Planning Commission
Special Meeting
September 9, 2026 - 6:00 PM
City Hall Council Chambers

AGENDA

CALL TO ORDER

PUBLIC PARTICIPATION

A. The Special Planning Commission Meeting scheduled for Wednesday, September 9, 2026, at 6:00 p.m. will be held in person and virtually.

Virtual Participation Link:
Join from PC, Mac, iPad, or Android:
https://us06web.zoom.us/j/88477051814
Phone one-tap:
+12532050468,,88477051814# US
+12532158782,,88477051814# US (Tacoma)
Join via audio:
+1 253 205 0468 US
+1 253 215 8782 US (Tacoma)
877 853 5257 US Toll Free
888 475 4499 US Toll Free
Webinar ID: 884 7705 1814

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC COMMENT

A. The public can participate in-person or submit written comments in advance. Participants can submit written comments via mail or email. All written comments must be received prior to 5:00 p.m. on the day before the scheduled meeting and must be 350 words or less.

Please mail written comments to:
City of Auburn
Attn: Tammy Gallier, Administrative Specialist
25 W Main St
Auburn, WA 98001

Email written comments to: planning@auburnwa.gov

If an individual requires accommodation to allow for remote oral comment because of a difficulty attending a meeting of the governing body, the City requests notice of the need for

accommodation by 5:00 p.m. on the day before the scheduled meeting. Participants can request accommodation to be able to provide a remote oral comment by contacting the Community Development Department in person, by phone (253) 931-3090 or by email (planning@auburnwa.gov.)

APPROVAL OF MINUTES

A. August 4, 2026 Draft Minutes from the Regular Planning Commission Meeting

BUSINESS ITEM #1

A. **2026 Map Amendments to the Comprehensive Plan**
Staff Introduction/Presentation (Usman Adam)
Staff to provide a brief presentation on the City-Initiated Map Amendments; amending both the Comprehensive Land Use Map and the Zoning Map.

BUSINESS ITEM #2

A. **2026 Text Amendments to the Comprehensive Plan**
Staff Introduction/Presentation (Clark)
Staff to provide a brief presentation on the 2026 City-Initiated Text Amendments.

BUSINESS ITEM #3

A. **Development Agreements Code**
Staff Introduction/Presentation (Sturza)
Staff to provide a brief presentation to create a new Chapter 18.80 of the Auburn City Code establishing a comprehensive framework for the use and administration of Development Agreements within the City of Auburn.

ADJOURNMENT

The City of Auburn Planning Commission is a seven member advisory body that provides recommendations to the Auburn City Council on the preparation of and amendments to land use plans and related codes such as zoning. Planning Commissioners are appointed by the Mayor and confirmed by the City Council.

Actions taken by the Planning Commission, other than approvals or amendments to the Planning Commission Rules of Procedure, are not final decisions; they are in the form of recommendations to the City Council which must ultimately make the final decision.

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
August 4, 2026 Draft Minutes from the Regular Planning Commission Meeting

Meeting Date:
September 9, 2026

Department:
Community Development

Attachments:
08.04.26 P.C. Draft Minutes

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Draft Minutes

Councilmember:

Staff: Jason Krum

Planning Commission
Regular Meeting
August 4, 2026 - 7:00 PM
City Hall Council Chambers

MINUTES

CALL TO ORDER

Chair Judi Roland called the meeting to order at 7:00 p.m. in the Council Chambers of Auburn City Hall, 25 West Main Street.

PUBLIC PARTICIPATION

The City of Auburn Planning Commission Meeting was held in person and virtually.

PLEDGE OF ALLEGIANCE

Chair Roland led those in attendance in the Pledge of Allegiance.

ROLL CALL

Commissioners present: Chair Judi Roland, Vice Chair William Stewart, Julie Berry, Aaron Vanderpol, Lynn Walters, and Kirk Hiller. Commissioner Adib Altallal was excused.

Staff members present: Planning Services Manager Alexandria Teague, Senior Planner Dinah Reed, Senior City Staff Attorney Chandra Hein, and Deputy City Clerk Rebecca Wood-Pollock.

AGENDA MODIFICATIONS

There were no modifications to the agenda.

PUBLIC COMMENT

No one came forward to speak.

APPROVAL OF MINUTES

A. July 7, 2026 Draft Minutes from the Regular Planning Commission Meeting

Commissioner Walters moved and Commissioner Hiller seconded to approve the July 7, 2026 Planning Commission Meeting minutes.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #1

A. **Daycare Code Update**

Staff Introduction/Presentation (Reed)
Text amendment to Daycare standards to comply with House Bill (HB) 5509, intended to regulate the siting of child care centers as an outright permitted use in all zones except industrial zones and open space zones.

Planner Reed shared a presentation with the Commission on the Daycare Code Update, including its purpose, text amendment changes, and Staff's request.

B. **Public Hearing**

Chair Roland opened the Public Hearing at 7:07 p.m.

No one came forward to speak.

Chair Roland closed the Public Hearing at 7:08 p.m.

C. **Deliberation and Vote**

The Commission discussed increases in childcare facilities for the City and expressed support for compliance with Washington State guidelines.

Vice Chair Stewart moved and Commissioner Vanderpol seconded to recommend to City Council the adoption of the the Daycare Code Update as recommended by Staff.

MOTION CARRIED UNANIMOUSLY. 6-0

BUSINESS ITEM #2

A. **Live/Work Code Update**
Staff Introduction/Presentation (Reed)
Text amendment to update the Live/work use and supplemental development standards associated with the use that would set clear and objective standards for new Live/work units (buildings) and for re-purposing existing buildings into Live/work units.

Planner Reed shared a presentation with the Commission on the Live/Work Code Update, including its purpose, examples of Live/Work spaces, supplemental standards, an overview of the steps in the application process, text amendments, and Staff's request.

The Commission discussed retired business owners and vacant commercial spaces, parking requirements, and existing Live/Work proposals.

B. **Public Hearing**

Chair Roland opened the Public Hearing at 7:21 p.m.

No one came forward to speak.

Chair Roland closed the Public Hearing at 7:21 p.m.

C. **Deliberation and Vote**

The Commission expressed support for the Live/Work Code Update and discussed potential builders, parking, and population density.

Commissioner Walters moved and Commissioner Vanderpol seconded to recommend to City Council the adoption of the Live/Work Code Update as recommended by Staff.

MOTION CARRIED UNANIMOUSLY. 6-0

COMMUNITY DEVELOPMENT REPORT

Manager Teague shared that the Auburn Magazine will have a feature on the Planning Commission in the Fall 2026 edition, and that the next meeting will be scheduled for September 9, 2026, at 6:00 p.m.

ADJOURNMENT

There being no further business to come before the Planning Commission, the meeting was adjourned at 7:28 p.m.

APPROVED this 9th day of September, 2026.

_____ _____

JUDI ROLAND, CHAIR Rebecca Wood-Pollock, Deputy City Clerk

CITY OF AUBURN WASHINGTON

AGENDA BILL APPROVAL FORM

Agenda Subject:
2026 Map Amendments to the Comprehensive Plan
Staff Introduction/Presentation (Usman Adam)
Staff to provide a brief presentation on the City-Initiated Map Amendments; amending both the Comprehensive Land Use Map and the Zoning Map.

Meeting Date:
September 9, 2026

Department:
Community Development

Attachments:
Memorandum, Annual Map Amendment PowerPoint Presentation, CPA and ZOA Map Amendments

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

CITY OF AUBURN WASHINGTON
MAYOR NANCY BACKUS
25 WEST MAIN STREET, AUBURN, WA 98001
253-931-3000
AUBURNWA.GOV

PLANNING COMMISSION MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Bill Stewart, Vice Chair Planning Commission
Planning Commission Members

FROM: Muwaffaq Usman Adam, AICP, PMP, Planner I
Dept. of Community Development

DATE: August 25, 2026

RE: 2026 Annual Map Amendments to the Comprehensive Plan (City-initiated)

I. BACKGROUND & PURPOSE

City of Auburn's Comprehensive Land Use Map and Zoning Map are intended to be consistent so that the land use designations and policy direction (see table 1 below) are implemented by zoning districts (zones) and regulations. Over time, a set of mismatches has emerged where a parcel's zoning district does not correspond to its Comprehensive Plan land use designation (or vice versa). Mismatches between a city's land use map and zoning map often happen because of routine updates made over many years. These issues can arise when annexations or boundary changes are updated on one map but not the other, when map clean-ups or GIS updates accidentally shift designations, when new zoning districts or overlay areas are created without updating every affected parcel, or when Council-approved land use changes or rezones are not fully carried through all mapping layers.

Correcting these inconsistencies is a legislative, city-initiated housekeeping effort. It is grounded in Washington's Growth Management Act (GMA) codified as Chapter 36.70A of the Revised Code Washington, which requires that comprehensive plans be implemented through consistent development regulations and zoning. Auburn's zoning regulations contained in Title 18 Auburn City Code (ACC) are the local framework that translates plan designations into on-the-ground zoning. This memo discusses a consolidated set of map corrections to bring zoning into alignment with adopted land use designations, or, where warranted by existing policy and built context, to adjust the land use designation to reflect the implementing zoning.

The purpose of the map amendments is to restore the inconsistencies between the Comprehensive Land Use Map and the Zoning Map that generally resulted from the 2024 Periodic Comprehensive Plan Update ("2024 periodic update"). In turn, this will improve permit predictability, reduce nonconformities, and ensure that development regulations faithfully implement adopted policies. Specifically, this action will:

- Align zoning with adopted land use designations where the Comprehensive Plan has already established the intended use pattern (rezone to the implementing zoning district).
- Rectify land use designations where long-standing, Council-approved zoning and existing built character clearly indicate the implementing district and the adjustment is consistent with overarching Comprehensive Plan policies.
- Correct mapping errors and legacy artifacts (e.g. mapping errors, some historical land use and zoning mismatches) and clarify boundaries where multiple map layers intersect (e.g. right-of-way lines, overlay edges, split zones).

- Support administrative efficiency and public transparency by reducing interpretive conflicts, and by providing clear, predictable standards for applicants, neighbors, and staff.

Table 1: Zoning Districts and Land Use Designation per COA Comprehensive Plan

Zoning District	Land Use Designation
DUC Downtown Urban Center	Downtown Urban Center
C-AG \ Auburn Gateway	Mixed Use
C-1 Light Commercial	Commercial
C-2 Heavy Commercial	Commercial
I Institutional	Public/Quasi-Public
M-1 Light Industrial	Industrial
M-2 Heavy Industrial	Industrial
LF Airport Landing Field	Industrial
OS Open Space	Open Space
P-1 Public Use	Public/Quasi-Public
R-1 Residential 1 DU/Acre	Neighborhood Residential One
R-2 Residential Low	Neighborhood Residential Two
R-3 Residential Moderate	Neighborhood Residential Two
R-4 Residential High	Neighborhood Residential Three
Lakeland Hills PUD	Neighborhood Residential Two
R-MHC Residential Manufactured/Mobile Home Community	Neighborhood Residential Three
R-NM Neighborhood Mixed Use	Mixed Use
RC Residential Conservancy	Residential Conservancy
RF Residential Flex	Mixed Use

II. SUMMARY OF PROPOSED MAP CHANGES

LAND USE MAP AMENDMENT (COMPREHENSIVE PLAN AMENDMENT - CPA)

Land use (designation) refers to the broad category of activity envisioned for a property. For example, while “retail” is a specific use, it falls within the broader category of “Commercial.” In this way, land use reflects a long-range policy direction or vision for an area. A Commercial land use designation signals an intent for commercial activity; similarly, Mixed-Use or Residential designations reflect broader goals for future development patterns.

The purpose of this section is to provide detailed information on the Land Use Map Amendments. This section is represented in maps (CPA Map 1 through CPA Map 10) contained in Attachment 2.

CPA Map 1 — C-AG Auburn Gateway (Copper Gate Properties)

The C-AG Auburn Gate Way zoning spans from 45th St NE to S 277th St along Auburn Way N. It harbors the Copper Gate Apartment Community spanning the frontage between 49th Street NE and 45th Street NE and 14 other Copper Gate North LLC-owned parcels. In 2017, the property’s land use designation was Heavy Commercial; subsequent Comprehensive Plan updates consolidated Heavy Commercial and Light Commercial into a single Commercial designation. Today, the site is zoned C-AG (Auburn Gateway) while the Land Use Map shows Commercial. Because the C-AG zoning district does not implement the Commercial designation, a land use

and zoning mismatch exists.

To restore consistency, staff recommends changing the land use designation from Commercial to Mixed-Use. As described in the Comprehensive Plan's Land Use Element, the Mixed-Use land use designation is intended to accommodate a complementary blend of residential and commercial uses within a single designation, encouraging vertical and horizontal mixed-use, allowing conversion where appropriate, supporting middle housing, and promoting pedestrian and non-motorized travel. This designation better reflects the implementing intent of the C-AG (Auburn Gateway) zone and the existing multifamily context at Copper Gate.

This action is a map alignment only. The zoning district will remain C-AG, and no changes to the property's current use or entitlements are proposed or required. The amendment simply corrects the Land Use Map to match the implementing zoning district.

CPA Map 2 — Vacant Parcel (Green River / John Reddington Rd NE)

This 5.51-acre property is a privately owned vacant parcel with Auburn School District No. 408 future school site and the River Mobile Home Park to the west and with King County Parks property along the Green River to the east. The site is currently zoned R-2 Residential Low. Historically, the parcel has carried residential zoning, most recently R-7 (2009), which was converted to R-2 as part of the 2024 update. Surrounding properties reflect a residential and public/open space context.

During the 2024 periodic update, the land use designation for this parcel was changed to Public/Quasi-Public, despite the parcel's private ownership and residential zoning. This created a land use and zoning mismatch: the R-2 Residential Low zone does not implement the Public/Quasi-Public land use designation. By contrast, adjacent publicly owned properties appropriately retain the Public/Quasi-Public designation.

To restore consistency, staff recommends changing the land use designation from Public/Quasi-Public to Neighborhood Residential Two. Per the Comprehensive Plan's Land Use Element, Public/Quasi-Public is intended for public uses (e.g., schools, developed parks) and certain quasi-public institutions (e.g., large churches, private schools), whereas Neighborhood Residential Two accommodates a range of residential dwelling types—from single-unit detached homes to middle housing (two to six units)—and allows modest mixed-use and apartment forms scaled to traditional neighborhood character. The proposed amendment aligns the Land Use Map with the implementing R-2 Residential Low zone and the surrounding residential pattern.

This action is a map correction only. The zoning district will remain R-2, and no changes to the property's current entitlements are proposed. The amendment simply corrects the Land Use Map to match the implementing zoning district.

CPA Map 3 — PSE Power Station

This map depicts one 0.61-acre parcel containing a Puget Sound Energy (PSE) utility substation located off 312th Street SE between 121st Place SE and 124th Avenue SE. The parcel's zoning district was historically Light Commercial and, as part of the 2024 periodic update, was changed to R-NM (Neighborhood Mixed Use). The Land Use designation historically has been commercial-oriented but changed to Public/Quasi-Public in the 2024 periodic update, creating a mismatch with the current R-NM zoning.

The R-NM zoning district allows a utility substation (see ACC 18.07.020 Use Table), whereas the Public/Quasi-Public land use designation is typically implemented by P-1 (Public Use) or I (Institutional) zones—districts in which a utility substation is prohibited per the ACC 18.35.030 Use Table. As a result, retaining the current Public/Quasi-Public land use designation would invite

a future rezone to P-1 or I and possibly result in the existing substation becoming a nonconforming use. To maintain consistency between the Comprehensive Plan and the Zoning Map without affecting the facility's status, staff recommends changing the land use designation from Public/Quasi-Public to Mixed-Use, which is the land use implemented by the R-NM zone and aligns with the area's mixed context.

This amendment is a map correction only. The zoning district will remain R-NM, and no changes to the use, entitlements, or applicable development standards are proposed. The change prevents unintended nonconformity and improves policy clarity by aligning the Land Use Map with the implementing zoning district.

CPA Map 4 — Nine Parcels (Retirement/Nursing Homes and Middle Housing)

This map includes nine parcels, with the two largest developed as retirement/nursing home facilities along I St NE and the smaller parcels developed with middle housing (duplexes and fourplexes) along 28th St NE. Zoning in this area has historically supported multifamily development: R-4 Multiple Family Residential (2005), R-20 Residential (20 du/ac) (2009), and, since the 2024 periodic update, R-4 Residential High (which succeeded R-20). The land use designation has similarly reflected higher-density residential over time—High Density Residential (2005) and Multi-family (2017)—but is now shown as Mixed-Use. The current uses on these properties are not mixed-use, and the area is bounded to the north and south by R-4 zoning with a Neighborhood Residential Three land use designation, reinforcing a predominantly residential context.

At present, the parcels are zoned R-4 Residential High while the Land Use Map depicts the land use designation as Mixed-Use, creating a mismatch because the R-4 zoning district does not implement the Mixed-Use designation. To restore consistency, staff recommends changing the land use designation from Mixed-Use to Neighborhood Residential Three. Per the Comprehensive Plan's Land Use Element, Neighborhood Residential Three accommodates a range of higher-density residential forms—including middle housing and apartment buildings—and allows appropriately scaled mixed-use where consistent with neighborhood character.

This action is a map alignment only. The zoning district will remain R-4 Residential High, and no changes to current uses or applicable development standards are proposed. The amendment corrects the designation to match the implementing zoning and surrounding pattern.

CPA Map 5 — Six Parcels (310th St SE & 124th Ave SE)

This map covers six parcels along 310th Street SE and 124th Avenue SE—four vacant parcels and two developed with single-family residences. The six parcels sit within a larger R-4 Residential High zoning block that is predominantly mapped with the Neighborhood Residential Three land use designation.

Historically, these parcels carried the zoning district and land use designations that commonly permitted single-family residential use. As part of the 2024 periodic update, the parcels were rezoned to R-4 Residential High. Under the current R-4 standards, the two single-family homes are now nonconforming; however, the proposed amendment does not seek to alter their status or intensify nonconformities. Rather, it is a targeted map correction to align the Land Use Map with the existing R-4 zoning.

At present, the parcels are zoned R-4 Residential High, while the Land Use Map depicts the land use designation as Neighborhood Residential Two, creating a land use/zoning mismatch. To restore consistency, staff recommends changing the land use designation from Neighborhood Residential Two to Neighborhood Residential Three. Per the Comprehensive Plan's Land Use Element, Neighborhood Residential Three accommodates a broader range of residential forms—

including middle housing and apartment buildings—and allows appropriately scaled mixed-use in higher-intensity residential areas. This designation aligns with the intent of the R-4 Residential High zone, which is designed to maximize residential density opportunities and is characterized by middle housing and multi-story apartment/mixed-use development in locations near transit, urban services, and commercial uses.

This action is a map alignment only. The zoning district will remain R-4, and no changes to existing uses or applicable development standards are proposed. The amendment corrects the land use designation to match the implementing zoning and surrounding pattern.

CPA Map 6 — Family of Grace Lutheran Church (314th St SE & 124th Ave SE)

The map shows the Family of Grace Lutheran Church property located at the intersection of 314th Street SE and 124th Avenue SE and has been zoned I Institutional since 2007. the land use designation was Public/Quasi-Public as recently as 2022 but was mis-designated to Neighborhood Residential Two during the 2024 periodic update, a designation that is not implemented by the I Institutional zone.

At present, the property is zoned I Institutional while the Land Use Map depicts the land use designation as Neighborhood Residential Two, creating a land use/zoning mismatch. To restore consistency, staff recommends changing the land use designation from Neighborhood Residential Two to Public/Quasi-Public. Per the Comprehensive Plan's Land Use Element, Public/Quasi-Public is intended for public uses such as schools and developed parks, as well as quasi-public institutions including large churches and private schools—uses that align with the existing institutional zoning and established church use on the site.

This action is a map correction only. The zoning district will remain I Institutional, and no changes to the property's current use or applicable development standards are proposed. The amendment rectifies the 2024 mis-designation by aligning the land use designation with its implementing zoning district.

CPA Map 7 — 675 sq. ft. Parcel Strip (companion to single-family parcel to the south)

This map identifies a 675-square-foot parcel strip under the same ownership as the abutting parcel to the south, which is developed with a single-family residence. Functionally, the two parcels operate as a single home site. The single-family parcel carries a Neighborhood Residential Two Land Use designation, while the subject strip is designated Mixed-Use. The subject parcel is zoned R-2 Residential Low, creating a land use/zoning mismatch because R-2 does not implement the Mixed-Use land use designation.

To restore consistency, staff recommends changing the land use designation for the 675-sq.-ft. strip from Mixed-Use to Neighborhood Residential Two. Per the Comprehensive Plan's Land Use Element, Neighborhood Residential Two accommodates a variety of residential dwelling types—ranging from single-unit detached homes to middle housing (two to six units)—and modestly scaled mixed-use and apartment forms that fit traditional neighborhood character. Aligning the strip's designation with Neighborhood Residential Two ensures the land use designation is consistent with the implementing R-2 Residential Low zoning district and avoids fragmented policy treatment across contiguous, commonly owned residential property.

This action is a map correction only. The zoning district will remain R-2 Residential Low, and no changes to the current use or applicable development standards are proposed. The amendment aligns the land use designation with its implementing zoning district.

CPA Map 8 — City-Owned Storm Facility (D Pl SE, adjacent to Archdiocese of Seattle church property)

This map is for city-owned parcel, located along D Place SE, adjacent to the Archdiocese of Seattle church property, and functions as a stormwater facility dedicated to the City per the Meade Plat Map. The parcel is zoned I Institutional, while the Land Use Map currently shows Neighborhood Residential Two, creating a land use/zoning mismatch because the I Institutional zone does not implement the Neighborhood Residential Two designation. To restore consistency, staff recommends changing the land use designation to Public/Quasi-Public. Per the Comprehensive Plan's Land Use Element, Public/Quasi-Public is intended to accommodate public uses such as schools and developed parks, as well as quasi-public institutions (e.g., large churches and private schools). This designation appropriately reflects the parcel's public ownership and stormwater facility function.

This action is a map correction only. The zoning district will remain I Institutional and no changes to the property's current use or applicable development standards are proposed. The amendment clarifies the policy framework by aligning the land use designation with its implementing zoning district.

CPA Map 9 — Velvet Square (20th Ct SE & O Ct SE)

This map covers 15 parcels within the Velvet Square Plat at the intersection of 20th Court SE and O Court SE. All lots are developed with single-family residences. Zoning in this area has evolved over time—from R-4 Multifamily Residential (2005) to Residential 20 dwelling units per acre (2009), and, as part of the 2024 periodic update, to R-4 Residential High to support additional housing capacity. Historically, the Land Use Map has not consistently matched the zoning (e.g., Single Family Residential land use in 2005 while zoned R-4 Multifamily). Although both land use and zoning were updated in 2024, the current land use designation does not match the adopted zoning. Many of these properties have long been nonconforming under higher-density zoning; this amendment does not seek to alter or intensify that status.

At present, the parcels are zoned R-4 Residential High, while the Land Use Map shows a land use designation of Neighborhood Residential Two, creating a mismatch because R-4 does not implement Neighborhood Residential Two. To restore consistency, staff recommends changing the land use designation from Neighborhood Residential Three to Neighborhood Residential Three. Per the Comprehensive Plan's Land Use Element, the Neighborhood Residential Three accommodates a broader range of higher-density residential forms—including middle housing and apartment buildings—and may allow appropriately scaled mixed-use in higher-intensity residential areas. The Neighborhood Residential Two land use designation, by contrast, supports less intense housing types up to moderately sized apartments. The R-4 Residential High zone is intended to maximize residential density opportunities and is characterized by middle housing and multi-story apartment/mixed-use development in locations near transit, urban services, and commercial uses. As such, R-4 is consistent with the Neighborhood Residential Three land use designation.

This action is a map alignment only. The zoning district will remain R-4 Residential High, and no changes to existing uses or applicable development standards are proposed. The amendment simply corrects the Land Use Map designation to match the implementing zoning.

CPA Map 10 — Five Parcels (C St NW & 3rd St NW)

This map covers five parcels around the intersection of C Street NW and 3rd Street NW. Three parcels are developed with single-family residences, one parcel is vacant, and one is developed with a light-manufacturing building that is currently used as a professional office (Monty Warren Painting Inc.). Historically, the area was zoned C-3 Heavy Commercial (2005), which was succeeded by C-2 Heavy Commercial in the 2024 periodic update. During that update, the land use designation for these parcels was changed to Industrial. The single-family homes have long been nonconforming under the commercial zoning; the proposed amendment does not seek to

alter or intensify that status, but rather to correct the land use designation so it is consistent with the adopted zoning.

At present, the parcels are zoned C-2 Heavy Commercial while the Land Use Map shows Industrial, creating a mismatch because the C-2 district does not implement the Industrial land use designation. To restore consistency, staff recommends changing the land use designation from Industrial to Commercial. The C-2 Heavy Commercial zone is intended to allow medium- to high-intensity uses across a wide range of retail, commercial, entertainment, office, services, and professional activities. Per the Comprehensive Plan's Land Use Element, the Commercial land use designation is intended to accommodate a mix of local, regional, and national businesses. Aligning the land use designation to Commercial accurately reflects the area's zoning district and existing development pattern.

This action is a map alignment only. The zoning district will remain C-2 Heavy Commercial, and no changes to existing uses or applicable development standards are proposed. The amendment corrects the mis-designation by aligning the Land Use Map with its implementing zoning district.

ZONING MAP AMENDMENT (ZOA)

Zoning is the regulatory tool used to implement the City's land use designations. While land use establishes the long-range policy vision for an area, zoning provides the specific regulatory framework—permitted uses, development standards, and processes—necessary to achieve that vision. This section is represented in maps (ZOA Map 1 through ZOA Map 8) contained in Attachment 2.

ZOA Map 1 — E Main St (between G St SE and F St SE)

This map covers five parcels along E Main Street, between G Street SE and F Street SE. The properties contain a mix of established uses: a medical/dental office, a restaurant/lounge, a mixed-use apartment building with associated parking, and a single-family residence. These parcels were mistakenly zoned DUC (Downtown Urban Center)—a carryover from their 2005 C-2 Central Business District (CBD) designation—despite being outside the adopted DUC boundary.

At present, the area is designated Mixed-Use, while zoning district is DUC. Because the DUC zoning district does not implement the City's Mixed-Use land use designation (and since the parcels lie beyond the adopted DUC boundary), staff recommends a zoning map amendment to R-F (Residential Flex). The R-F zoning district is the appropriate implementing zone for Mixed-Use here and is better suited to the existing, small-scale pattern of professional offices and services, medical/dental clinics, personal services, eating and drinking establishments, banks and similar financial institutions, and residential uses.

This action is a zoning map correction that aligns zoning with the adopted Mixed-Use land use designation and with the established built context. It does not require any change of use or redevelopment of the properties. The amendment improves boundary accuracy, reduces potential nonconformities, and enhances permitting by placing these parcels in a district designed for their current scale and mix of uses.

