7 acres with street frontage on 39th Avenue SW and 17th Street SW in the City of Puyallup and is reasonably flat. Most of the site is zoned Public Facilities, except for the Aliza Parcel B parcel, currently zoned commercial.

“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.



Puyallup School District does not discriminate in any programs or activities on the basis of sex, race, creed, religion, color, national origin, age, veteran or military status, sexual orientation, gender expression or identity, disability, or the use of a trained dog guide or service animal and provides equal access to the Boy Scouts and other designated youth groups. The following employees have been designated to handle questions and complaints of alleged discrimination: Civil Rights Compliance Coordinator: Gordon Brobbey, brobbg@puyallupsd.org, (253) 840-8863; 504/ADA Coordinator: Almai Malit, malitaa@puyallupsd.org, (253) 840-8849; Title IX Coordinator Staff: Amie Brandmire, brandmah@puyallupsd.org, (253) 841-8645; Title IX Coordinator Students: Gordon Brobbey, brobbg@puyallupsd.org, (253) 840-8863. 302 2nd St. SE, Puyallup, WA 98372.