ZOA Map 2 — 2nd St NW (between H St NW and D St NW)

This map covers 10 parcels along 2nd Street NW between H Street NW and D Street NW. The properties are developed with predominantly industrial uses, including manufacturing and warehousing—and have historically functioned within an industrial context. Although these parcels were rezoned to C-2 Central Business District (CBD) in 2006 (and subsequently converted to DUC Downtown Urban Center in the 2024 periodic update), they are outside the

adopted DUC boundary. Their current land use designation is Industrial (updated in 2024).

Over time, the land use and zoning district for these parcels has been out of sync. In 2005, the zoning district was M-2 Heavy Industrial and land use was Heavy Industrial; in 2006, zoning changed to C-2 CBD and the land use to Downtown, rendering many existing industrial operations nonconforming. The land use designation shifted to Light Industrial in 2017 and to Industrial in 2024, while zoning remained on a downtown trajectory (now DUC), leaving a persistent mismatch since at least 2017.

To restore consistency and reflect the established industrial pattern, staff recommends changing the zoning district from DUC (Downtown Urban Center) to M-1 (Light Industrial). The M-1 zoning district implements the Industrial land use designation, is appropriate given the area's proximity to the DUC boundary, a nearby school site, and reduces the degree of nonconformity for existing industrial uses compared to either retaining DUC or reverting to M-2. This correction will improve permit predictability and align zoning with the Comprehensive Plan.

This action is a zoning map correction only; it does not require changes to existing uses or redevelopment. The M-1 Light Industrial zone accommodates a variety of industrial and manufacturing activities, related commercial uses, and limited residential in an industrial environment, preserves land primarily for industrial/commercial purposes, advances the Comprehensive Plan's economic goals, and provides flexibility for non-nuisance operations (e.g., controlled noise, vibration, glare, odor, and emissions).

ZOA Map 3 — Boyd's Addition (A St SE & 15th St SE)

This map contains a single parcel of approximately 4,800 square feet within the Boyd's Addition to Auburn Plat, developed with a single-family residence at the intersection of A Street SE and 15th Street SE. The Plat was established in 1913, and the lot was developed in 1920. Although the parcel has never been assigned a zoning designation in the City's GIS records, it has consistently carried a Commercial-oriented land use designation. Consequently, the existing residential use has been nonconforming within the broader commercial policy context.

To correct this omission on the City's Zoning Map and to ensure consistency with the adopted Land Use Map and surrounding zoning, staff recommends applying the C-2 Heavy Commercial zoning district to this parcel. Adjacent properties to the north and south are zoned C-2 Heavy Commercial; applying the same zoning district will restore zoning continuity, implement the Commercial land use designation, and provide clearer permitting expectations. The C-2 Heavy Commercial district supports medium- to high-intensity retail, commercial, entertainment, office, service, and professional uses, consistent with the established Commercial land use classification. This action is purely a zoning map correction and does not require any change to the existing use or development of the property or intensify the nonconformity of the existing use.

ZOA Map 4 — M St SE Corridor

This map identifies four parcels along M Street SE, two developed with single-family residences and two with office buildings. In 2005, the properties were zoned RO Residential Office District with an Office Residential land use designation. In 2017, the Land Use designation was changed to Neighborhood Commercial, creating a mismatch between the land use and the zoning district.

Currently, the parcels are zoned R-3 Residential Moderate, while the 2024 periodic update assigned a Mixed-Use land use designation. The R-3 district does not implement the Mixed-Use designation. As a result, the existing single-family residences are considered non-conforming, and office uses are not permitted outright and instead require an administrative use permit.

To correct the inconsistency created by previous map updates and to implement the Mixed-Use

designation, staff recommends changing the zoning district to R-F Residential Flex. The R-F Residential Flex zone accommodates small-scale business and professional offices, medical and dental clinics, salons and personal services, eating and drinking establishments, financial institutions, and residential uses. The R-F zoning district allows both residential and office uses outright, resolving the zoning mismatch and eliminating the unintended non-conformities affecting both the residential and office properties. This zoning map correction will not require any change to the existing uses or development of the properties.

ZOA Map 5 — Park 39 Apartments (12th St SE)

This map depicts four parcels comprising the Park 39 apartment community along 12th Street SE. The properties have been zoned C-1 Light Commercial since 2005, paired at that time with a Light Commercial land use designation. In 2017, the Land Use designation was changed to Moderate Density Residential, creating a mismatch with the underlying C-1 zoning. The 2024 periodic update further updated the designation to Neighborhood Residential Two, which the C-1 district does not implement. As a result, the apartment use has been non-conforming under C-1 Light Commercial zoning since 2005.

Surrounding zoning includes R-NM Neighborhood Mixed Use to the west, Institutional zoning to both the north and south, and R-3 Residential Moderate to the far east. Applying the R-3 Residential Moderate district will resolve both the zoning–land-use mismatch and the long-standing non-conformity affecting the apartments. Therefore, staff recommends changing the zoning from C-1 Light Commercial to R-3 Residential Moderate. The R-3 Residential Moderate district accommodates middle housing (two to six units), apartment buildings, and mixed-use developments of up to 20 units and three stories per lot. In contrast, the C-1 Light Commercial zone supports small- to moderate-scale commercial uses. This zoning map correction does not require any change to the existing use or development of the properties.

ZOA Map 6 — Auburn Assemblage (West Hill Overlay Area)

This map shows properties within the Auburn Assemblage community, located in the western portion of the city and within the West Hill Overlay, annexed in 2009. The properties are developed with single-family residences and were zoned R-1 Single Family Residential in 2007. The land use was designated in 2005 as Single Family Residential. In 2009, the zoning was changed to R-5 Residential (5 dwelling units per acre), while the land use designation remained Single Family until updated again in 2017. These changes did not create any non-conformity.

During the 2024 periodic update, the land use designation was amended to Neighborhood Residential Two. However, the zoning for these parcels was inadvertently not assigned. As a result, the properties currently do not have an assigned zoning district, while the official land use designation is Neighborhood Residential Two. Adjacent parcels within the Canyon Creek at Peasley Divisions I and II subdivisions are zoned R-2 Residential Low.

To restore zoning continuity and implement the Neighborhood Residential Two designation, staff recommends applying the R-2 Residential Low zoning district to the Auburn Assemblage community. The Neighborhood Residential Two designation supports a variety of housing types, ranging from single-unit detached homes to middle housing (two to six units), and moderately scaled mixed-use or apartment buildings that fit the character of traditional single-family neighborhoods. Neighborhood Residential Two is implemented by the R-2 Residential Low zoning district, which allows lower-intensity residential development, including single-unit detached houses, townhouses, duplexes, triplexes, fourplexes, two-story stacked flats, courtyard apartments, and cottage housing on lot sizes typical of suburban and urban environments.

This correction does not create any non-conformity nor require any change to the existing use or development of the properties.

ZOA Map 7 — J, 22nd, L, 24th, K, and M Streets NE

This map covers 82 parcels located along J Street NE, 22nd Street NE, L Street NE, 24th Street NE, K Street NE, and M Street NE. Most properties are developed with single-family residences, with several containing middle-housing types (primarily duplexes), one parcel developed with a group residential facility (retirement home), and one with a church.

Historically, zoning for these parcels consisted of R-2 Single Family Residential for properties along J Street NE, with a corresponding Single Family Residential land use designation, and R-3 Two-Family (Duplex) Residential for the remaining properties, aligned with a Moderate Residential land use designation in 2005. In 2009, parcels along J Street NE were rezoned to R-5 Residential (5 dwelling units per acre), while the remaining parcels were rezoned to R-10 Residential (10 dwelling units per acre). Until 2024 periodic update, zoning and land use designations remained consistent. In 2024, these parcels were upzoned to R-4 Residential High as part of the citywide housing capacity initiative, while the land use designation was updated to Neighborhood Residential Two. The inconsistency arises because the R-4 Residential High district does not implement the Neighborhood Residential Two land use designation.

To correct this mismatch, staff recommends applying the R-2 Residential Low zoning district. The R-2 Residential Low Zone properly implements Neighborhood Residential Two and aligns with existing development patterns. Neighborhood Residential Two accommodates a variety of residential dwelling types, ranging from single-unit detached homes to middle housing (two to six units), as well as moderately sized mixed-use or apartment buildings compatible with traditional single-family neighborhoods. The R-2 Residential Low district allows lower-intensity residential development, including single-unit detached houses, townhouses, duplexes, triplexes, fourplexes, two-story stacked flats, courtyard apartments, and cottage housing. In contrast, the R-4 Residential High zone is intended to maximize residential density and supports middle housing and multi-story apartment and mixed-use development.

This correction does not create any non-conformity and does not require any change to the existing use or development of the affected properties.

ZOA Map 8 — K, 18th, and M Streets NE

This map covers six parcels located along K Street NE, 18th Street NE, and M Street NE. Most properties are developed with multifamily housing, including apartments, middle-housing types, condominiums, and townhomes. One parcel, at the intersection of 18th Street NE and M Street NE, is developed with a single-family residence.

Historically, these parcels were zoned R-3 Two-Family (Duplex) Residential with a Moderate Residential land use designation in 2005. In 2009, the zoning was updated to R-10 Residential (10 dwelling units per acre). Zoning and land use designations remained consistent until the 2024 periodic update, when the properties were upzoned to R-4 Residential High as part of the citywide housing capacity initiative. At the same time, the land use designation was updated to Neighborhood Residential Two. This produced a broader mismatch between the R-4 zone and the Neighborhood Residential Two land use designation.

The R-4 Residential High district does not implement Neighborhood Residential Two. Reapplying the R-3 Residential Moderate zone will correct the mismatch and align zoning with the adopted land use designation. Additionally, the majority of existing uses—including apartments, townhomes, and middle housing—are permitted outright in the R-3 district under the Neighborhood Residential Two designation. An R-2 designation would create widespread

non-conformities and is therefore not appropriate. Accordingly, staff recommends changing the zoning district from R-4 Residential High to R-3 Residential Moderate.

Neighborhood Residential Two accommodates a range of residential dwelling types, from single-unit detached homes to middle housing (two to six units), as well as moderately scaled mixed-use and apartment buildings compatible with traditional single-family neighborhoods.

The R-3 Residential Moderate zone allows townhouses, duplexes, triplexes, fourplexes, two-story stacked flats, courtyard apartments, cottage housing, apartment buildings, and mixed-use developments (up to 20 units and three stories per lot). In contrast, the R-4 Residential High zoning district is intended to maximize residential density and primarily supports middle housing and multi-story apartment or mixed-use development. This correction does not create or intensify any non-conformity and does not require any change to the existing use or development of the affected properties.

III. MAP AMENDMENT

The map amendment is illustrated on the parcels of interest, showing both existing and proposed zoning or land use designations. The full amendment is provided in Attachment 2, which contains 18 map pages. The first ten pages depict Comprehensive Plan Amendment (CPA) land use map changes, and the remaining eight pages depict Zoning Map Amendment (ZOA) changes. Each map page includes side-by-side “Existing” and “Proposed” map panels that show the current and proposed designations for the parcels of interest.

IV. STAFF REQUEST

Planning Commission to review and provide feedback on the proposed map amendments to the Comprehensive Land Use Map and the Zoning Map.

V. ATTACHMENTS

1) Annual Map Amendment PowerPoint Presentation
2) CPA and ZOA Map Amendments

PLANNING COMMISSION

2026 ANNUAL MAP AMENDMENTS

PRESENTED BY
MUWAFFAQ USMAN ADAM, PLANNER I
SEPTEMBER 9, 2026

Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

BACKGROUND AND PURPOSE

- Land Use and Zoning Maps are intended to be consistent
- Inconsistencies emerged overtime
- Made up of historical and recent mismatches

OBJECTIVES

– Rectify the mismatches by:

- Aligning zoning district with land use designations
- Adjusting land use designations to match zoning districts
- Correcting mapping errors

– Improve clarity, reduce nonconformities, and enhance permit predictability

PUBLIC OUTREACH

- Notified all affected property-owners by mail
  - Letters and proposed maps mailed

- Will discuss comments received, as applicable

KEY TERMS

- **Land Use**
  - Vision or long-term goal or plan
- **Zoning**
  - Regulatory tool used to implement the land use
- **Mismatch**
  - When the land use says one thing, but zoning encourages something else

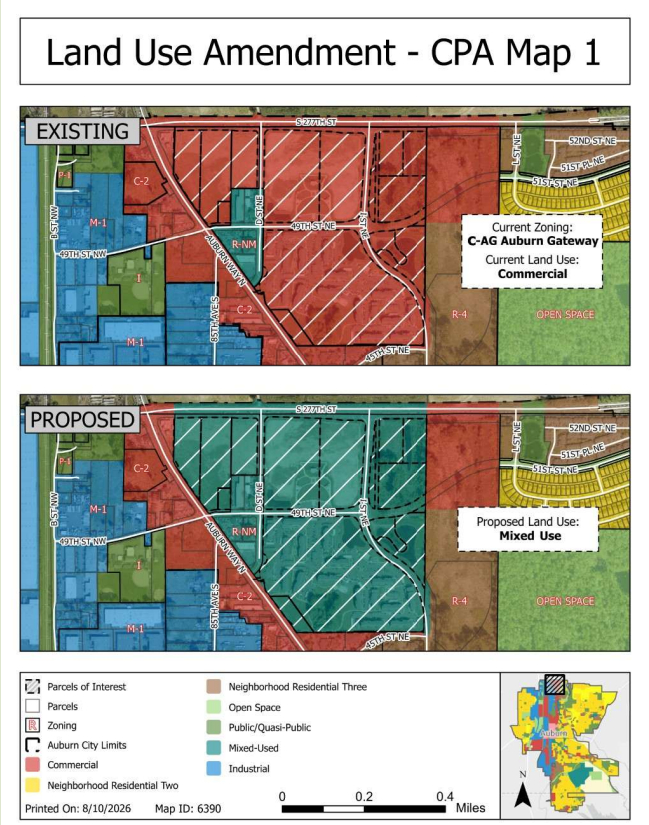
SUMMARY OF MAP CHANGES

- Identification of mismatches
- Existing condition
- Current use and historical context
- Recommendation

LAND USE MAP AMENDMENTS (CPA)

10 CPA Maps

CPA MAP 1


Land Use Amendment - CPA Map 1
EXISTING
Current Zoning:
C-AG Auburn Gateway
Current Land Use:
Commercial
PROPOSED
Proposed Land Use:
Mixed Use
Parcels of Interest
Parcels
Zoning
Auburn City Limits
Commercial
Neighborhood Residential Two
Neighborhood Residential Three
Open Space
Public/Quasi-Public
Mixed-Used
Industrial
Printed On: 8/10/2026
Map ID: 6390
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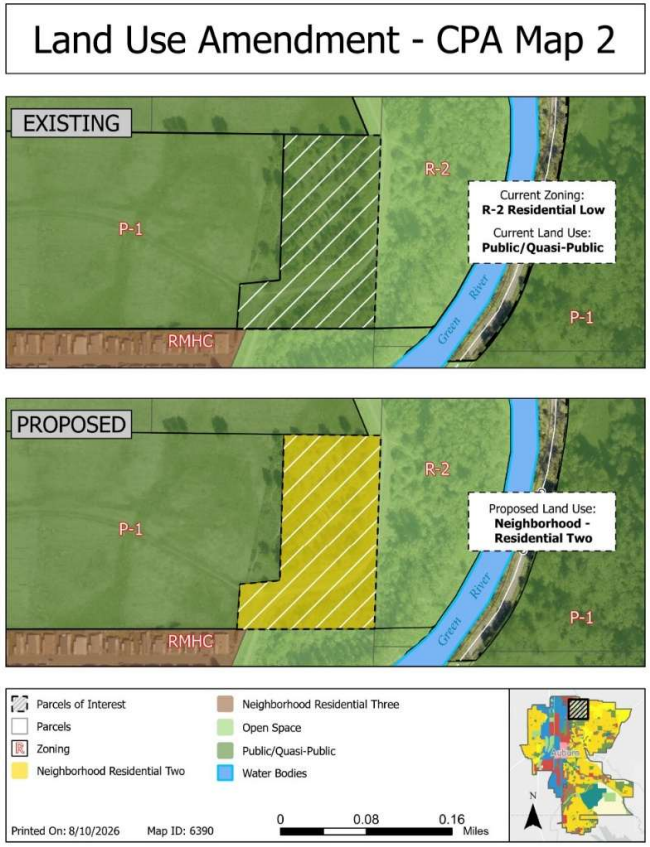
Miles


S 277TH ST
1ST NE
49TH ST NE
AUBURN WAY N
N

CPA MAP 2



Land Use Amendment - CPA Map 2
EXISTING
R-2
P-1
Current Zoning:
R-2 Residential Low
Current Land Use:
Public/Quasi-Public
Green River
P-1
RMHC
PROPOSED
R-2
P-1
Proposed Land Use:
Neighborhood - Residential Two
Green River
P-1
RMHC
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Neighborhood Residential Three
Open Space
Public/Quasi-Public
Water Bodies
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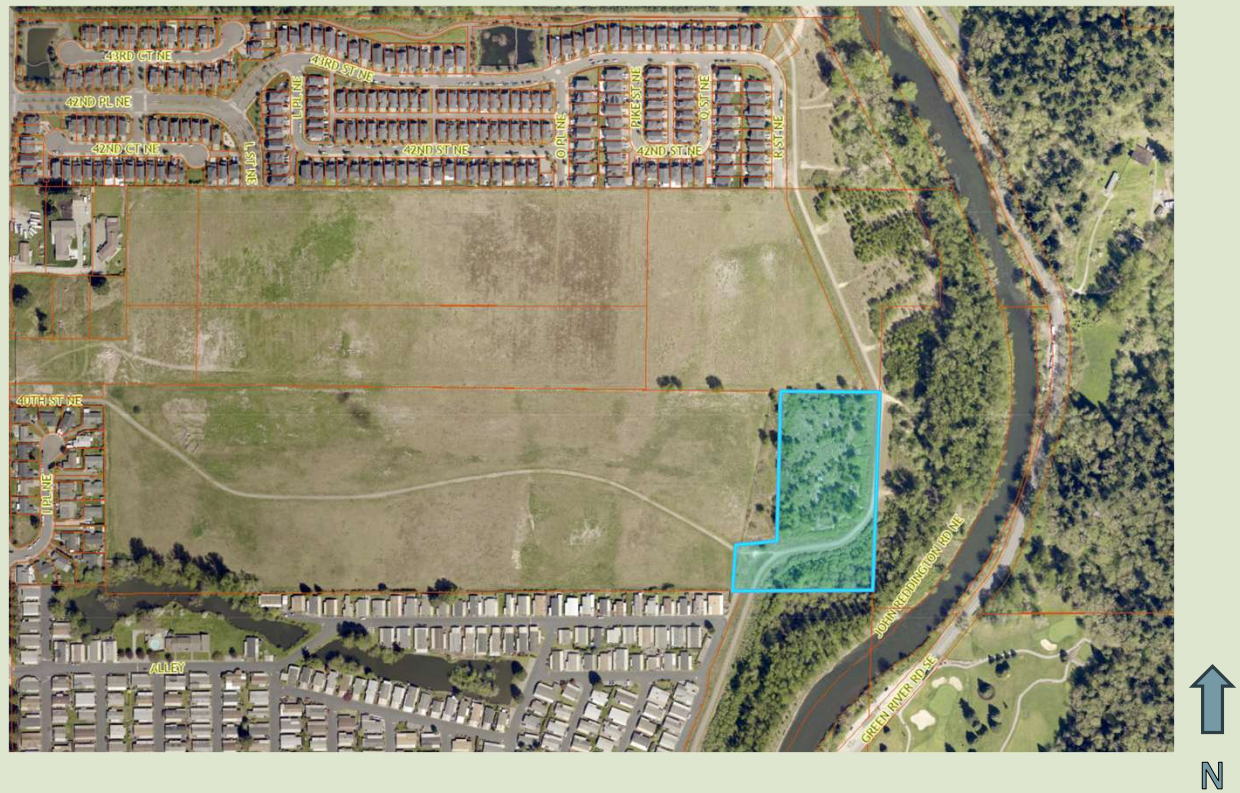
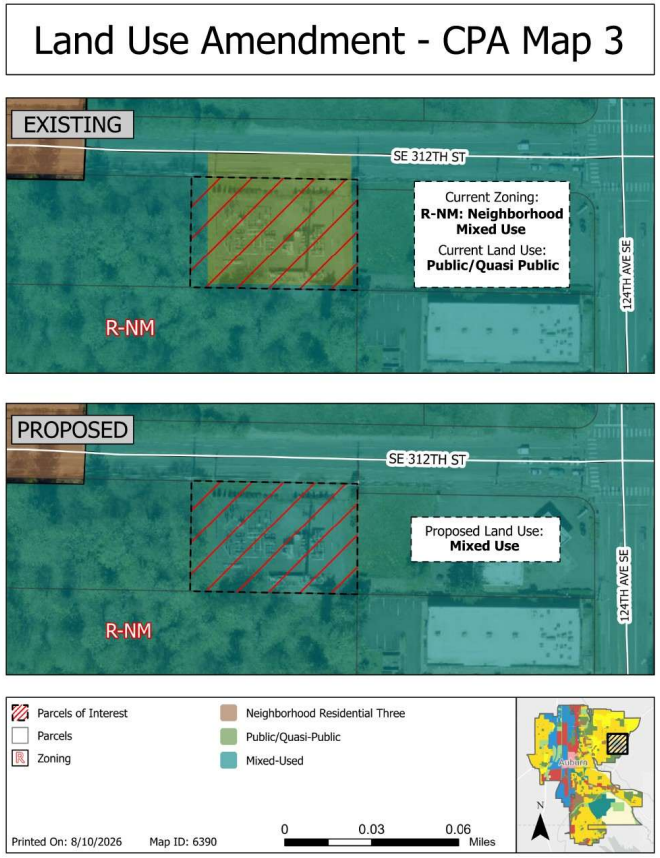


43RD CT NE
43RD ST NE
42ND PL NE
42ND CT NE
42ND ST NE
42ND ST NE
40TH ST NE
ALLEY
JOHN REDDINGTON RD NE
GREEN RIVER RD SE
N

CPA MAP 3


Land Use Amendment - CPA Map 3
EXISTING
SE 312TH ST
Current Zoning:
R-NM: Neighborhood Mixed Use
Current Land Use:
Public/Quasi Public
124TH AVE SE
R-NM
PROPOSED
SE 312TH ST
Proposed Land Use:
Mixed Use
124TH AVE SE
R-NM
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used
Printed On: 8/10/2026
Map ID: 6390
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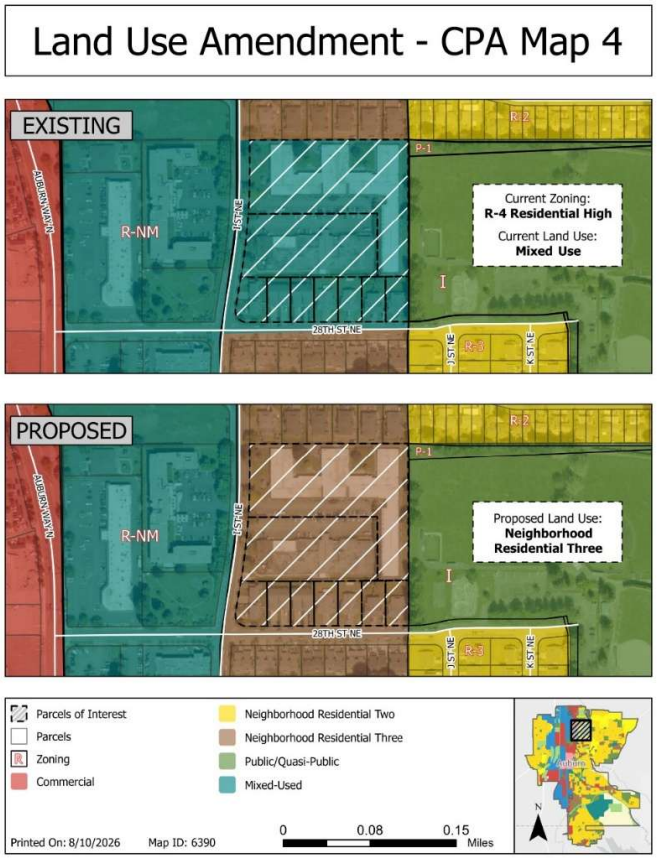
0.03
0.06
Miles


SE 310TH LN
122ND LN SE
123RD LN SE
SE 311TH ST
124TH AVE SE
121ST PL SE
121ST LN SE
122ND CT SE
SE 314TH ST
122ND AVE SE
SE 314TH ST
N

CPA MAP 4


Land Use Amendment - CPA Map 4
EXISTING
R-NM
R-2
P-1
R-3
Current Zoning:
R-4 Residential High
Current Land Use:
Mixed Use
28TH ST NE
I ST NE
K ST NE
PROPOSED
Proposed Land Use:
Neighborhood
Residential Three
Parcels of Interest
Parcels
Zoning
Commercial
Neighborhood Residential Two
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used
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Miles
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30TH ST NE
31ST ST NE
I ST NE
L ST NE
M ST NE
28TH ST NE
J ST NE
K ST NE
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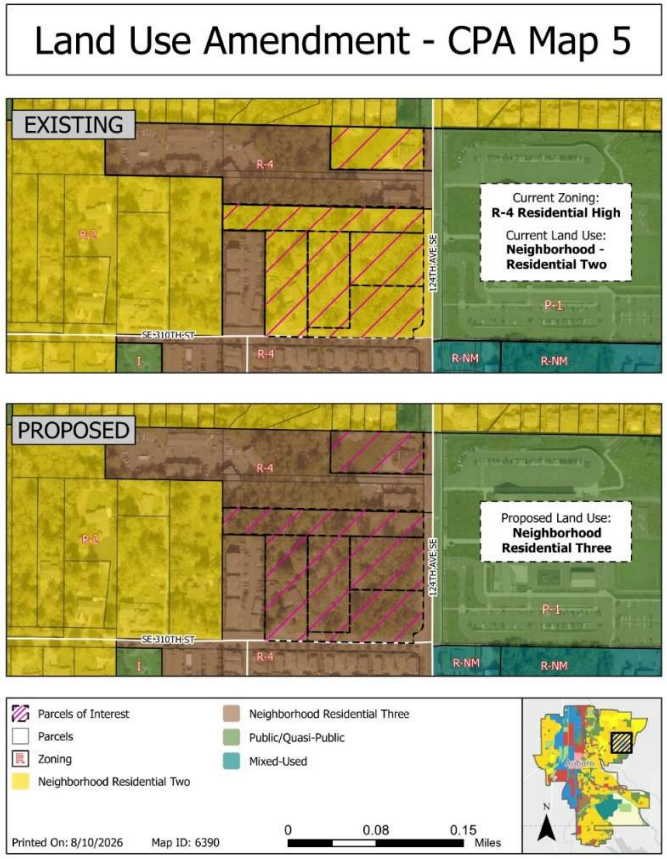
CPA MAP 5



Land Use Amendment - CPA Map 5
EXISTING
Current Zoning:
R-4 Residential High
Current Land Use:
Neighborhood - Residential Two
PROPOSED
Proposed Land Use:
Neighborhood Residential Three
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used
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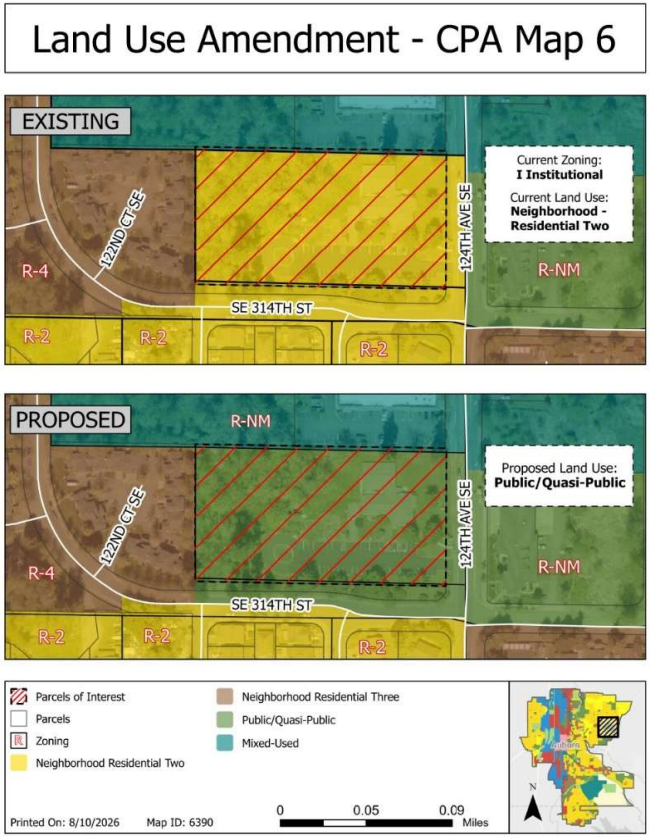
Miles



SE 307TH PL
124TH AVE SE
122ND LN SE
SE 310TH LN
123RD LN SE
SE 311TH ST
N

CPA MAP 6


Land Use Amendment - CPA Map 6
EXISTING
Current Zoning:
I Institutional
Current Land Use:
Neighborhood - Residential Two
122ND CT SE
124TH AVE SE
SE 314TH ST
R-4
R-NM
R-2
R-2
R-2
PROPOSED
R-NM
Proposed Land Use:
Public/Quasi-Public
122ND CT SE
124TH AVE SE
SE 314TH ST
R-4
R-NM
R-2
R-2
R-2
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used
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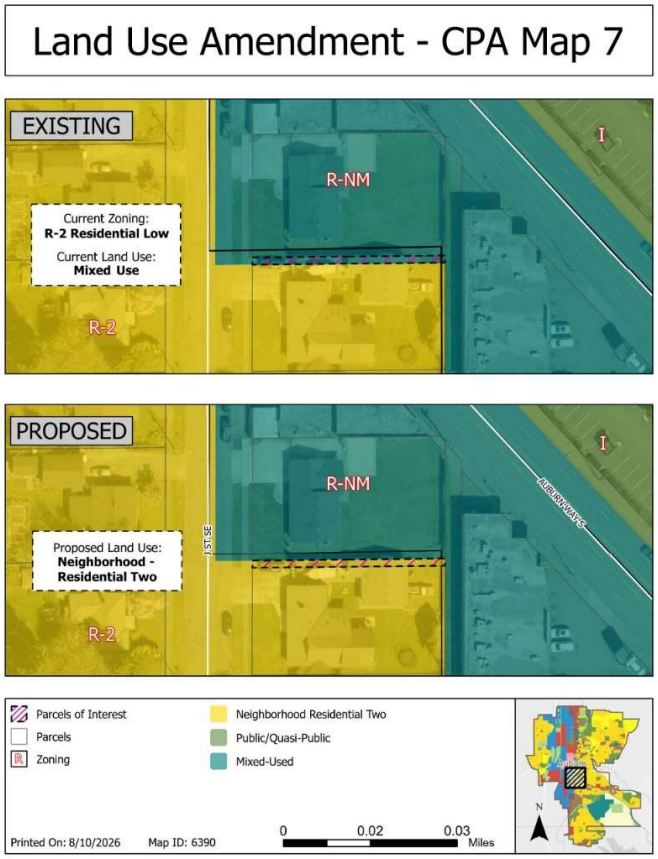
Miles


124ST PL SE
122ND CT SE
SE 314TH ST
SE 314TH ST
SE 314TH PL
122ND AVE SE
123RD AVE SE
124TH AVE SE
124TH AVE SE
124TH PL SE
125TH AVE SE
ST PL SE
N

CPA MAP 7


Land Use Amendment - CPA Map 7
EXISTING
Current Zoning:
R-2 Residential Low
Current Land Use:
Mixed Use
R-NM
I
R-2
PROPOSED
Proposed Land Use:
Neighborhood -
Residential Two
R-NM
I
R-2
3E ST
AUBURN WAY S
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Public/Quasi-Public
Mixed-Used
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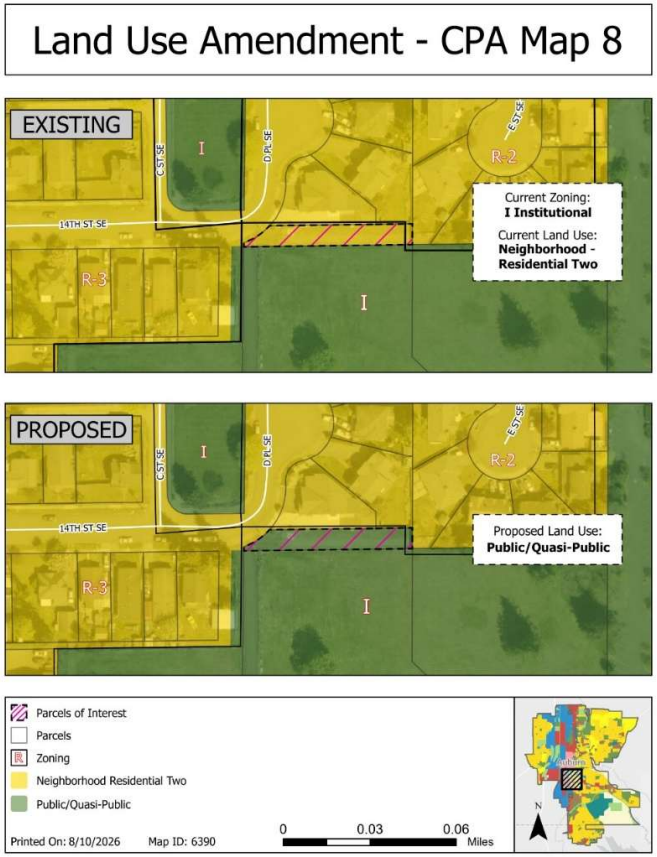
Miles


AUBURN WAY S
J ST SE
N

CPA MAP 8


Land Use Amendment - CPA Map 8
EXISTING
C ST SE
D PL SE
E ST SE
14TH ST SE
R-2
R-3
I
Current Zoning:
I Institutional
Current Land Use:
Neighborhood - Residential Two
PROPOSED
Proposed Land Use:
Public/Quasi-Public
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Public/Quasi-Public
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Miles
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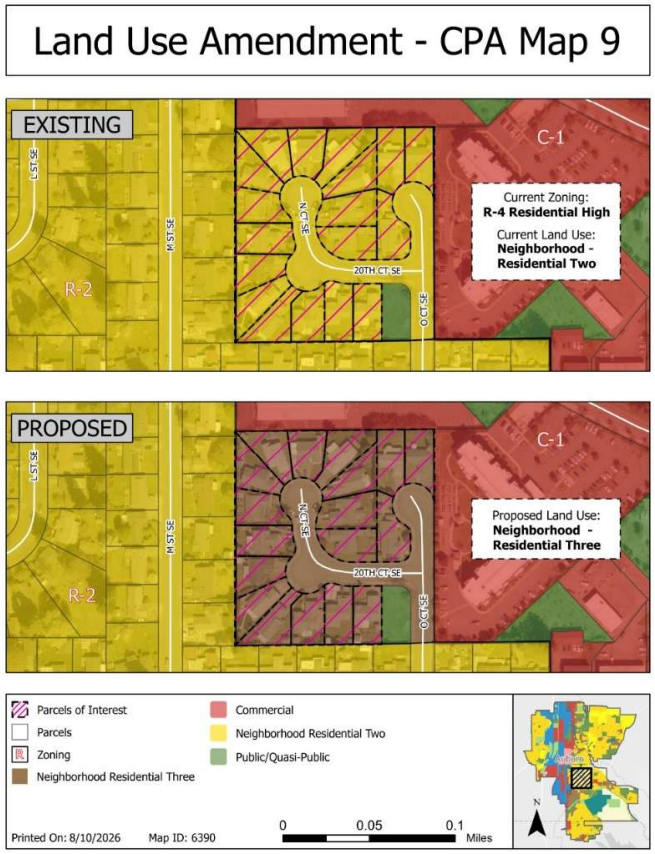
17TH ST SE
E ST SE
C ST SE
D PL SE
ALLEY
14TH ST SE
ALLEY
15TH ST SE
F ST SE
King County | City of Auburn GIS | Washington Division of Geology and Earth Resources, 20

N

CPA MAP 9


Land Use Amendment - CPA Map 9
EXISTING
C-1
R-2
L ST SE
M ST SE
N CT SE
20TH CT SE
O CT SE
Current Zoning:
R-4 Residential High
Current Land Use:
Neighborhood -
Residential Two
PROPOSED
C-1
R-2
Proposed Land Use:
Neighborhood -
Residential Three
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Three
Commercial
Neighborhood Residential Two
Public/Quasi-Public
Printed On: 8/10/2026
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M ST SE
N CT SE
20TH CT SE
O CT SE
21ST ST SE
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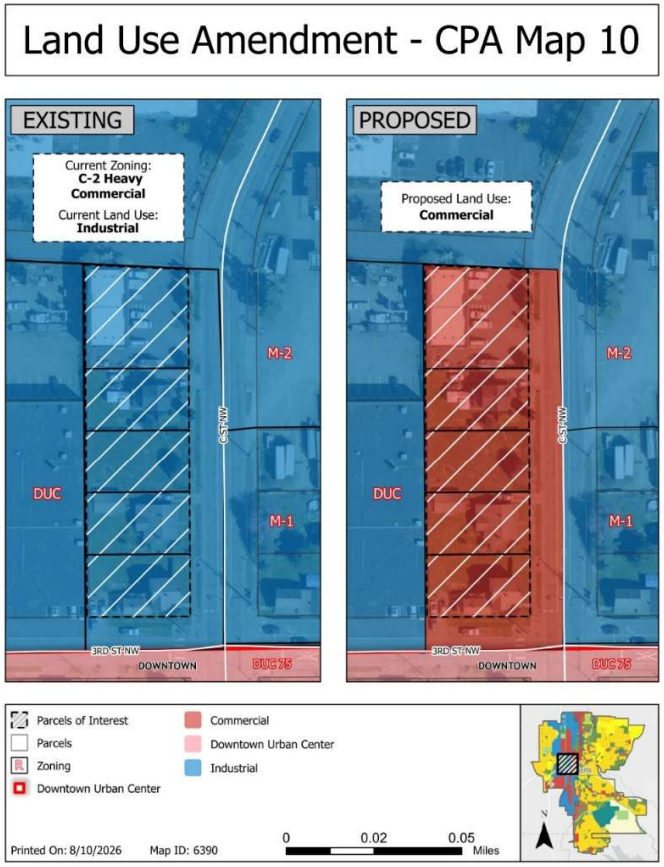
CPA MAP 10


Land Use Amendment - CPA Map 10
EXISTING
Current Zoning:
C-2 Heavy Commercial
Current Land Use:
Industrial
PROPOSED
Proposed Land Use:
Commercial
M-2
M-1
DUC
C ST NW
3RD ST NW
DOWNTOWN
DUC 75
Parcels of Interest
Parcels
Zoning
Downtown Urban Center
Commercial
Downtown Urban Center
Industrial
Printed On: 8/10/2026
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Miles
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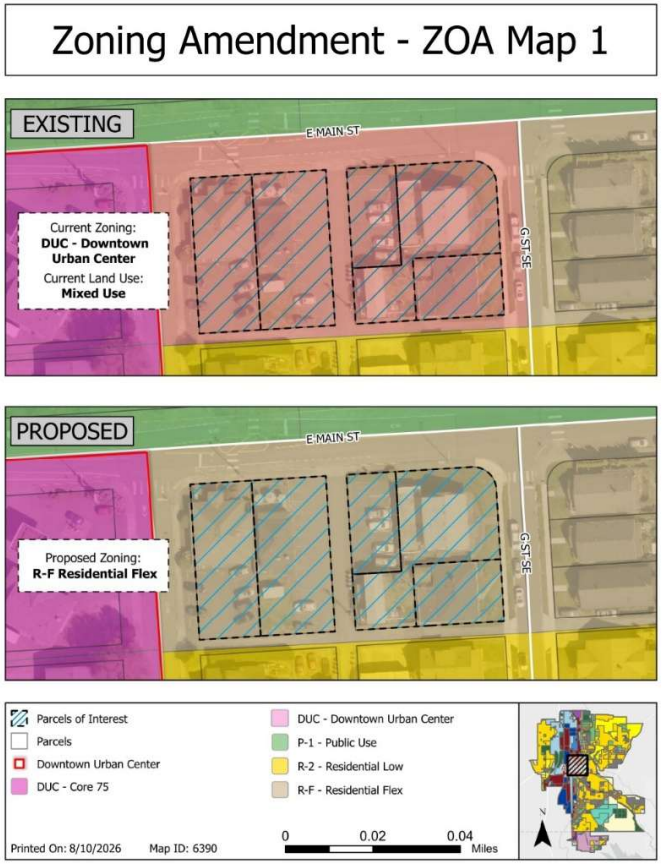
D ST NW
C ST NW
N

ZONING MAP AMENDMENTS (ZOA)

8 ZOA Maps

ZOA MAP 1


Zoning Amendment - ZOA Map 1
EXISTING
E MAIN ST
G ST SE
Current Zoning:
DUC - Downtown Urban Center
Current Land Use:
Mixed Use
PROPOSED
E MAIN ST
G ST SE
Proposed Zoning:
R-F Residential Flex
Parcels of Interest
Parcels
Downtown Urban Center
DUC - Core 75
DUC - Downtown Urban Center
P-1 - Public Use
R-2 - Residential Low
R-F - Residential Flex
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Miles
Printed On: 8/10/2026
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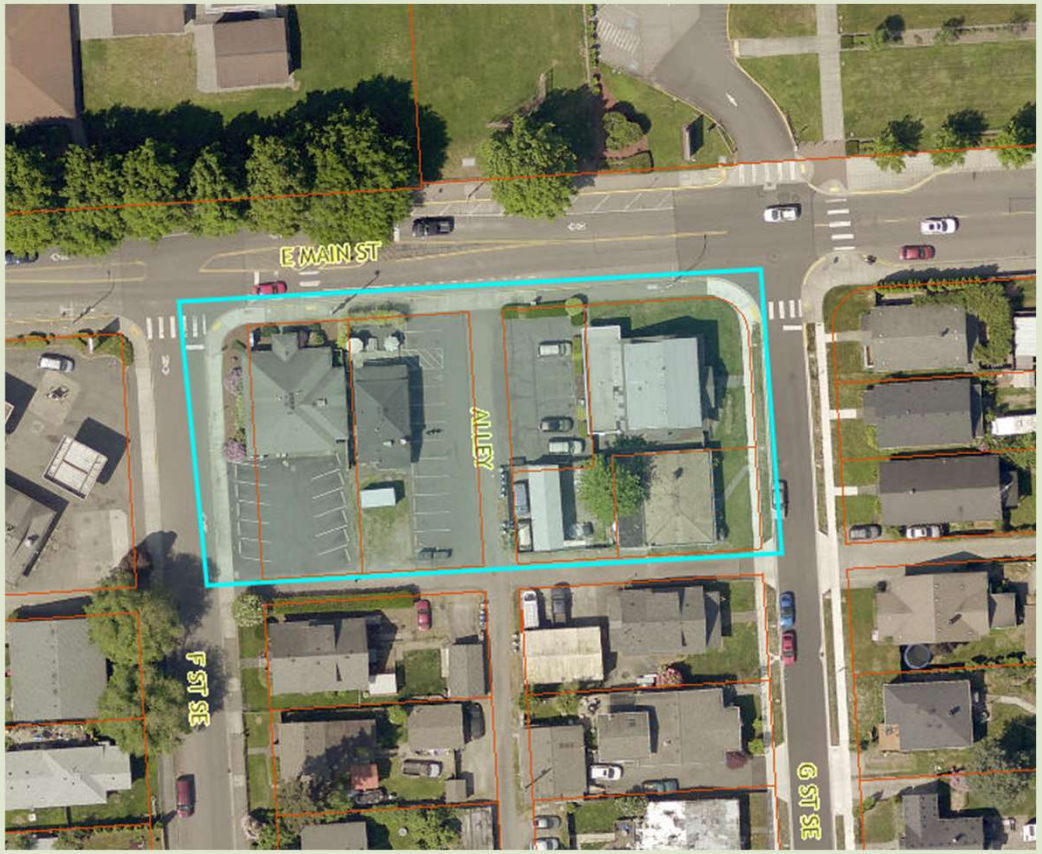
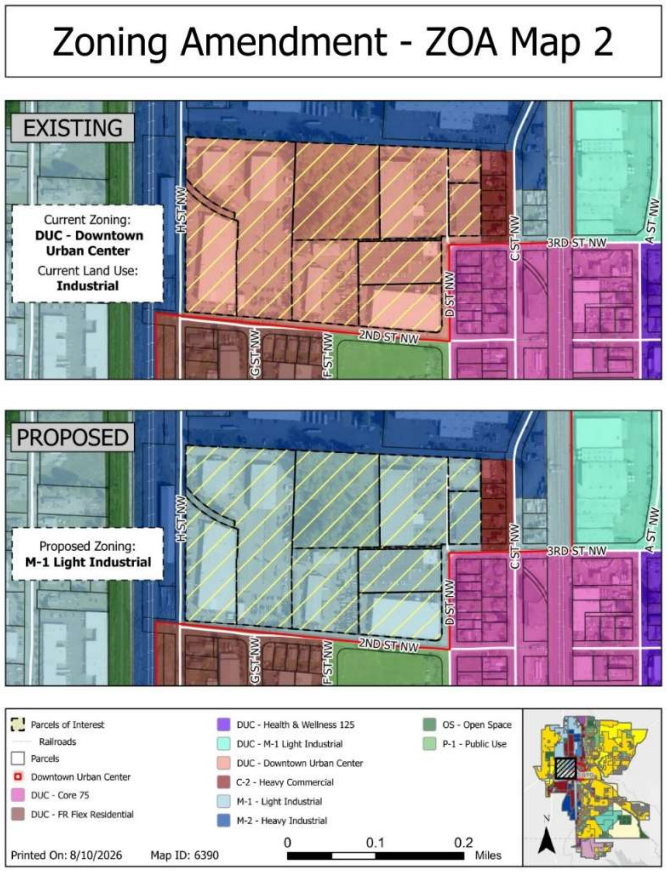
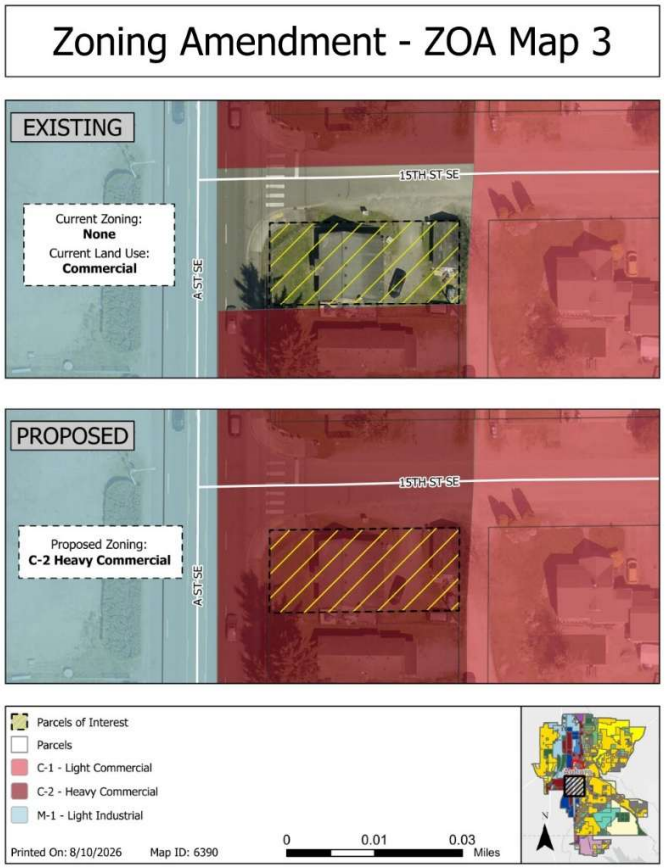

E MAIN ST
ALLEY
F ST SE
G ST SE
N

ZOA MAP 2


Zoning Amendment - ZOA Map 2
EXISTING
Current Zoning:
DUC - Downtown Urban Center
Current Land Use:
Industrial
PROPOSED
Proposed Zoning:
M-1 Light Industrial
H ST NW
3RD ST NW
C ST NW
A ST NW
D ST NW
2ND ST NW
G ST NW
F ST NW
Parcels of Interest
Railroads
Parcels
Downtown Urban Center
DUC - Core 75
DUC - FR Flex Residential
DUC - Health & Wellness 125
DUC - M-1 Light Industrial
DUC - Downtown Urban Center
C-2 - Heavy Commercial
M-1 - Light Industrial
M-2 - Heavy Industrial
OS - Open Space
P-1 - Public Use
Printed On: 8/10/2026
Map ID: 6390
0
0.1
0.2
Miles


CLAY ST NW
2ND ST NW
D ST NW
C ST NW
H ST NW
G ST NW
F ST NW
N

ZOA MAP 3


Zoning Amendment - ZOA Map 3
EXISTING
Current Zoning:
None
Current Land Use:
Commercial
15TH ST SE
A ST SE
PROPOSED
Proposed Zoning:
C-2 Heavy Commercial
15TH ST SE
A ST SE
Parcels of Interest
Parcels
C-1 - Light Commercial
C-2 - Heavy Commercial
M-1 - Light Industrial
Printed On: 8/10/2026
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0.03
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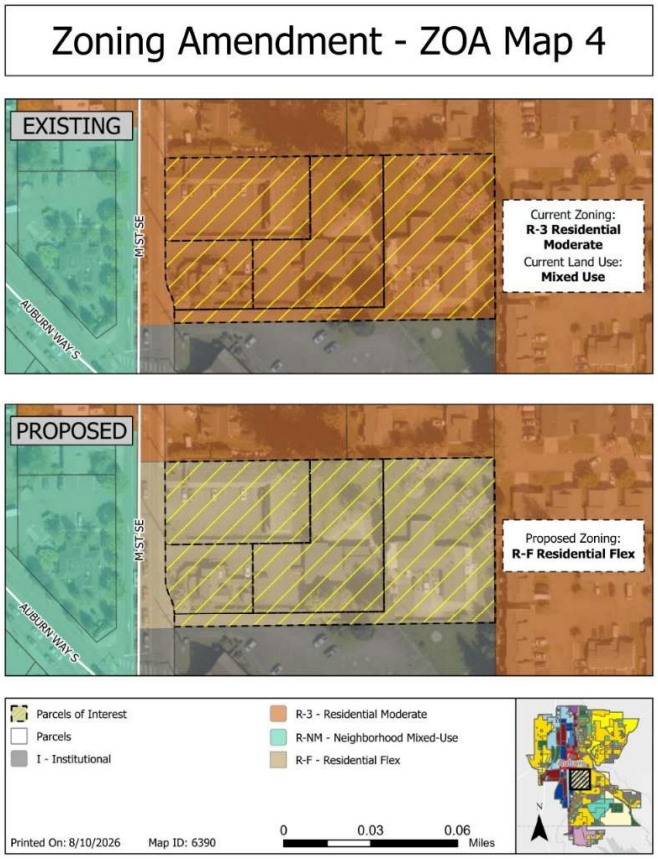
ALLEY
A ST SE
15TH ST SE
ALLEY
N

ZOA MAP 4


Zoning Amendment - ZOA Map 4
EXISTING
M ST SE
AUBURN WAY S
Current Zoning:
R-3 Residential Moderate
Current Land Use:
Mixed Use
PROPOSED
M ST SE
AUBURN WAY S
Proposed Zoning:
R-F Residential Flex
Parcels of Interest
Parcels
I - Institutional
R-3 - Residential Moderate
R-NM - Neighborhood Mixed-Use
R-F - Residential Flex
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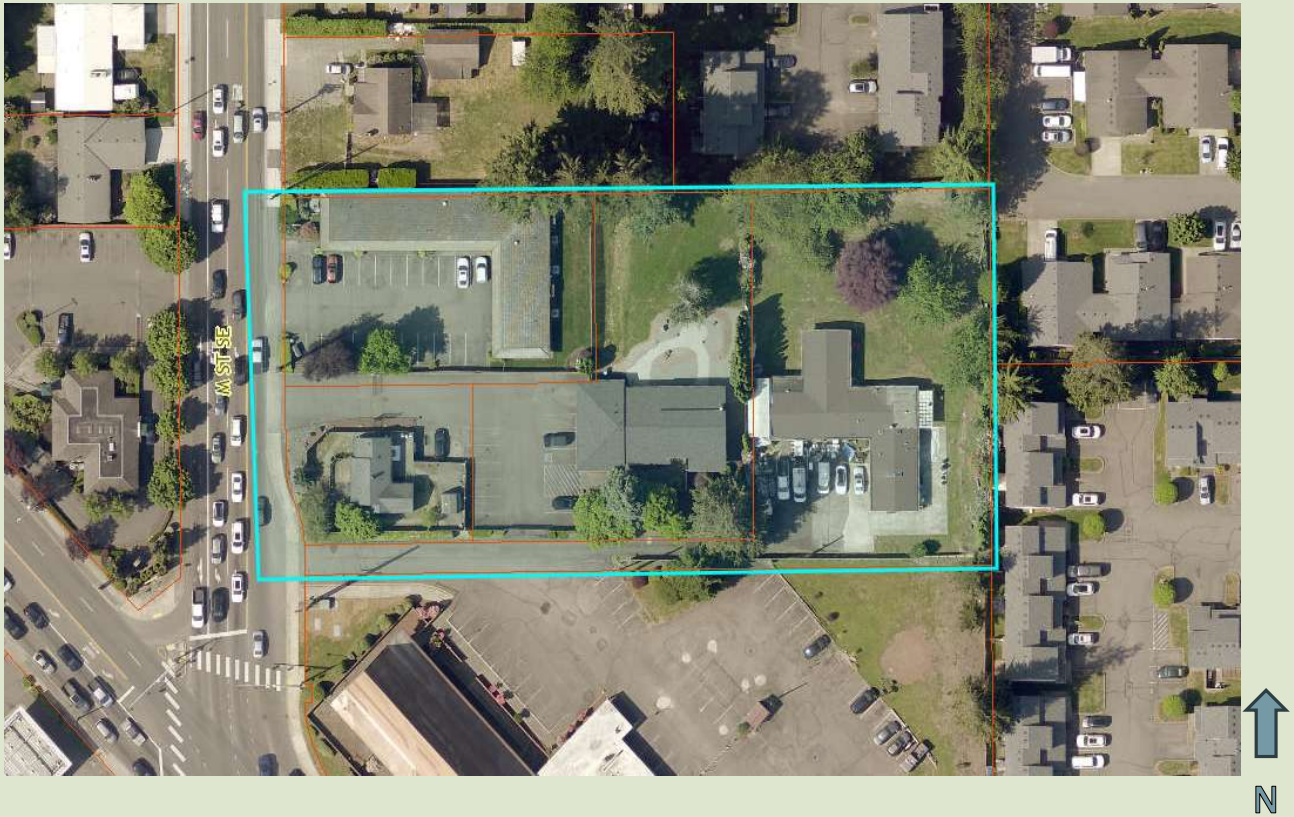
Miles


M ST SE
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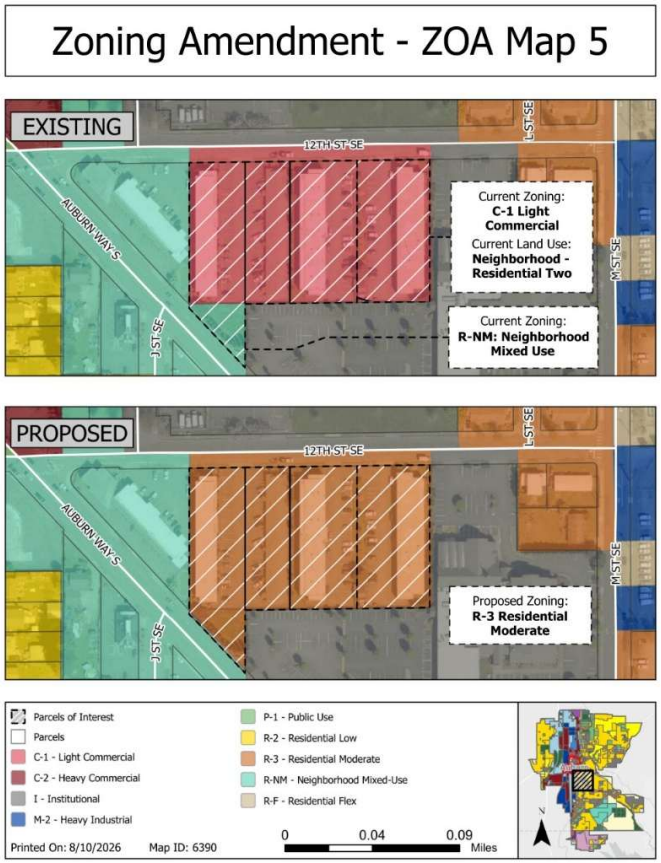
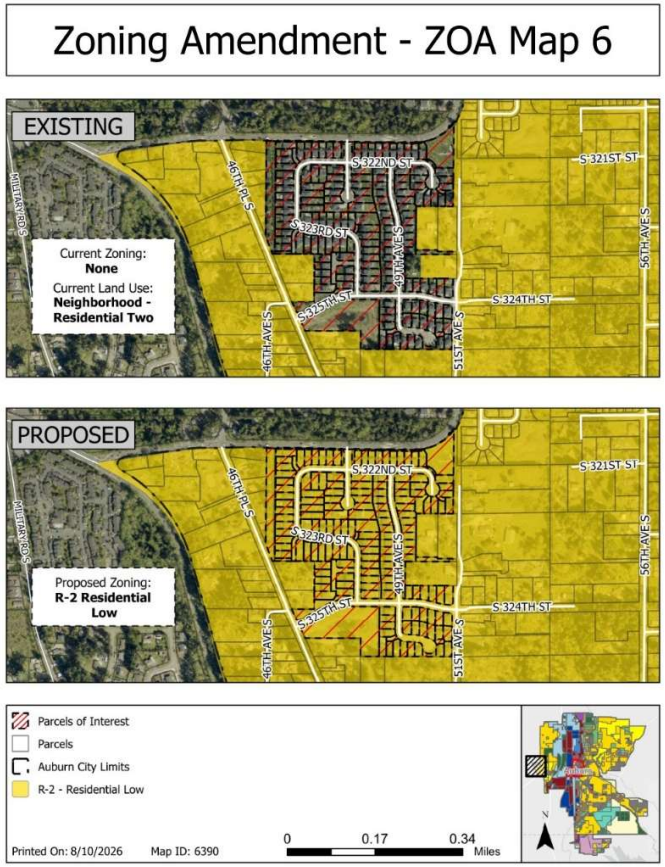
ZOA MAP 5


Zoning Amendment - ZOA Map 5
EXISTING
12TH ST SE
L ST SE
AUBURN WAY S
J ST SE
M ST SE
Current Zoning:
C-1 Light Commercial
Current Land Use:
Neighborhood - Residential Two
Current Zoning:
R-NM: Neighborhood Mixed Use
PROPOSED
12TH ST SE
L ST SE
AUBURN WAY S
J ST SE
M ST SE
Proposed Zoning:
R-3 Residential Moderate
Parcels of Interest
Parcels
C-1 - Light Commercial
C-2 - Heavy Commercial
I - Institutional
M-2 - Heavy Industrial
P-1 - Public Use
R-2 - Residential Low
R-3 - Residential Moderate
R-NM - Neighborhood Mixed-Use
R-F - Residential Flex
Printed On: 8/10/2026
Map ID: 6390
0
0.04
0.09
Miles


J ST SE
L ST SE
M ST SE
AUBURN WAY S
J ST SE
N

ZOA MAP 6


Zoning Amendment - ZOA Map 6
EXISTING
Current Zoning:
None
Current Land Use:
Neighborhood -
Residential Two
PROPOSED
Proposed Zoning:
R-2 Residential
Low
Parcels of Interest
Parcels
Auburn City Limits
R-2 - Residential Low
Printed On: 8/10/2026
Map ID: 6390
0
0.17
0.34
Miles


S 322ND ST
47TH AVE S
48TH AVE S
50TH CT S
S 323RD ST
46TH PL S
49TH AVE S
S 324TH ST
S 325TH ST
46TH AVE S
51ST AVE S
52ND AVE S
N

ZOA MAP 7


Zoning Amendment - ZOA Map 7
EXISTING
PROPOSED
Current Zoning:
R-4 Residential High
Current Land Use:
Neighborhood - Residential Two
Proposed Zoning:
R-2 Residential Low
24TH ST NE
22ND ST NE
21ST ST NE
18TH ST NE
M PL NE
J ST NE
K ST NE
L ST NE
M ST NE
Parcels of Interest
Parcels
C-1 - Light Commercial
I - Institutional
P-1 - Public Use
R-2 - Residential Low
R-3 - Residential Moderate
R-4 - Residential High
R-NM - Neighborhood Mixed-Use
R-MHC - Residential Manufactured/Mobile Home Community
Printed On: 8/10/2026
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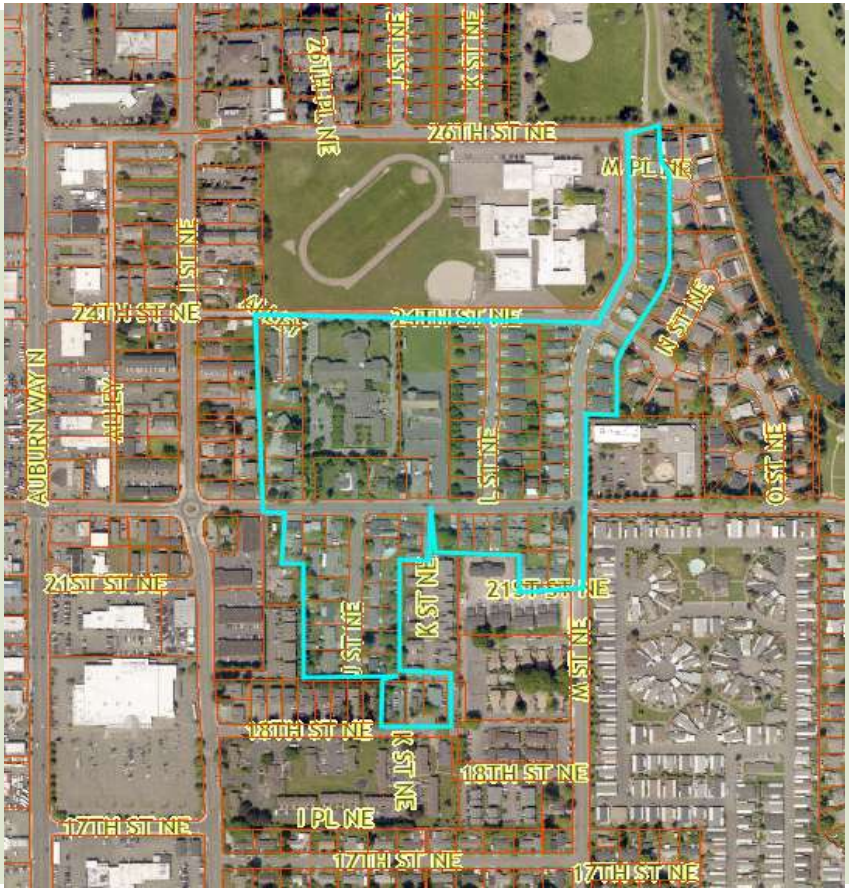
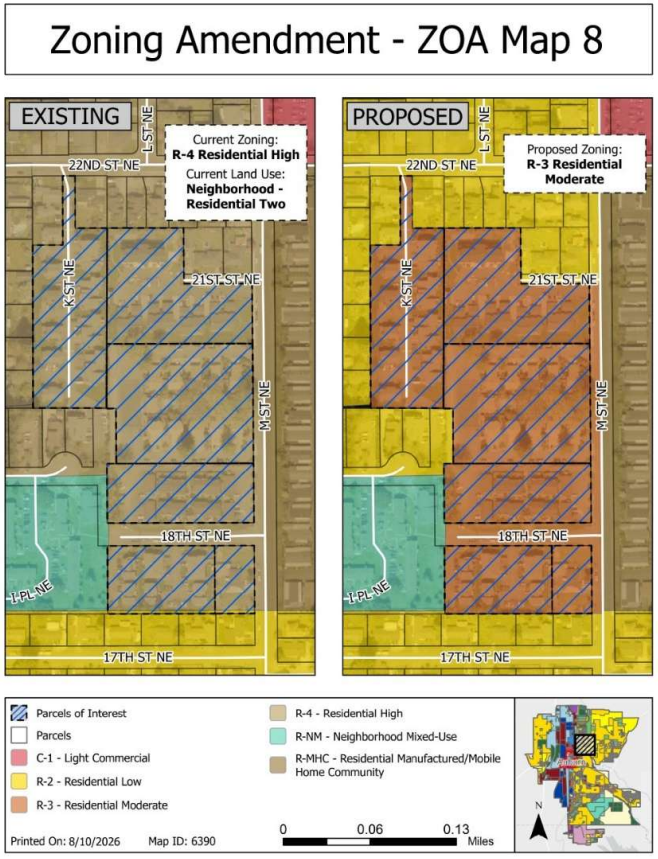
0
0.11
0.23
Miles
N


26TH PL NE
26TH ST NE
M PL NE
I ST NE
K ST NE
22ND ST NE
24TH ST NE
AUBURN WAY N
L ST NE
M ST NE
O ST NE
21ST ST NE
J ST NE
18TH ST NE
I PL NE
17TH ST NE
N

ZOA MAP 8


Zoning Amendment - ZOA Map 8
EXISTING
Current Zoning:
R-4 Residential High
Current Land Use:
Neighborhood - Residential Two
PROPOSED
Proposed Zoning:
R-3 Residential Moderate
22ND ST NE
L ST NE
K ST NE
21ST ST NE
M ST NE
18TH ST NE
I PL NE
17TH ST NE
Parcels of Interest
Parcels
C-1 - Light Commercial
R-2 - Residential Low
R-3 - Residential Moderate
R-4 - Residential High
R-NM - Neighborhood Mixed-Use
R-MHC - Residential Manufactured/Mobile Home Community
Printed On: 8/10/2026
Map ID: 6390
0
0.06
0.13
Miles
N


L ST NE
K ST NE
J ST NE
M ST NE
18TH ST NE
I PL NE
17TH ST NE
N

WHAT'S NEXT?

- Receive Public Feedback
- Anticipate Planning Commission Meeting in October
- Anticipate Public Hearing in November

ANY QUESTIONS PLEASE?

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

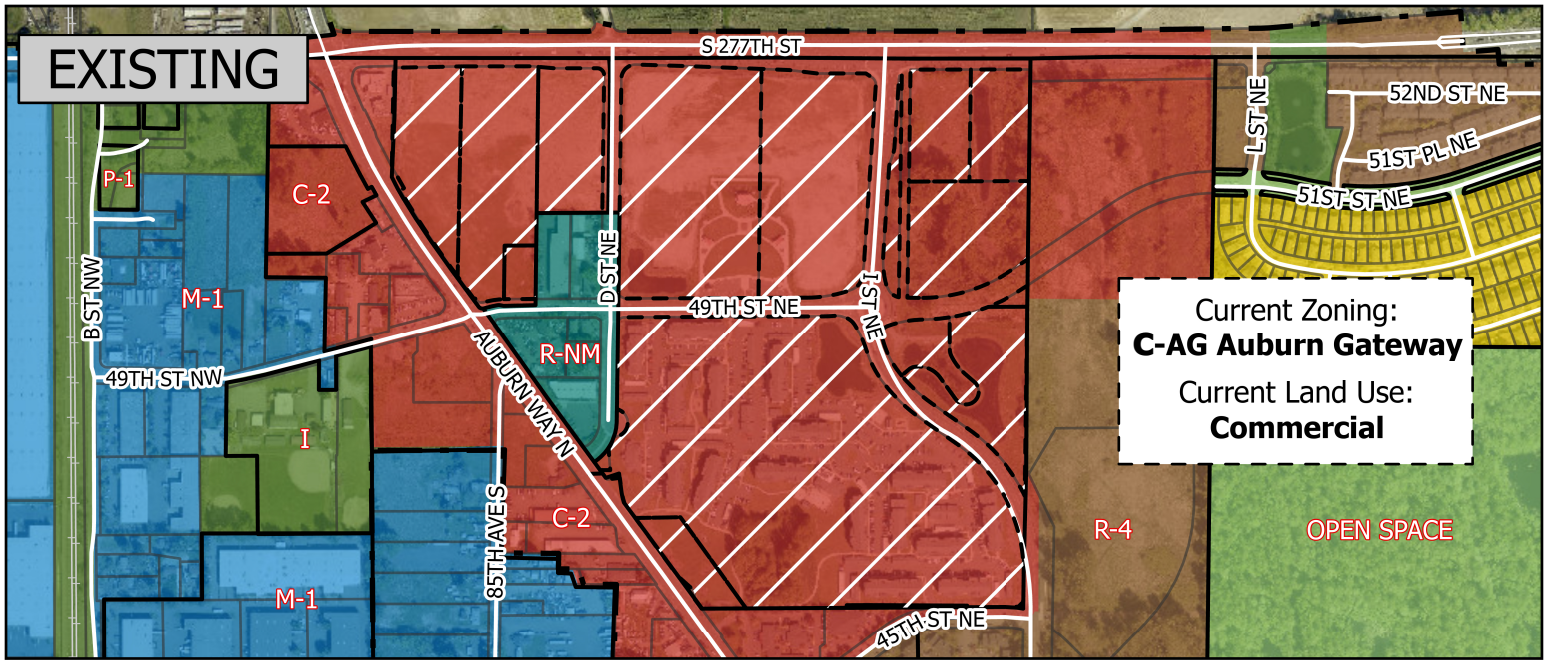
CHARACTER

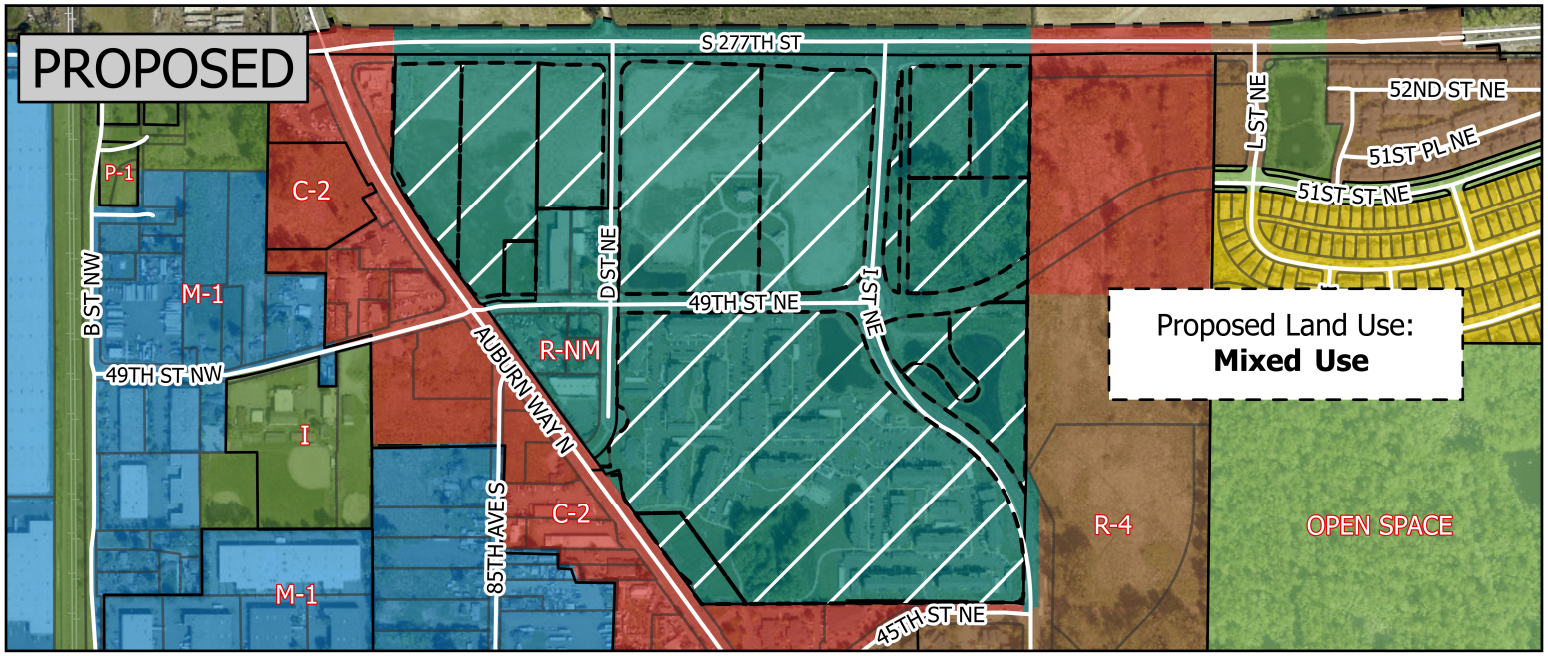
SUSTAINABILITY

WELLNESS

CELEBRATION

Land Use Amendment - CPA Map 1

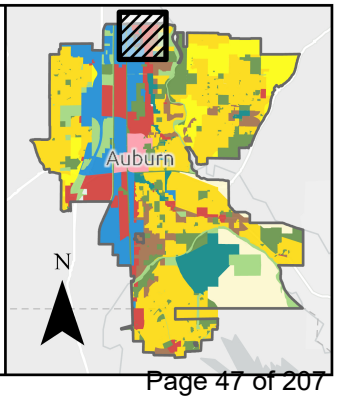




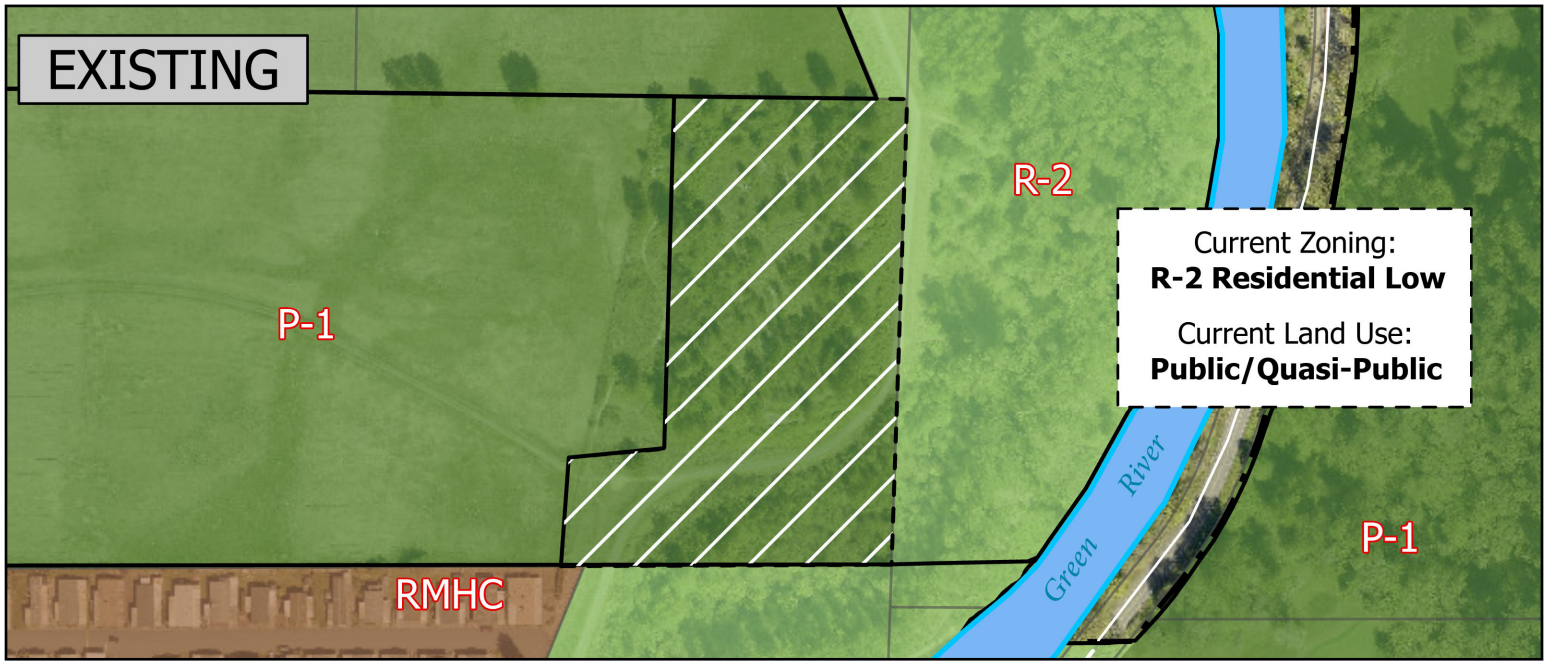
- Parcels of Interest
- Parcels
- Zoning
- Auburn City Limits
- Commercial
- Neighborhood Residential Two
- Neighborhood Residential Three
- Open Space
- Public/Quasi-Public
- Mixed-Used
- Industrial

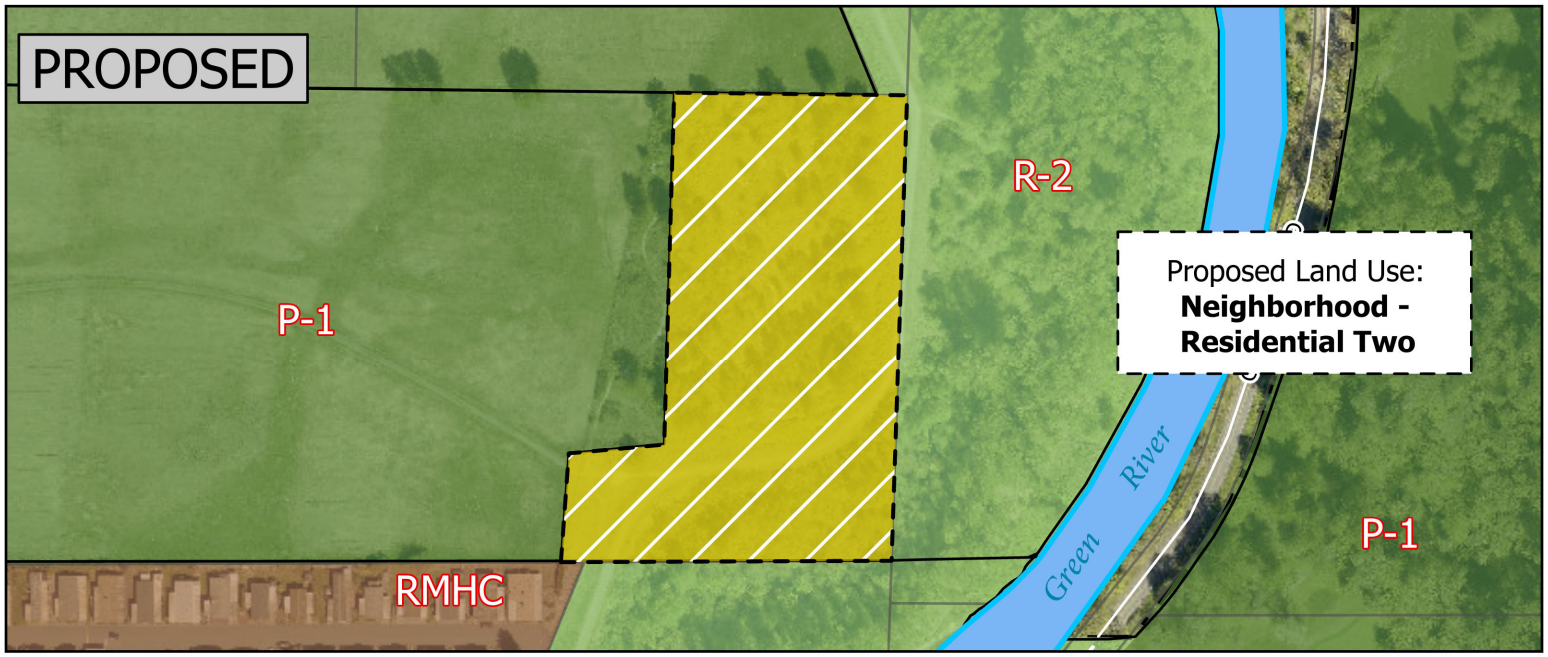
0 0.2 0.4 Miles

Printed On: 8/10/2026 Map ID: 6390



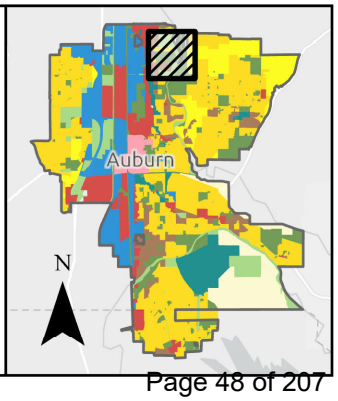
Land Use Amendment - CPA Map 2





Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Neighborhood Residential Three
Open Space
Public/Quasi-Public
Water Bodies

0 0.08 0.16 Miles



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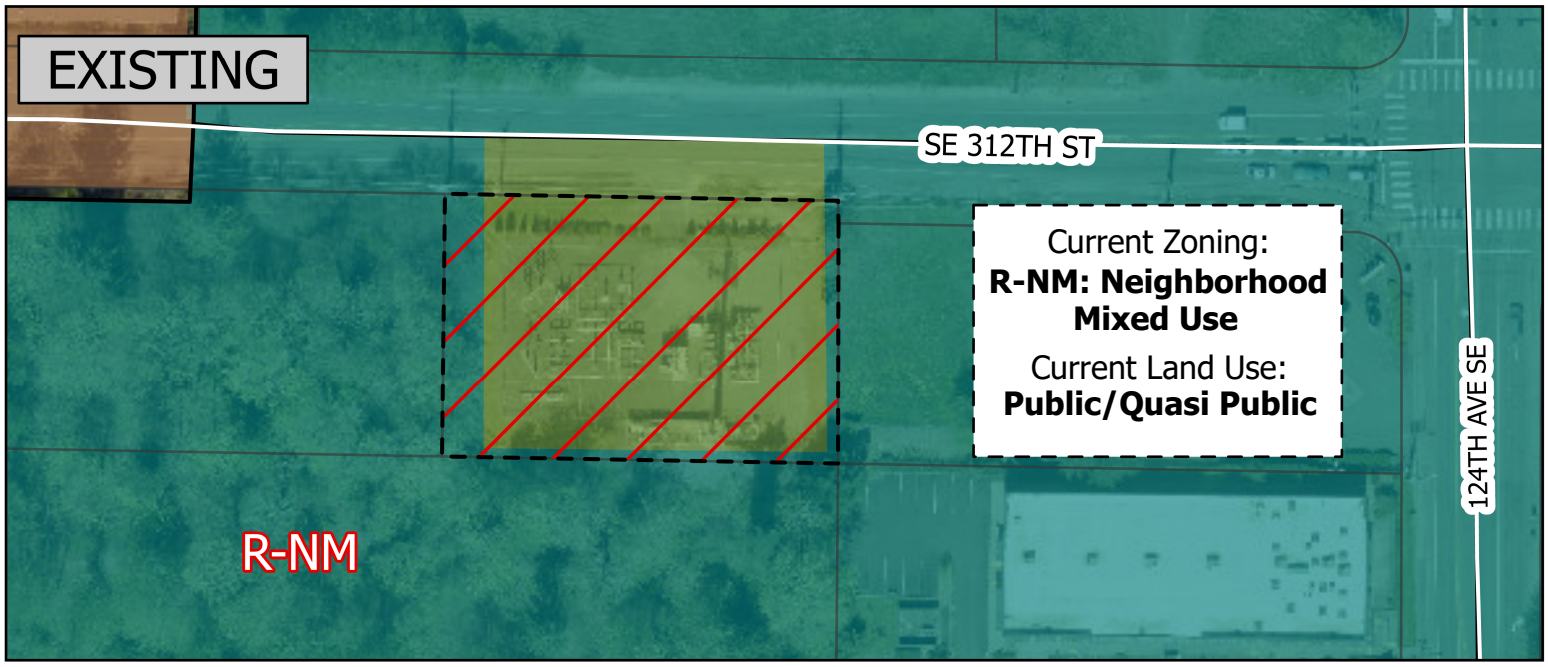
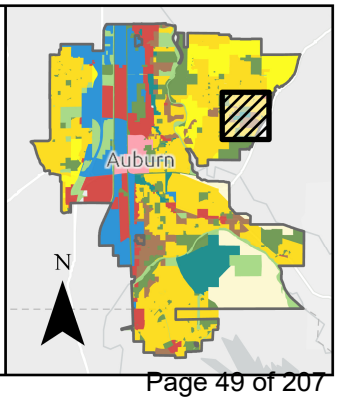
Land Use Amendment - CPA Map 3





Parcels of Interest
Parcels
Zoning
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used



Printed On: 8/10/2026 Map ID: 6390

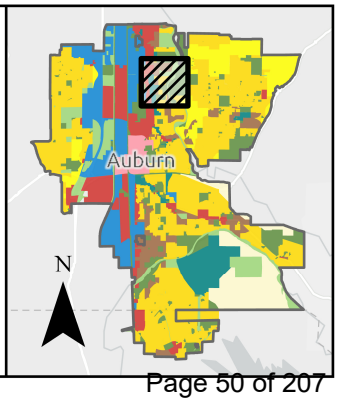
0 0.03 0.06 Miles

Land Use Amendment - CPA Map 4





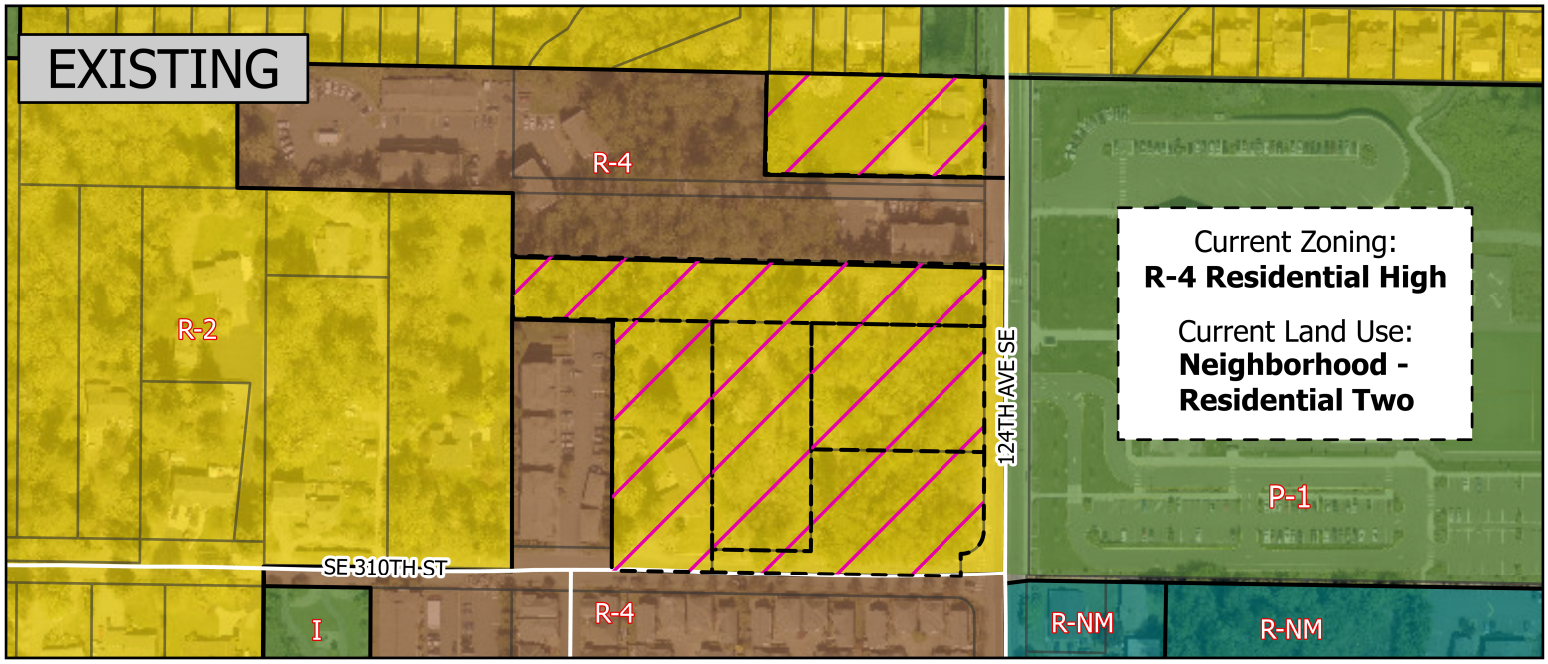
Parcels of Interest
Parcels
Zoning
Commercial
Neighborhood Residential Two
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used

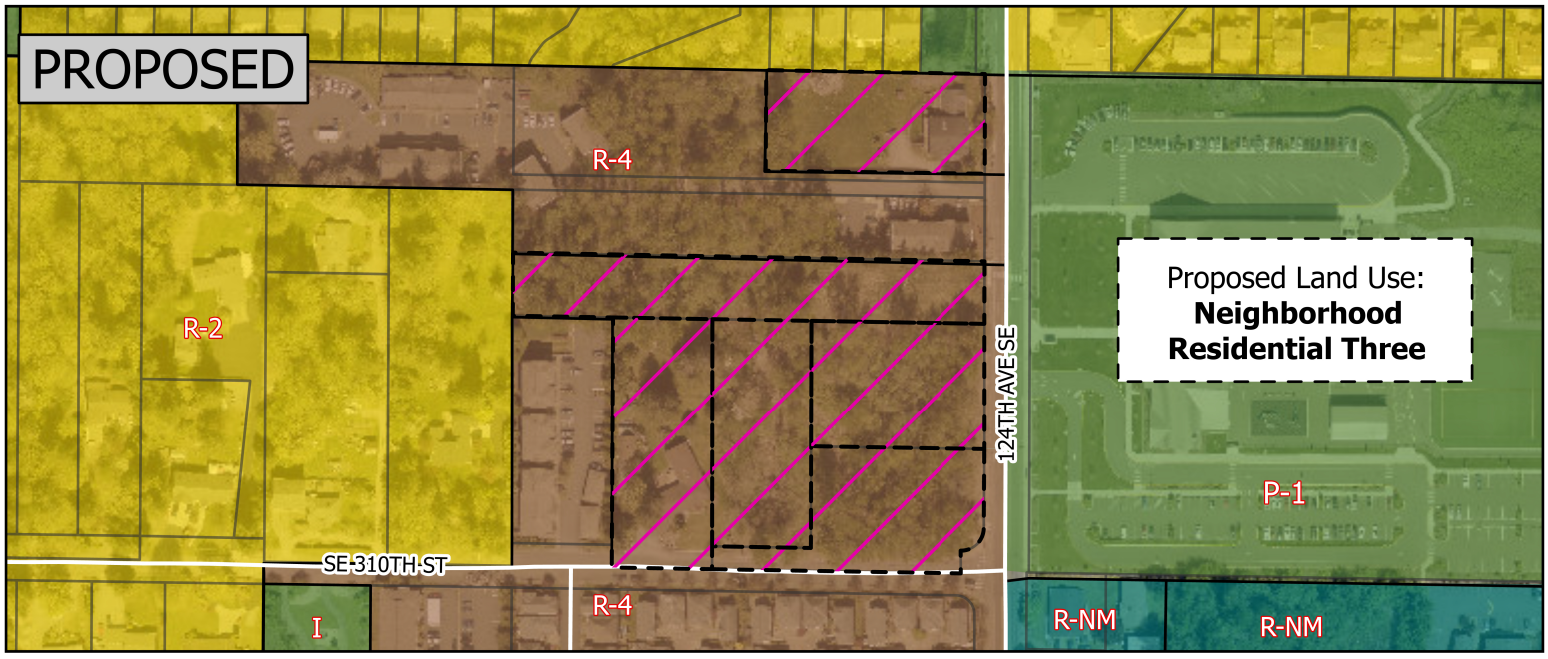


0 0.08 0.15 Miles

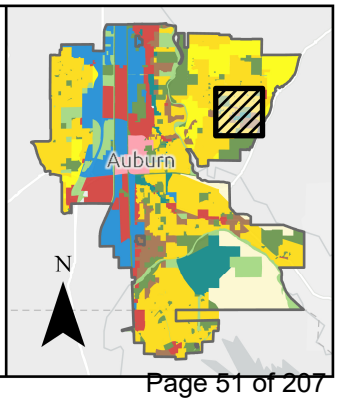
Printed On: 8/10/2026 Map ID: 6390

Land Use Amendment - CPA Map 5





Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used



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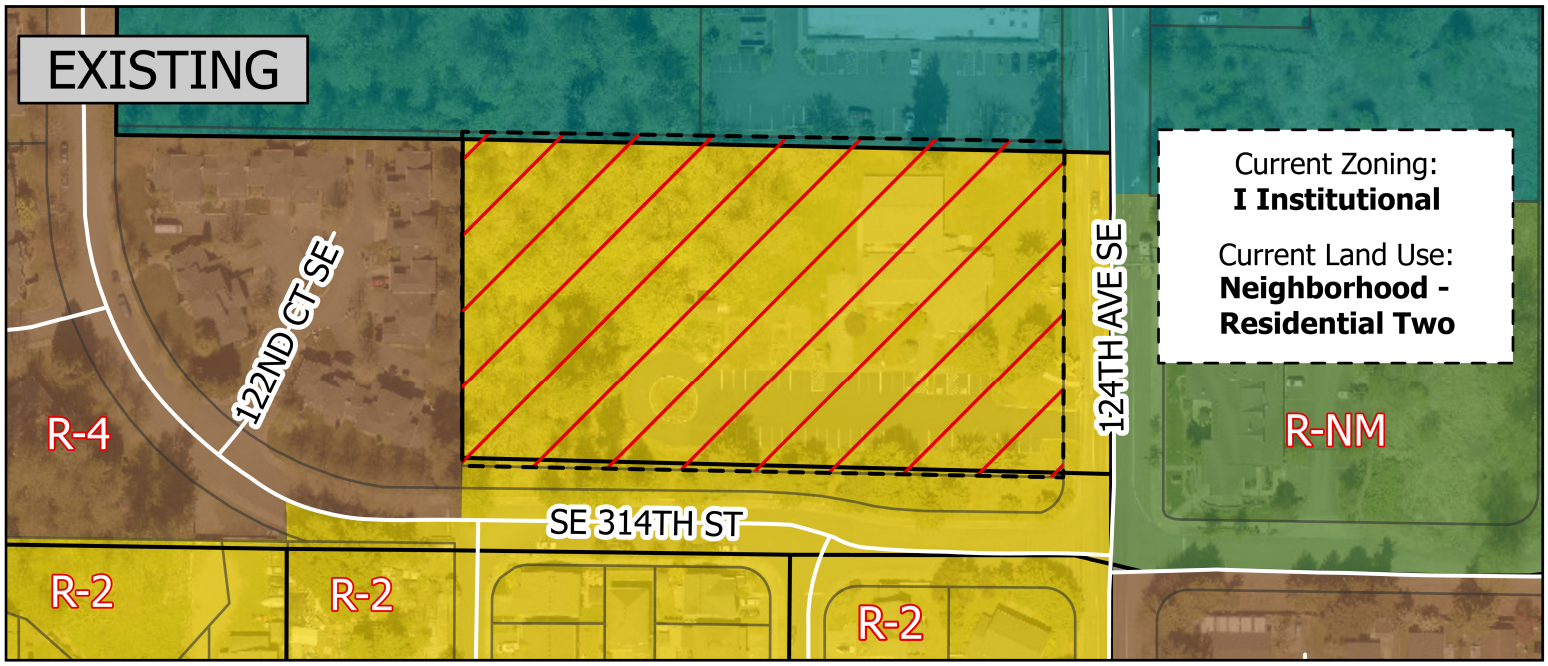
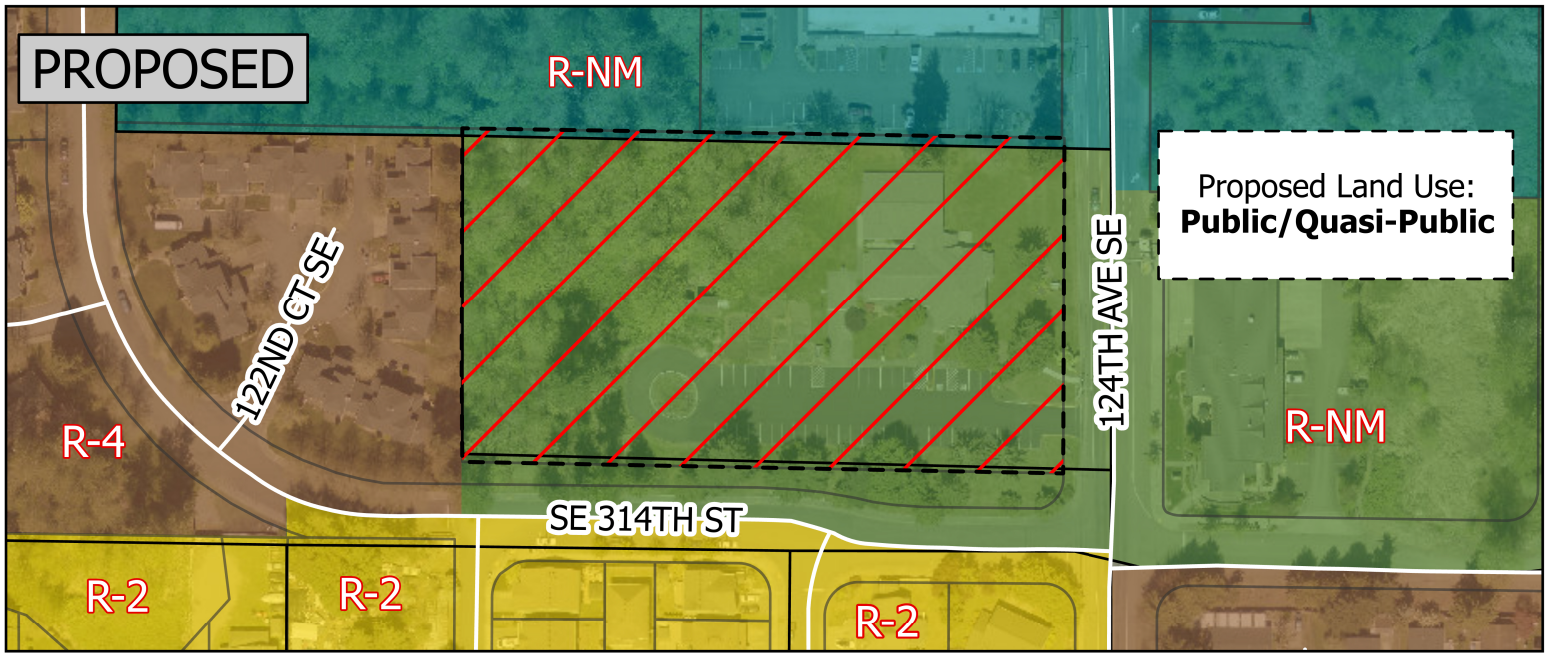
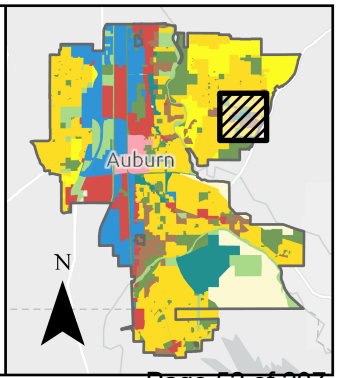
0 0.08 0.15 Miles

Land Use Amendment - CPA Map 6





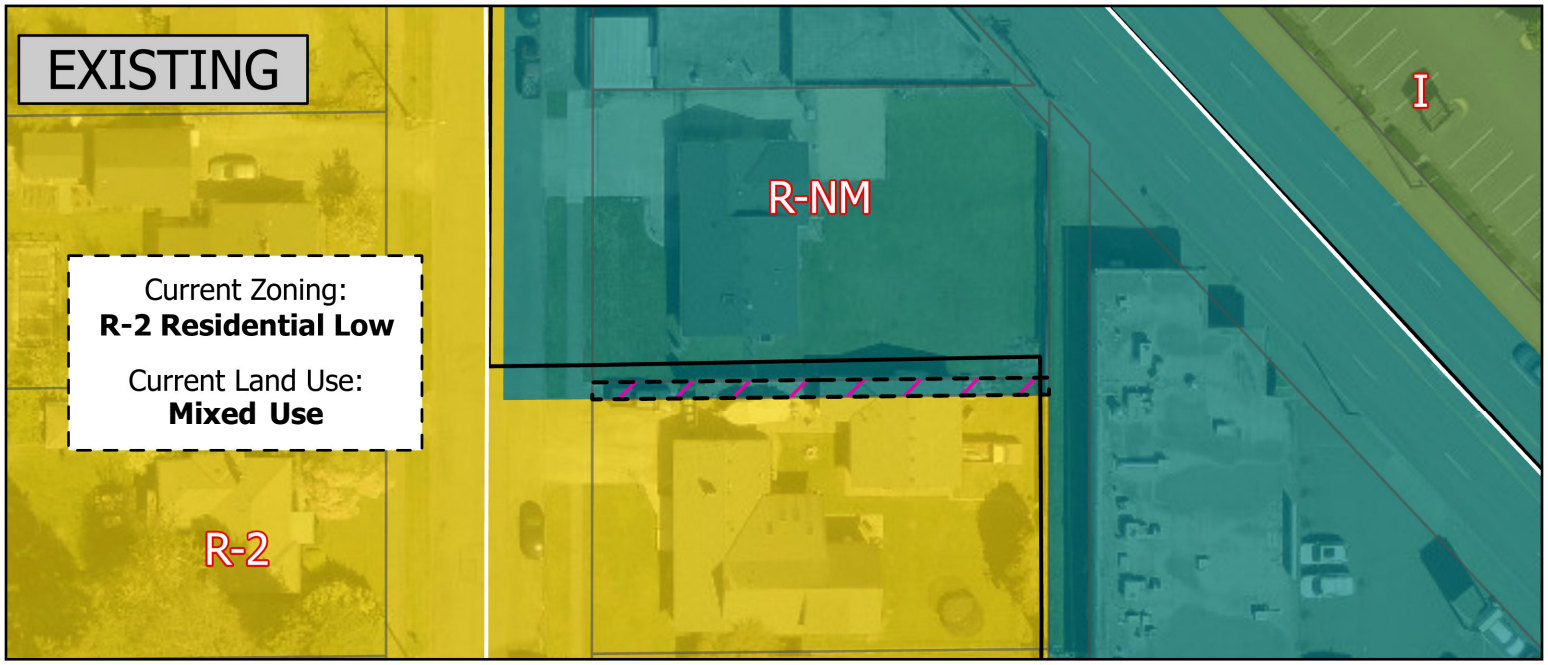
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Neighborhood Residential Three
Public/Quasi-Public
Mixed-Used

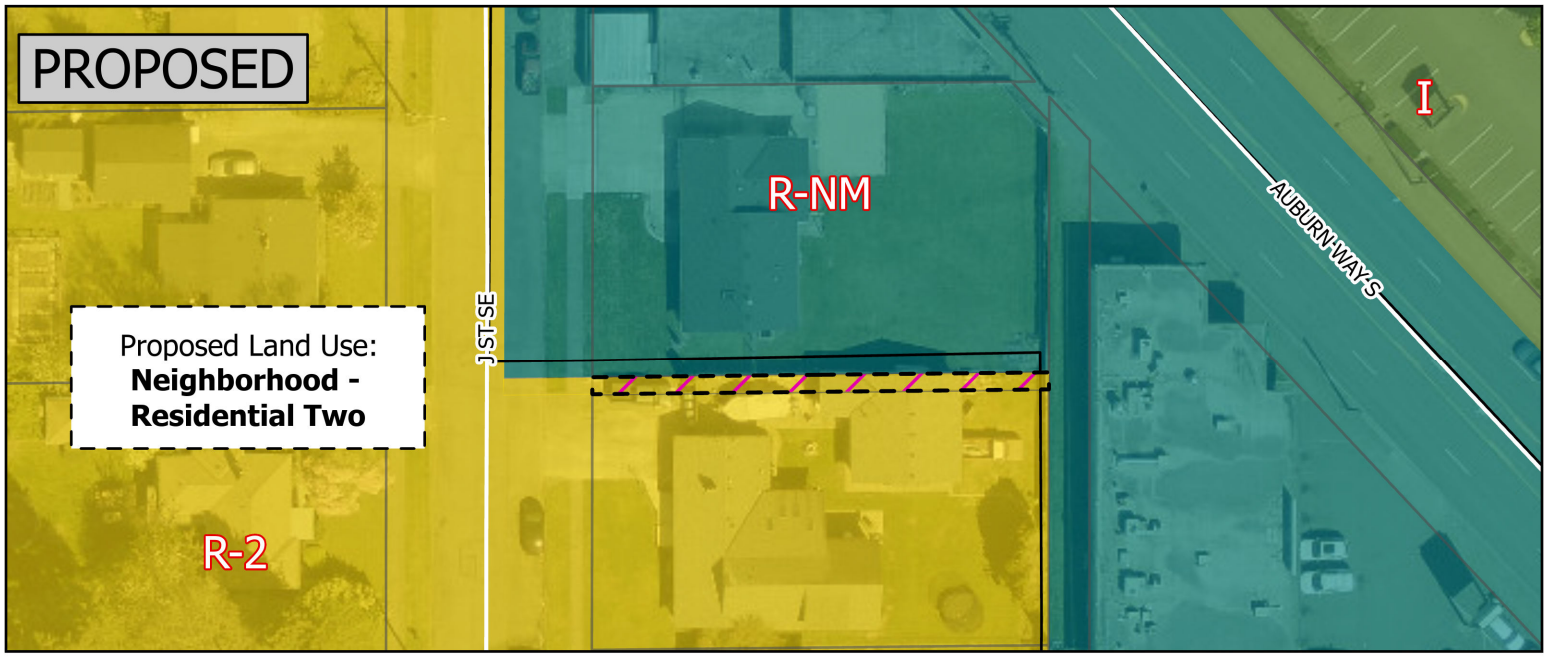


Printed On: 8/10/2026 Map ID: 6390

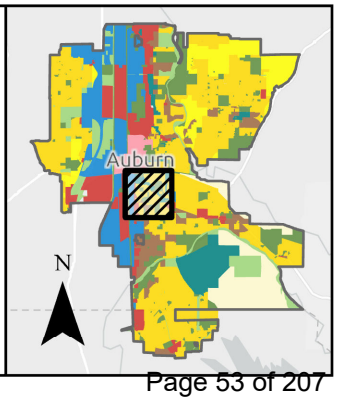
0 0.05 0.09 Miles

Land Use Amendment - CPA Map 7





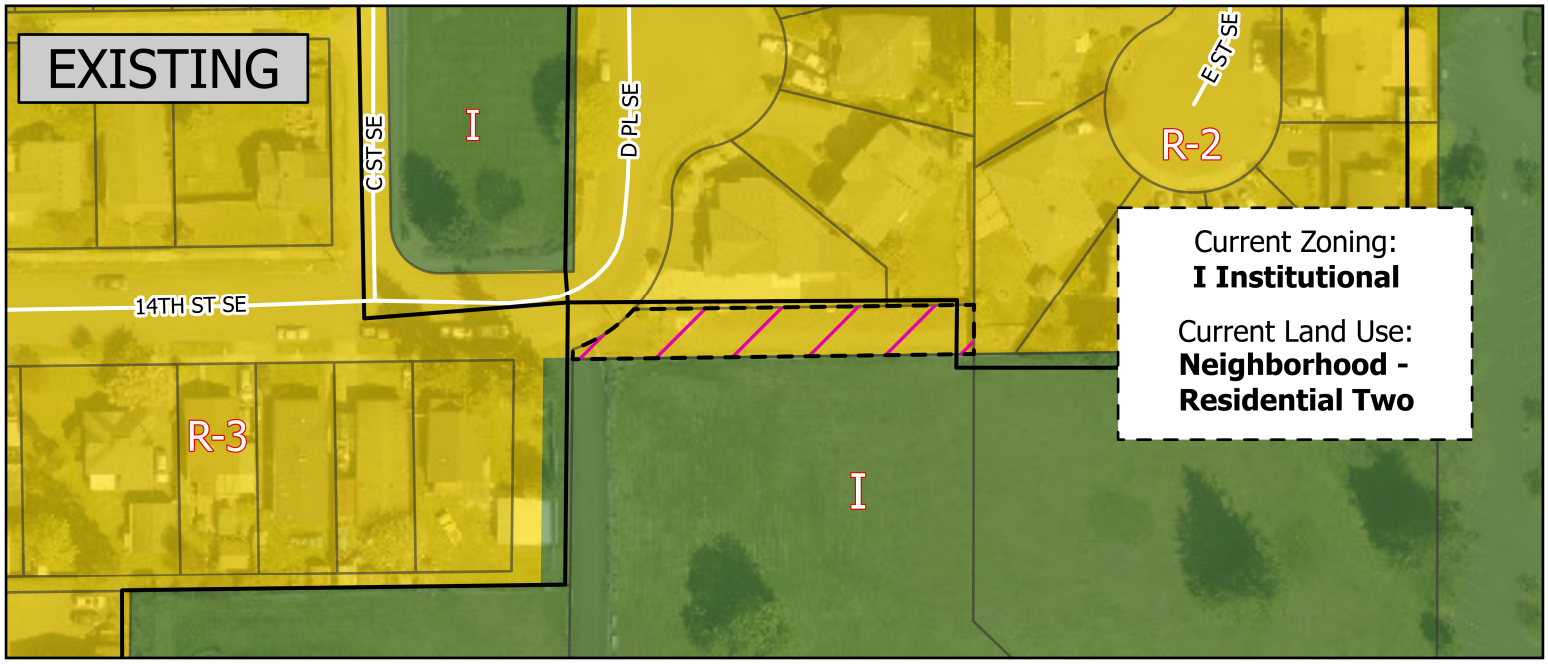
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Public/Quasi-Public
Mixed-Used

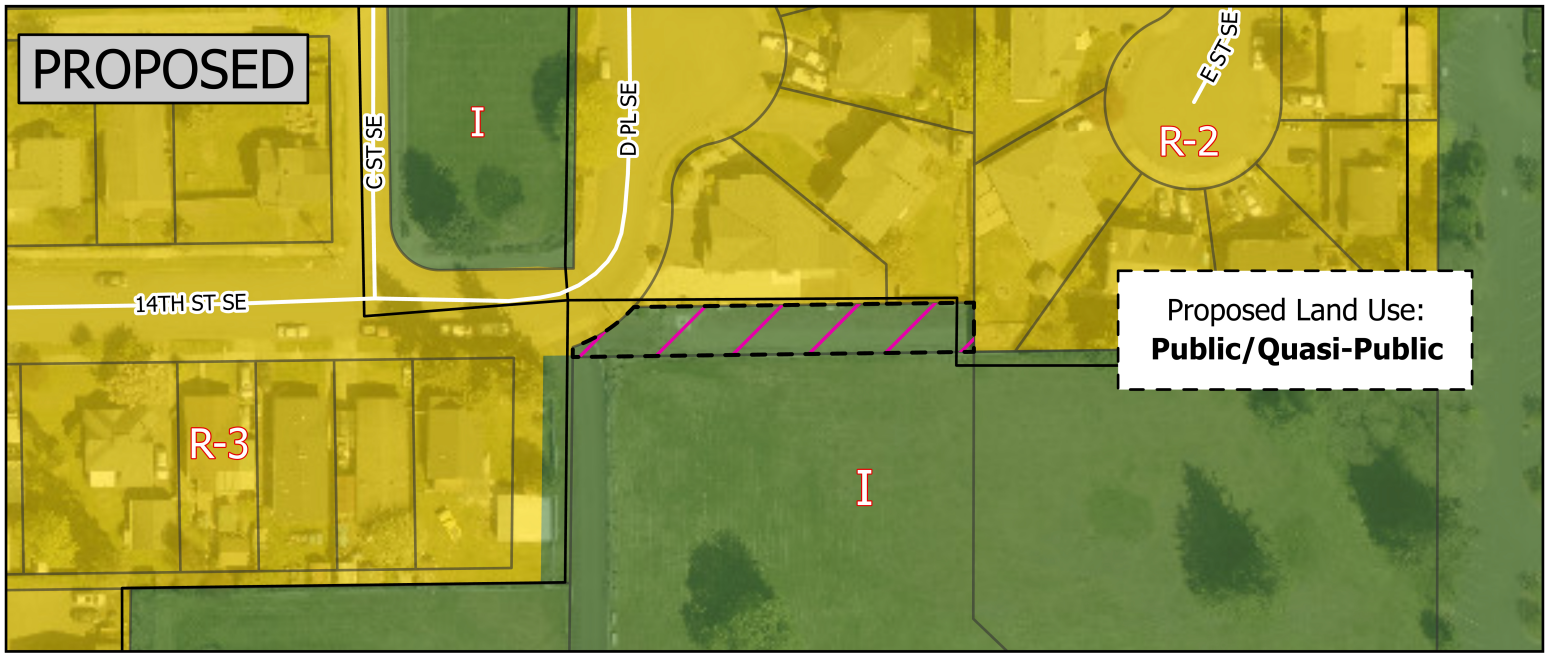


0 0.02 0.03 Miles

Printed On: 8/10/2026 Map ID: 6390

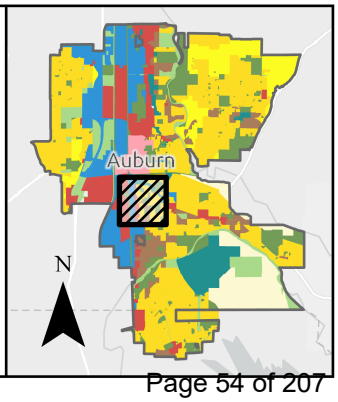
Land Use Amendment - CPA Map 8





Parcels of Interest
Parcels
Zoning
Neighborhood Residential Two
Public/Quasi-Public

0 0.03 0.06 Miles



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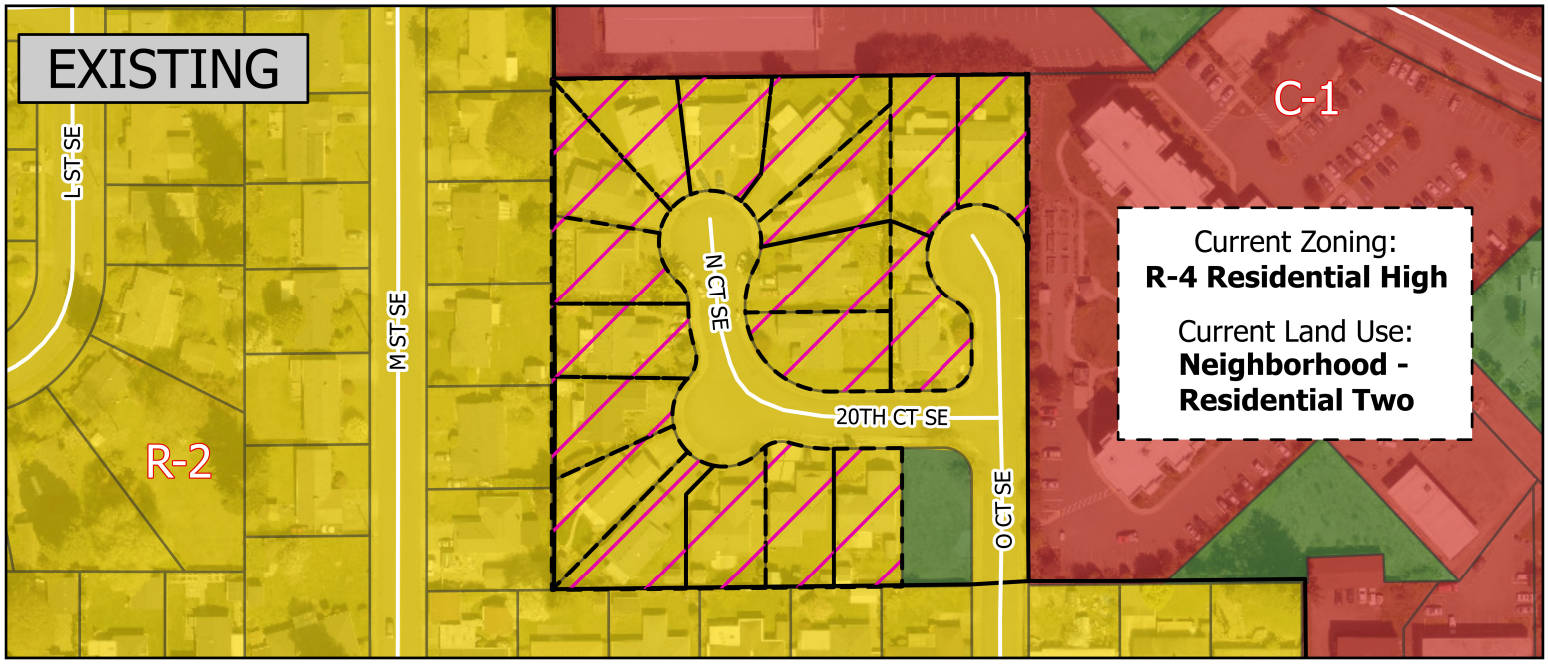
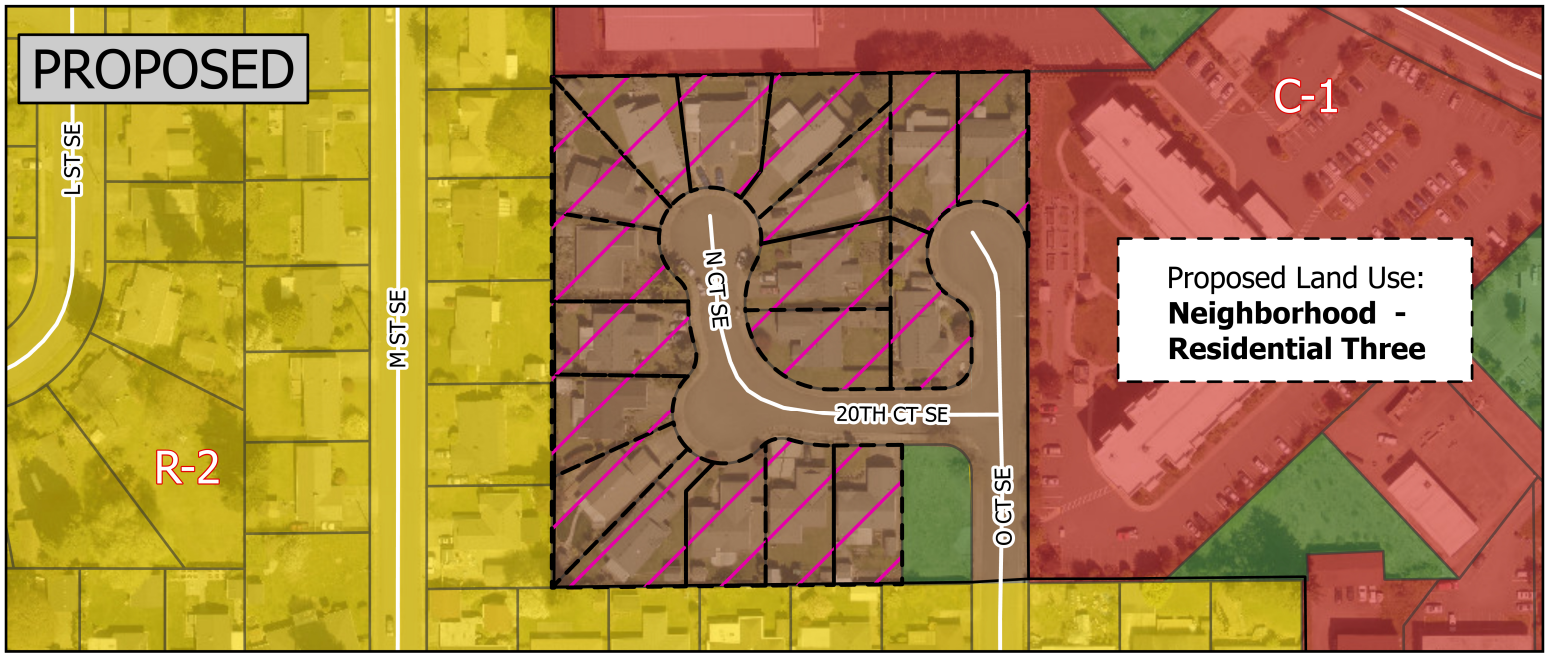
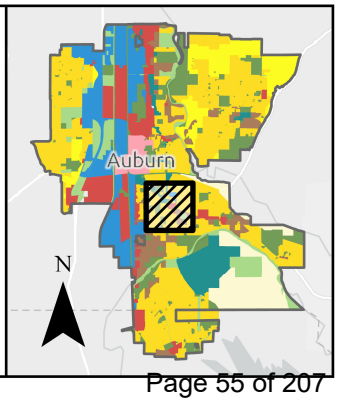
Land Use Amendment - CPA Map 9





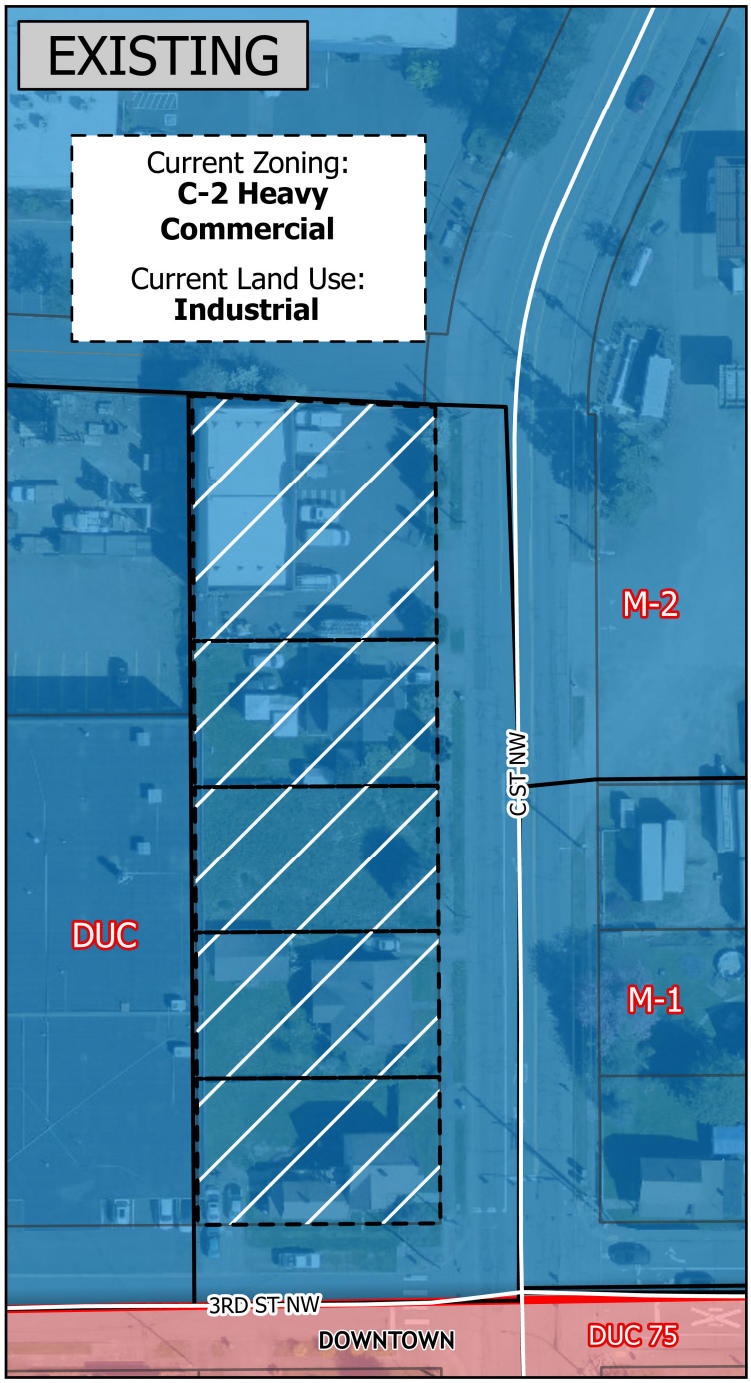
Parcels of Interest
Parcels
Zoning
Neighborhood Residential Three
Commercial
Neighborhood Residential Two
Public/Quasi-Public

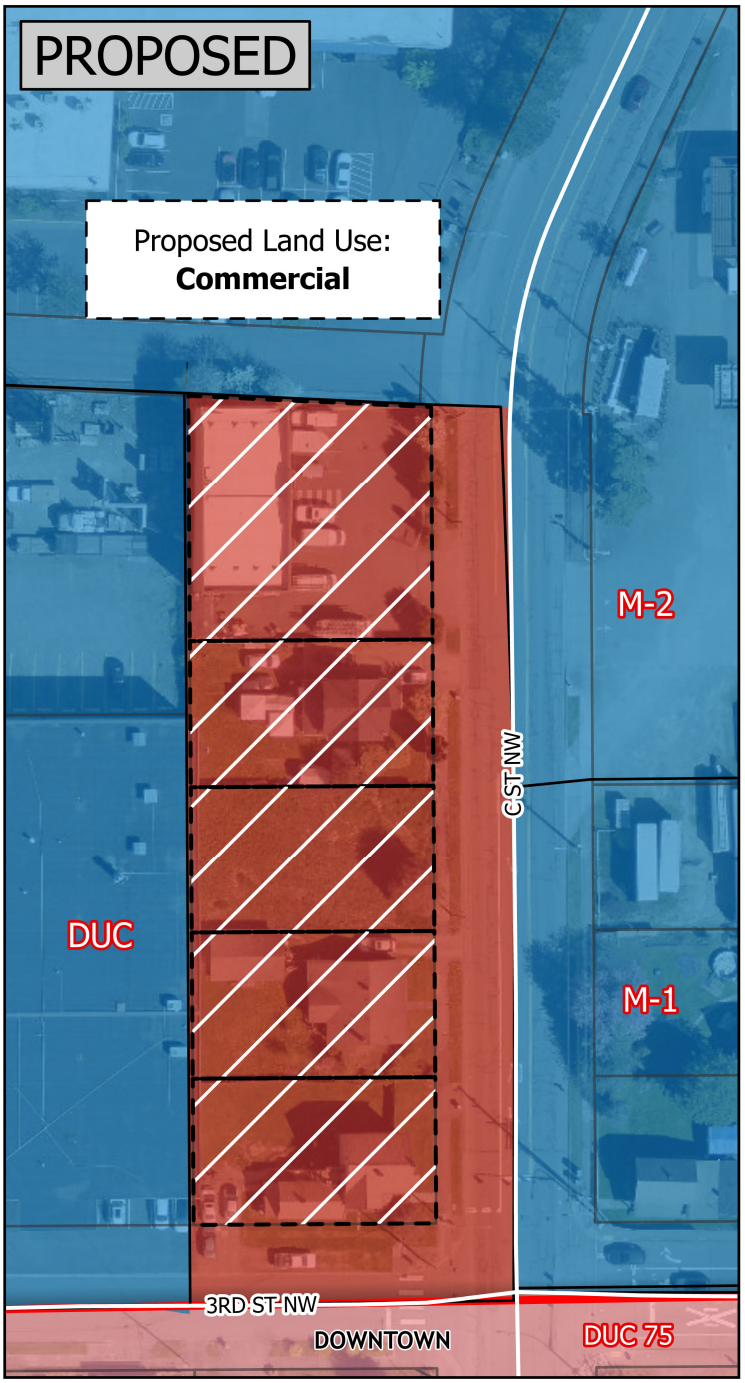


0 0.05 0.1 Miles

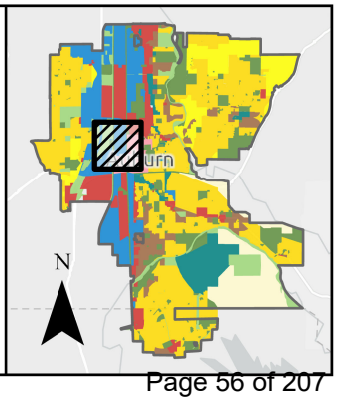
Printed On: 8/10/2026 Map ID: 6390

Land Use Amendment - CPA Map 10





Parcels of Interest
Parcels
Zoning
Downtown Urban Center
Commercial
Downtown Urban Center
Industrial



0 0.02 0.05 Miles

Printed On: 8/10/2026 Map ID: 6390

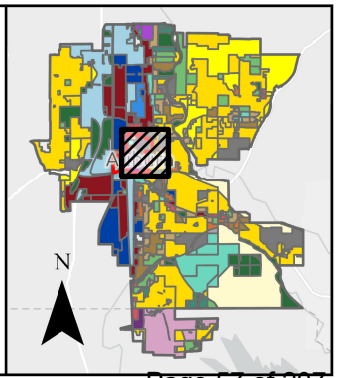
Zoning Amendment - ZOA Map 1





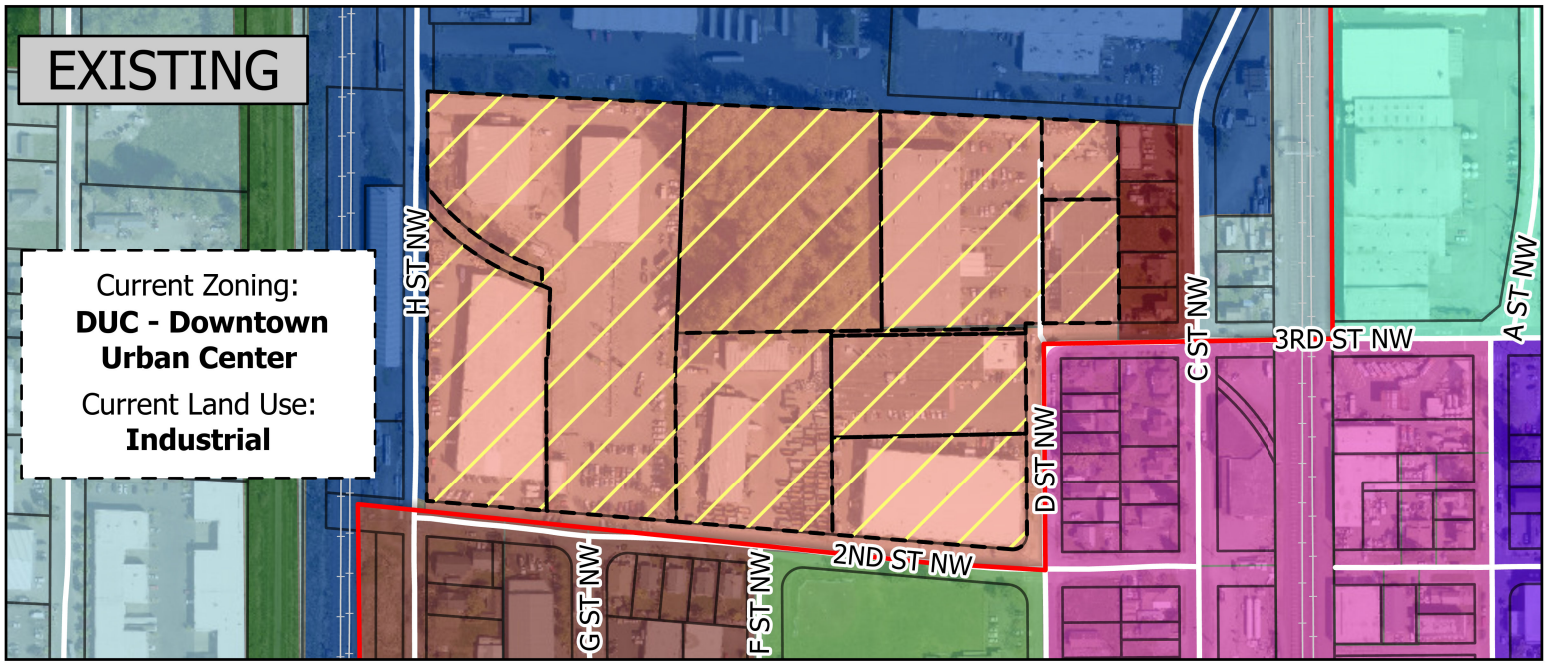
Parcels of Interest
Parcels
Downtown Urban Center
DUC - Core 75
DUC - Downtown Urban Center
P-1 - Public Use
R-2 - Residential Low
R-F - Residential Flex

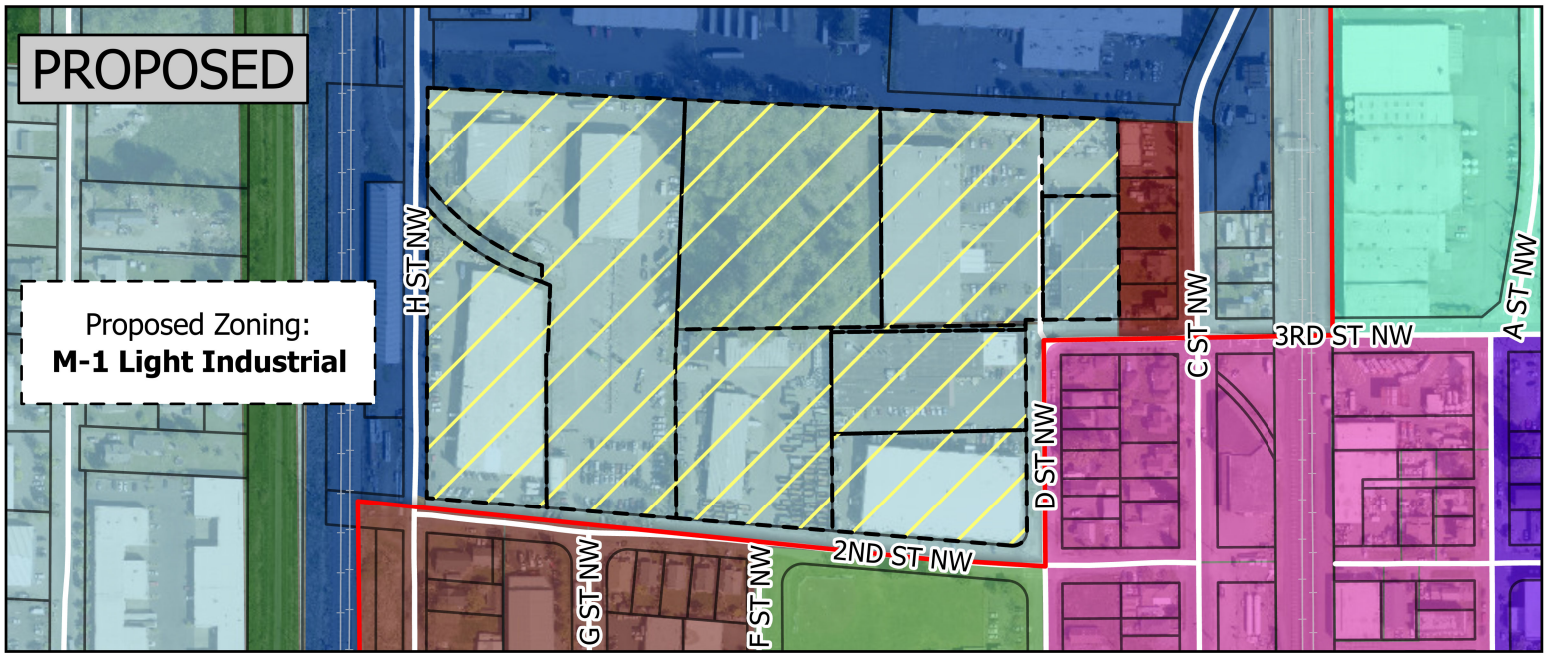
0 0.02 0.04 Miles



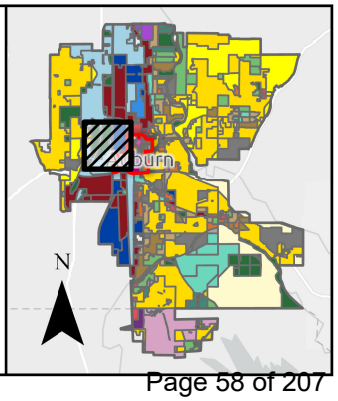
Printed On: 8/10/2026 Map ID: 6390

Zoning Amendment - ZOA Map 2





Parcels of Interest
Railroads
Parcels
Downtown Urban Center
DUC - Core 75
DUC - FR Flex Residential
DUC - Health & Wellness 125
DUC - M-1 Light Industrial
DUC - Downtown Urban Center
C-2 - Heavy Commercial
M-1 - Light Industrial
M-2 - Heavy Industrial
OS - Open Space
P-1 - Public Use

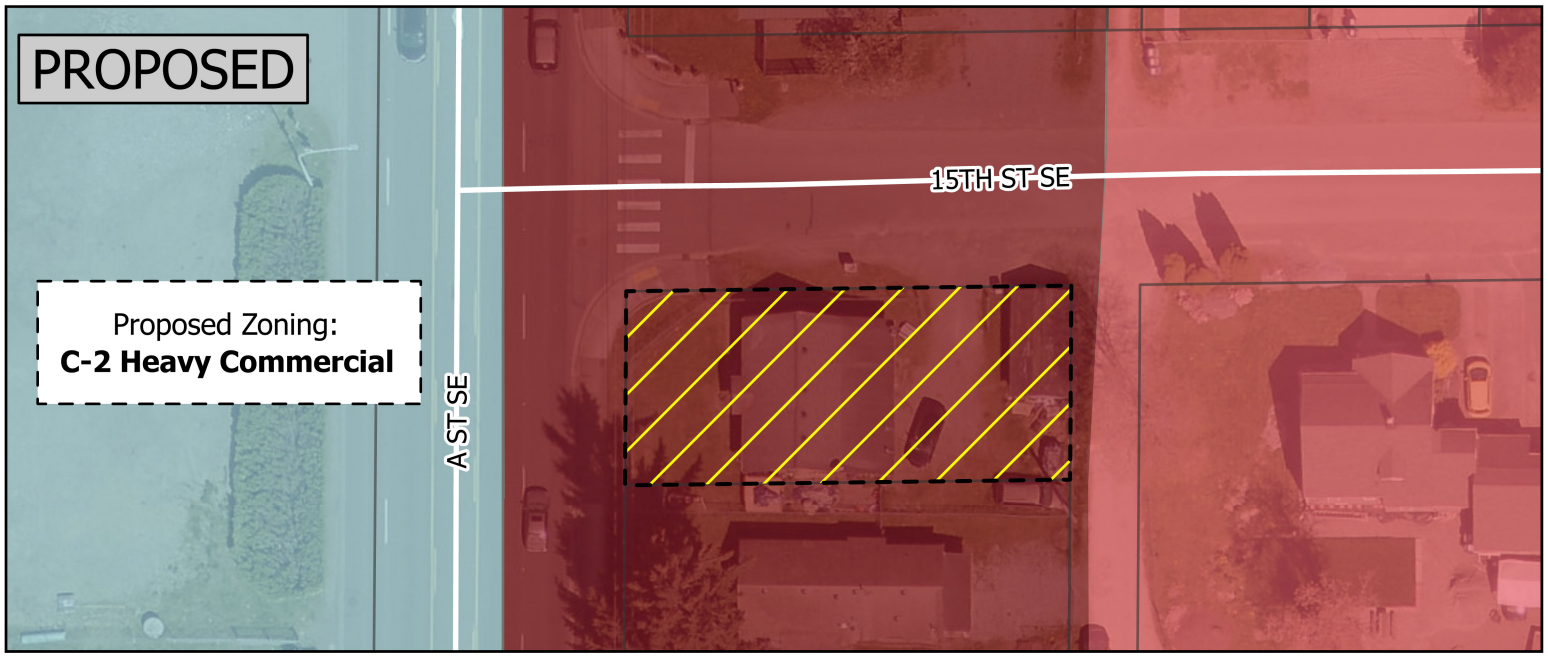


Printed On: 8/10/2026 Map ID: 6390

0 0.1 0.2 Miles

Zoning Amendment - ZOA Map 3

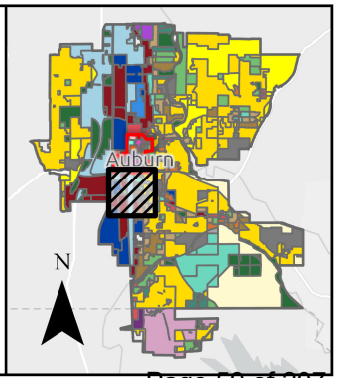




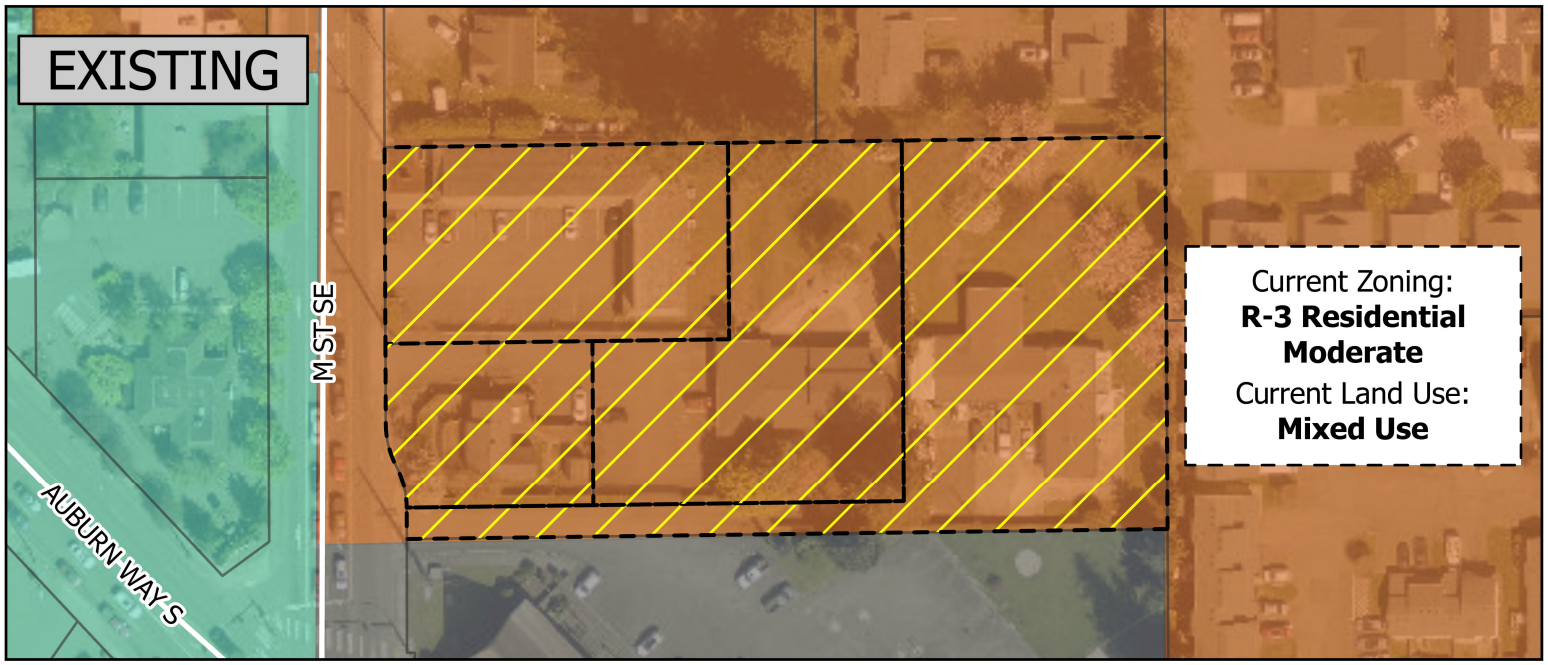
Parcels of Interest
Parcels
C-1 - Light Commercial
C-2 - Heavy Commercial
M-1 - Light Industrial

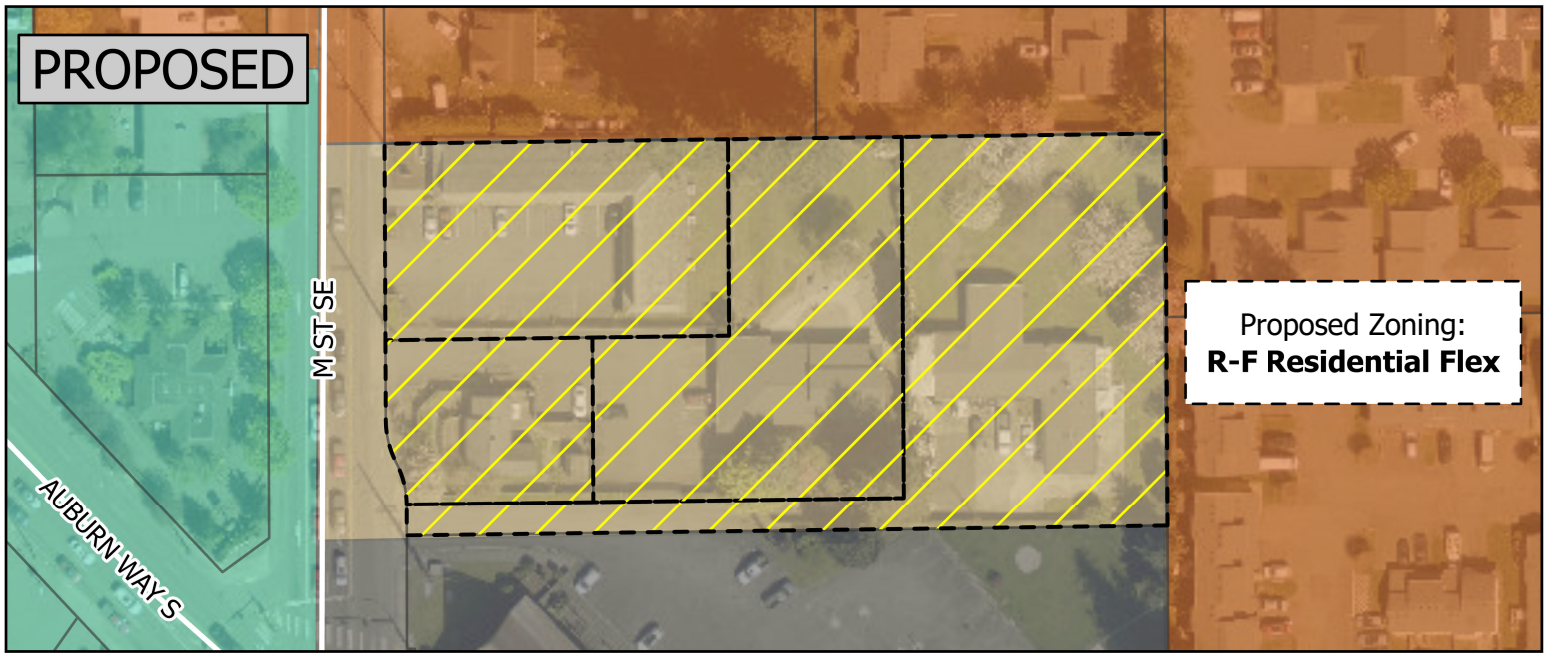
0 0.01 0.03 Miles

Printed On: 8/10/2026 Map ID: 6390

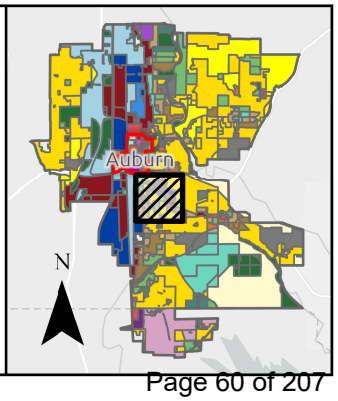


Zoning Amendment - ZOA Map 4





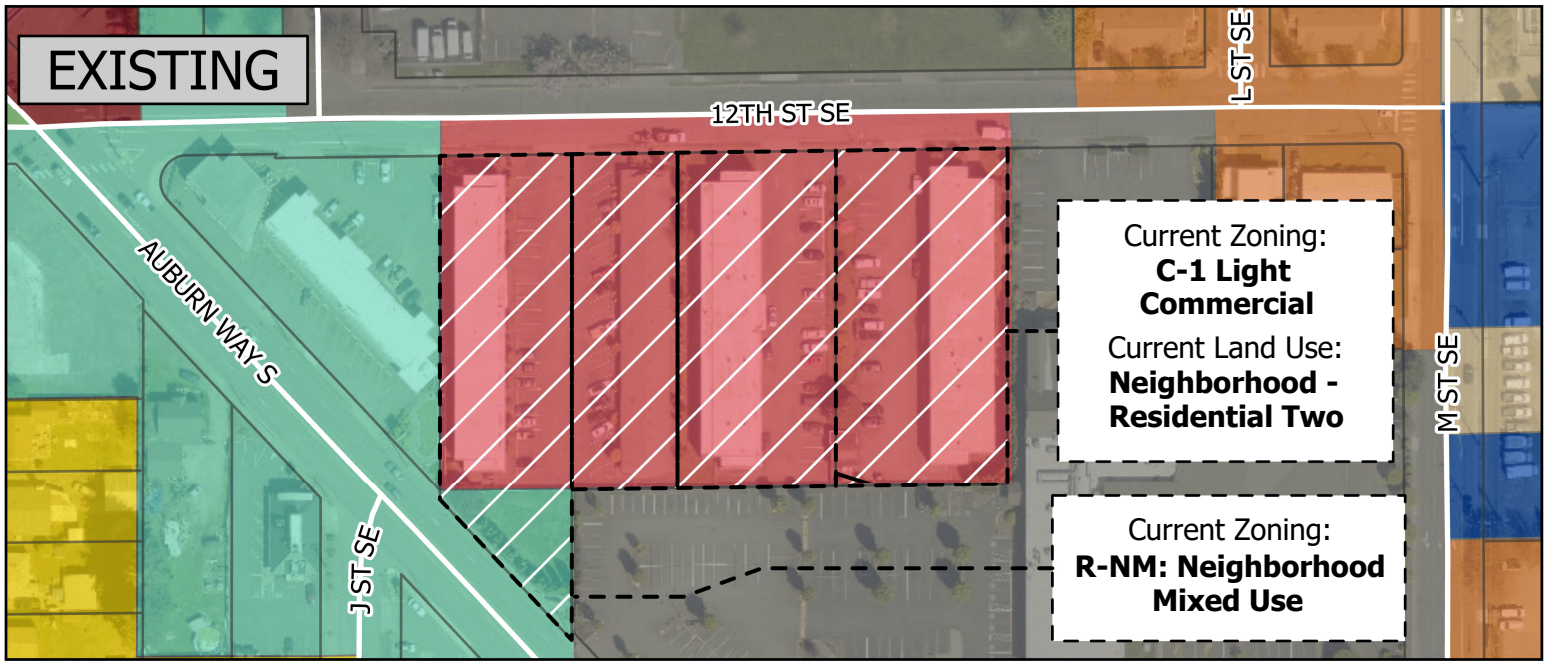
Parcels of Interest
Parcels
I - Institutional
R-3 - Residential Moderate
R-NM - Neighborhood Mixed-Use
R-F - Residential Flex

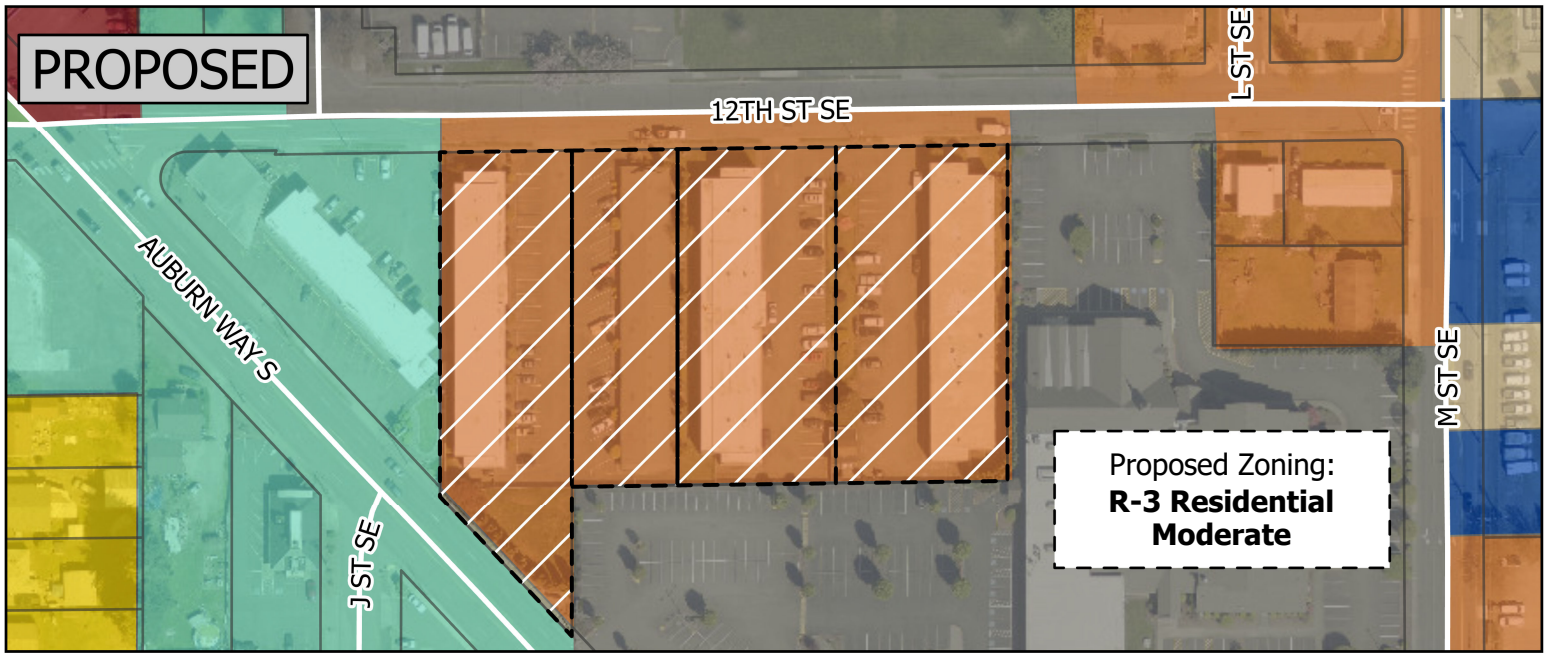


0 0.03 0.06 Miles

Printed On: 8/10/2026 Map ID: 6390

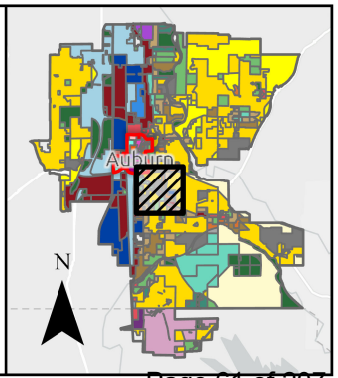
Zoning Amendment - ZOA Map 5





- Parcels of Interest
- Parcels
- C-1 - Light Commercial
- C-2 - Heavy Commercial
- I - Institutional
- M-2 - Heavy Industrial
- P-1 - Public Use
- R-2 - Residential Low
- R-3 - Residential Moderate
- R-NM - Neighborhood Mixed-Use
- R-F - Residential Flex

0 0.04 0.09 Miles



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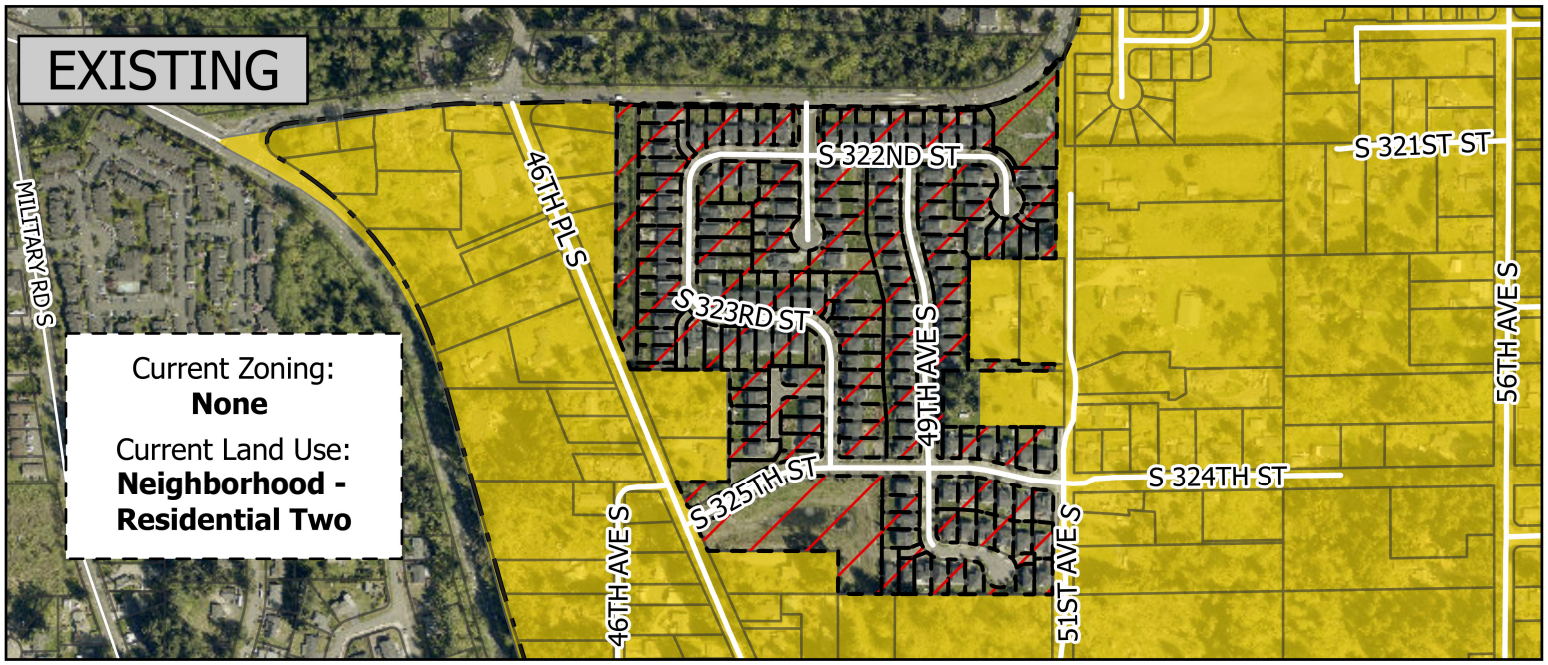
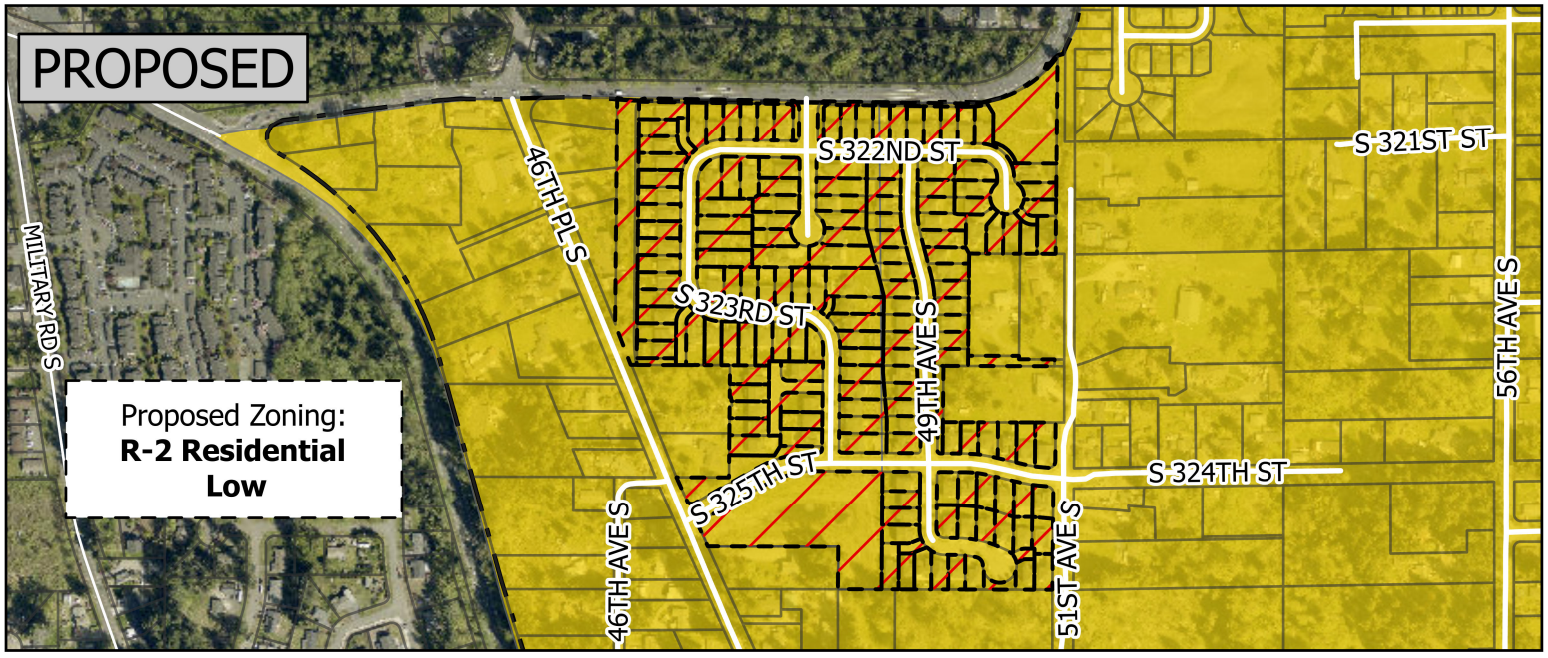
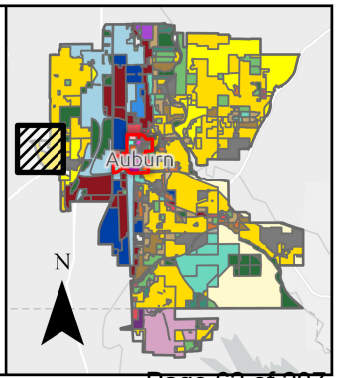
Zoning Amendment - ZOA Map 6





Parcels of Interest
Parcels
Auburn City Limits
R-2 - Residential Low

0 0.17 0.34 Miles



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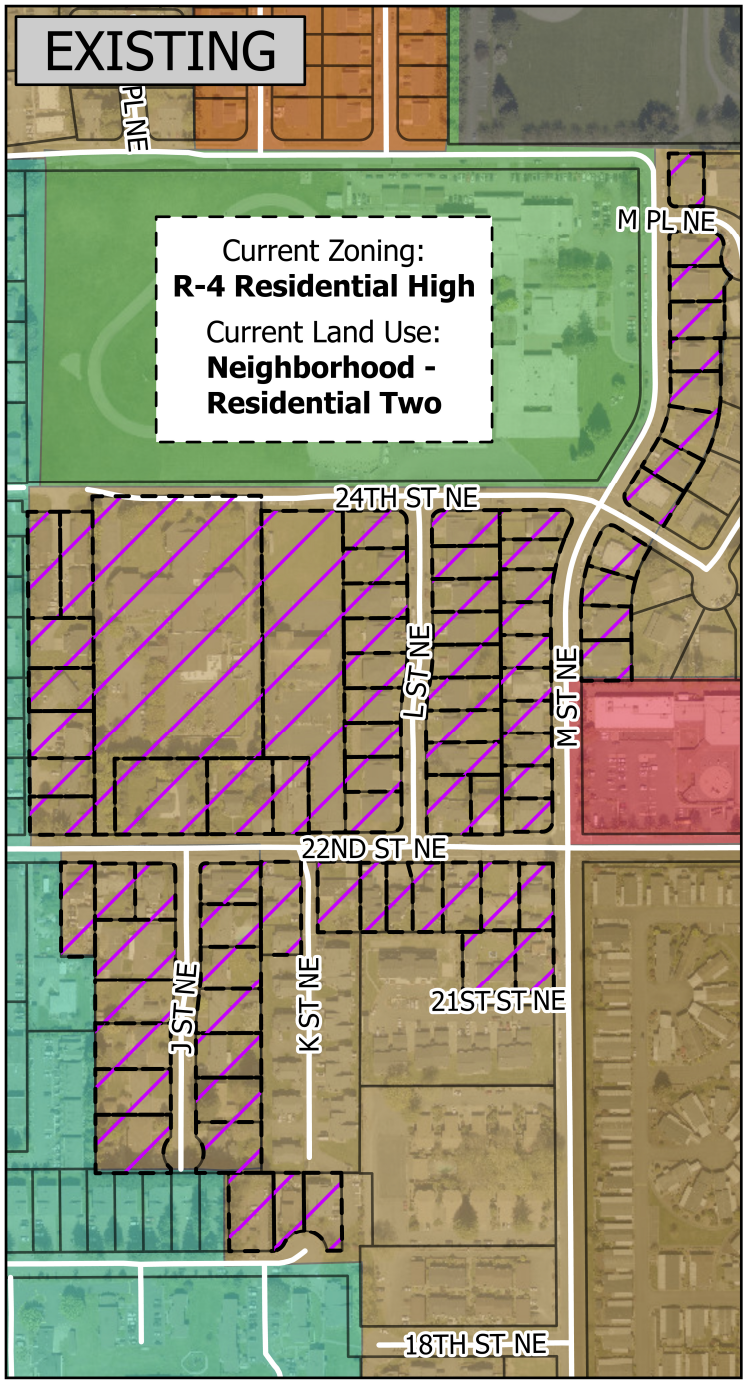
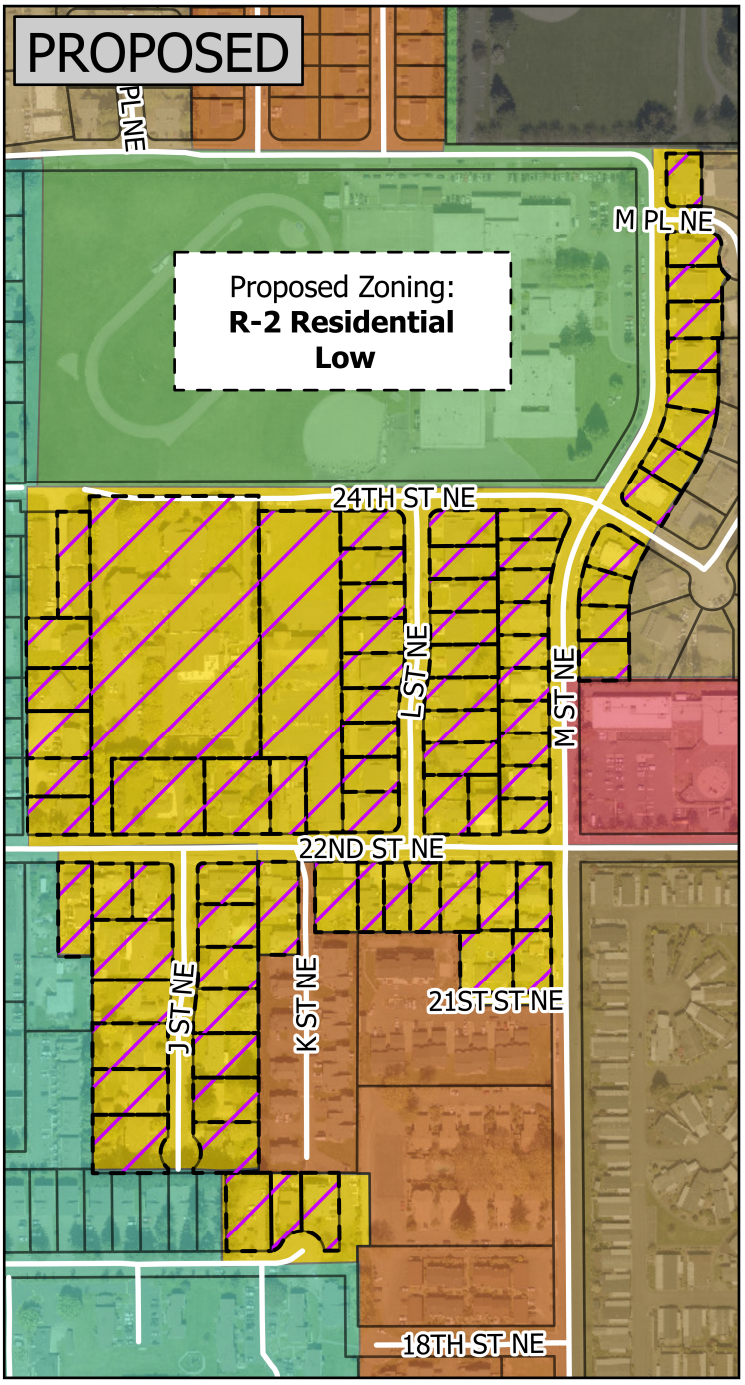
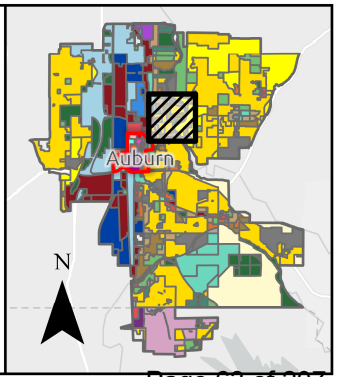
Zoning Amendment - ZOA Map 7





- Parcels of Interest
- Parcels
- C-1 - Light Commercial
- I - Institutional
- P-1 - Public Use
- R-2 - Residential Low
- R-3 - Residential Moderate
- R-4 - Residential High
- R-NM - Neighborhood Mixed-Use
- R-MHC - Residential Manufactured/Mobile Home Community

0 0.11 0.23 Miles



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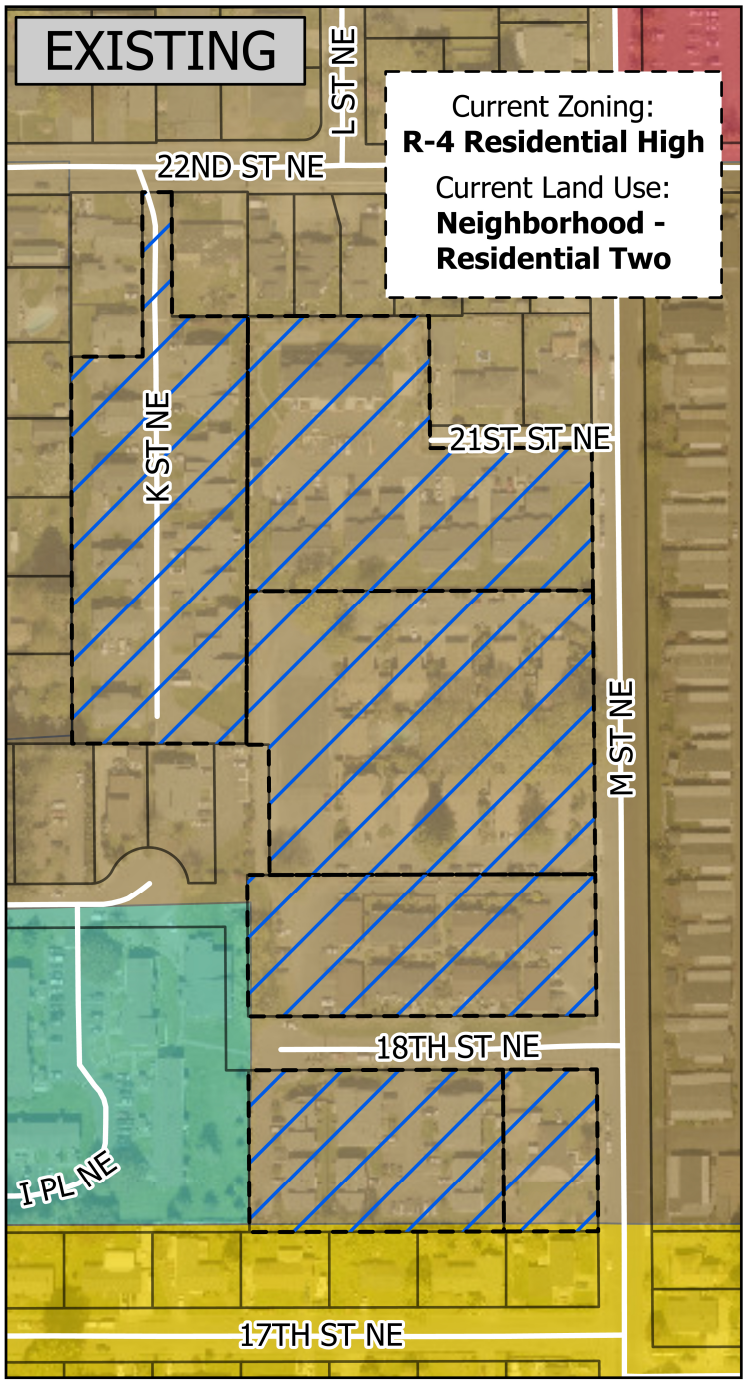
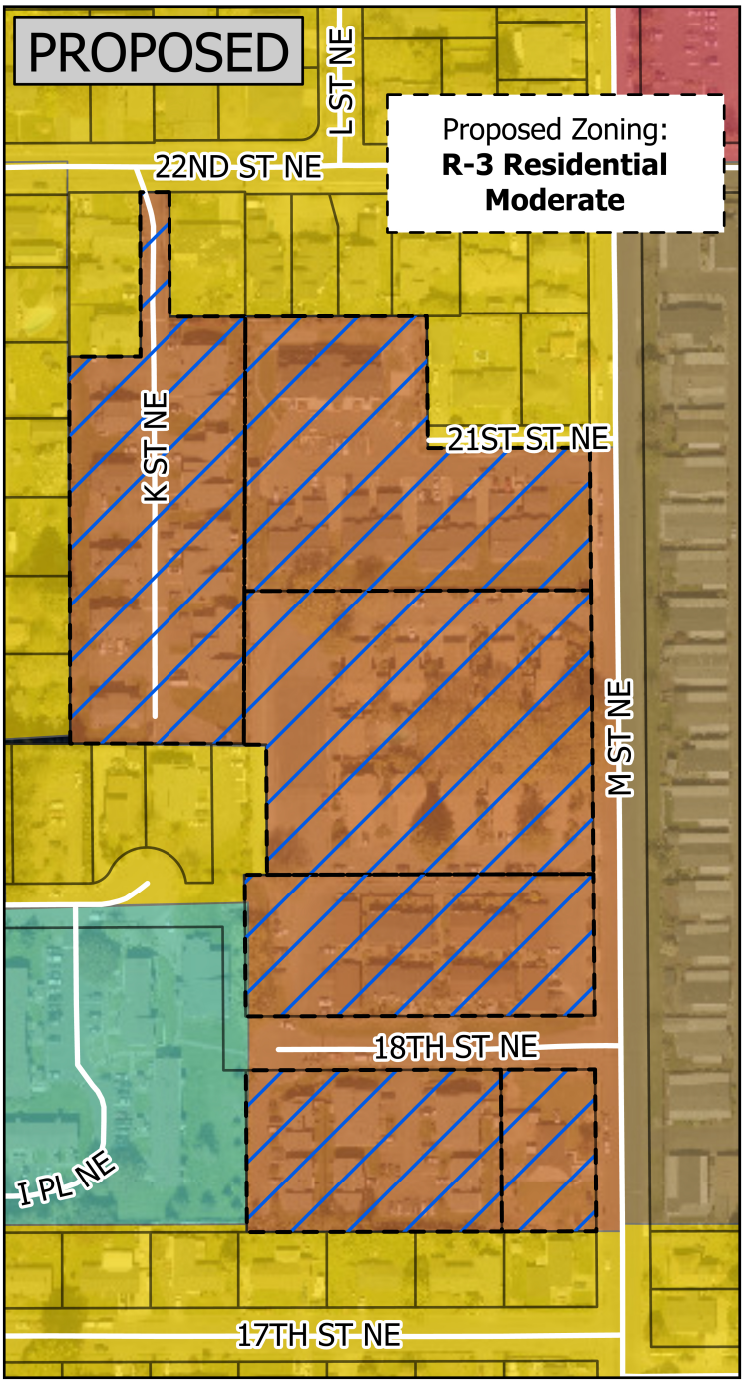
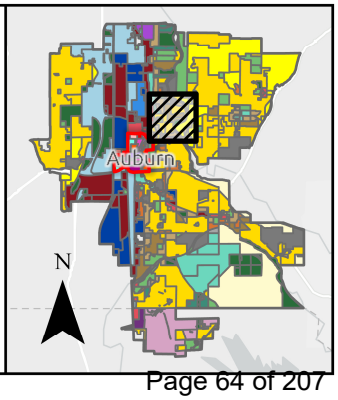
Zoning Amendment - ZOA Map 8





- Parcels of Interest
- Parcels
- C-1 - Light Commercial
- R-2 - Residential Low
- R-3 - Residential Moderate
- R-4 - Residential High
- R-NM - Neighborhood Mixed-Use
- R-MHC - Residential Manufactured/Mobile Home Community

0 0.06 0.13 Miles



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AGENDA BILL APPROVAL FORM

Agenda Subject:
2026 Text Amendments to the Comprehensive Plan
Staff Introduction/Presentation (Clark)
Staff to provide a brief presentation on the 2026 City-Initiated Text Amendments.

Meeting Date:
September 9, 2026

Department:
Community Development

Attachments:
Memorandum, 1 - Annual Text Amendment PowerPoint Presentation, 2 - Auburn School District CFP Text Amendment, 3 - Federal Way Public Schools CFP Text Amendment, 4 - Kent School District CFP Memo, 5 - City of Auburn Capital Facilities Element Text Amendment

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

CITY OF AUBURN WASHINGTON
MAYOR NANCY BACKUS
25 WEST MAIN STREET, AUBURN, WA 98001
253-931-3000
AUBURNWA.GOV

PLANNING COMMISSION MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Bill Stewart, Vice Chair Planning Commission
Planning Commission Members

FROM: Gabriel Clark, Planner II
Dept. of Community Development

DATE: August 25, 2026

RE: 2026 Annual Text Amendments to the Comprehensive Plan (City-Initiated)

I. BACKGROUND & PURPOSE

The City of Auburn adopted its first Comprehensive Plan in 1995 in accordance with the state's Growth Management Act (GMA) of 1990. This initial plan established the framework for Auburn's long-term objectives in land use, housing, transportation, and environmental stewardship. Since that time, Auburn's Comprehensive Plan has undergone successive updates—most notably in 2005, 2015, and most recently, 2024—to address shifting demographic trends, evolving regional planning goals, and emerging community priorities.



Pursuant to Revised Code Washington (RCW) 36.70A.130 "*Comprehensive Plans*" and Chapter 14.22 Auburn City Code (ACC) "*Comprehensive Plan*," the City of Auburn conducts a single comprehensive docketing cycle each calendar year to consider amendments to its Comprehensive Plan. This annual cycle promotes transparency, consistency, and public engagement by consolidating all proposed revisions into a unified review process.

Those interested in submitting a comprehensive plan or land use map amendment application for consideration during the annual amendment cycle are encouraged to discuss their ideas with the Staff. Privately initiated comprehensive plan amendments were required to be submitted prior to July 2026. No privately initiated applications were received for the 2026 Annual Amendment Cycle.

Anticipated Schedule

- Introduce the annual amendments at the September 9th special meeting
- Continue discussion of the annual amendments at the October 6th meeting
- Public hearing with Planning Commission deliberation and vote at the November 4th meeting
- Following a vote to recommend the annual amendments, Staff will present the 2026 Annual Amendments to City Council at the November 23rd Study Session

II. SUMMARY OF PROPOSED TEXT AMENDMENTS

Staff will introduce several city-initiated annual amendments to the Comprehensive Plan. The text updates are summarized below.

Each of the school districts which serve the student population of the City may provide capital facilities plans explaining the district's current facility inventory, planned facility maintenance or improvements, propose new facilities, and student generation rates. These documents typically have a planning horizon of approximately six years and require annual adjustments to modify plans according to demographic and economic trends.

P/T No. 1 Auburn School District 2026 Capital Facilities Plan
The Plan was prepared using data available in the spring of 2026, unless otherwise noted and remains consistent with the CFP provided to the City at the 2025 Annual Amendment Cycle with minor changes outlined below.

Projected enrollment based on a district-wide analysis shows the overall population of the enrolled students is projected to decrease 1.8% over the next five years and 1.5% over the next ten years. The District notes a declining birth rate leading to variability in the student enrollment numbers.

In 2023, the District completed a ten-year Facilities Master Plan which identifies the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projection remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized student enrolment growth at individual schools.

P/T No. 2 Dieringer School District 2026-2032 Capital Facilities Plan
The Dieringer School District will provide an updated Capital Facilities Plan after legislative changes are agreed upon with Pierce County. Staff will present any changes to Dieringer School District's CFP at the October 6th Planning Commission Meeting.

P/T No. 3 Federal Way Public Schools 2026 Capital Facilities Plan
In response to the requirements of the State of Washington Growth Management Act and other local ordinances, Federal Way Public Schools (FWPS) has updated their CFP as of June 2026.

The District is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as voters authorized in 2017. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary School, Mirror Lake Elementary School, Star Lake Elementary School, Wildwood Elementary School, Olympic View K-8, and Memorial Field. Illahee Middle School is complete and occupied in its 1-year warranty period.

FWPS continues to monitor factors that may impact enrollment and capacity, such as new single-family and multi-family developments and impacts due to the COVID-19 pandemic. Student enrollment in physical buildings have decreased and increased online enrollment in the Internet Academy. FWPS notes that enrollment during the 2022-2023 school year was higher than projected and is seeing similar growth during the 2024-25 years, though pre-COVID enrollment has not yet been passed. The District is anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail project completion.

FWPS increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections. The 2026 Capital Facilities Plan shows flat enrollment in the near term but will adjust as appropriate based on new multi-family housing developments proposed to open in 2027 and beyond with total enrollment hovering around 21,000 students.

P/T No. 4 Kent School District Capital Facilities Plan

At the request of the Kent School District (KSD), the prior year's adopted Capital Facilities Plan will be retained. KSD notes declining and leveling enrollment trends remain consistent with adopted standards.

P/T No. 5 City of Auburn Capital Facilities Element

Updates to policy no. CFE-18 address outdated timelines and incorporate new information received from the four school districts serving Auburn students as part of the periodic update process. These include:

- Auburn School District – The Portable Relocation Project has been revised to reflect continuous implementation.
- Other changes as necessary from the Dieringer School District's CFP and the City of Auburn's CFP.

Updates to other portions of the Capital Facilities Element is dependent on the complete analysis of the City's Capital Facilities Plan, with drafts ready for review in October.

III. TEXT AMENDMENT

Attachments two, three, and four contain the CFP packages the school districts submitted. Attachment five contains the text amendments to the Capital Facilities Element with changes reflected by strike-out/underline.

IV. ATTACHMENTS

1) Annual Text Amendment PowerPoint Presentation
2) Auburn School District CFP Text Amendment
3) Federal Way Public Schools CFP Text Amendment
4) Kent School District CFP Memo
5) City of Auburn Capital Facilities Element Text Amendment

PLANNING COMMISSION

2026 ANNUAL TEXT AMENDMENTS

PRESENTED BY
GABRIEL CLARK, PLANNER II
SEPTEMBER 9, 2026

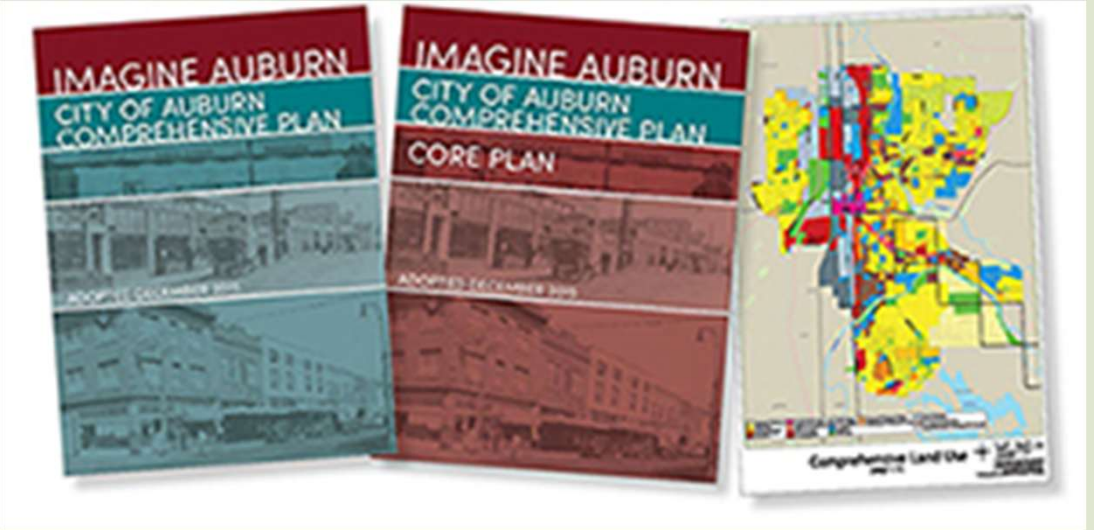
Department of Community Development
Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

BACKGROUND & PURPOSE





SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

PROPOSED TEXT AMENDMENTS

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

Auburn School District No. 408

Capital Facilities Plan

2026 through 2032



Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 8, 2026.

Public Education Facilities

Auburn's residential areas are served by a combination of Auburn School District, Dieringer School District, Federal Way Public Schools, and Kent School District. Detailed inventories of school district capital facilities and levels-of-service are contained in the Capital Facilities Plan (CFP) of each school district. The CFPs of the four school districts serving Auburn residential areas are adopted annually as part of the Annual Comprehensive Plan amendment process. Locations of schools and school districts within the City of Auburn which are illustrated in the map below.

Future Plans

To accommodate projected growth, the school districts have noted the following projects in their ~~2025~~ 2026 Capital Facilities Plans:

Auburn School District

- Portable Relocation – ~~Opens 2024-2025~~Continuous
- Middle School #5 – ~~Opens 2027-2028~~Continuous
- Replacement of Alpac Elementary and Cascade Middle School
- District-Wide improvements identified in the 10-year Facilities Plaster Plan - Continuous

Dieringer School District

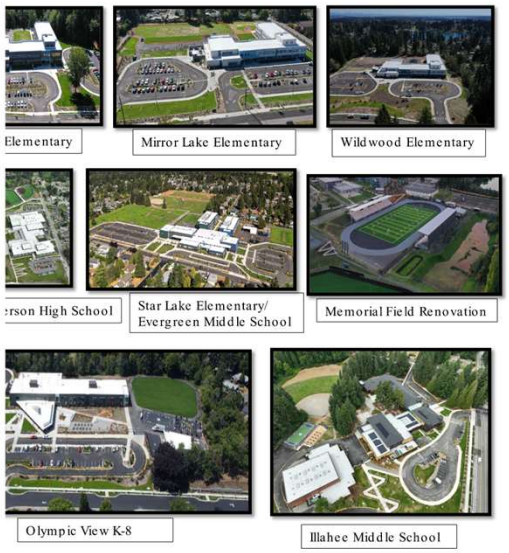
- Comprehensive Building Condition Assessment Study – Summer 2025
- Elementary School #3 – Opens 2027
- North Tapps Middle School Classroom Addition – Opens 2027

Federal Way Public Schools

- Former DeVry/ES 24 Site Acquisition – Opens 2028
- Portables Expansion – Through 2030

DRAFT

FEDERAL WAY PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A BRIGHT future.



CAPITAL FACILITIES PLAN 2027

SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

ANTICIPATED SCHEDULE

SEP. 9	• INTRODUCTION
OCT. 4	• PROPOSED UPDATES
NOV. 4	• PUBLIC HEARING

SERVICE • ENVIRONMENT • ECONOMY • CHARACTER • SUSTAINABILITY • WELLNESS • CELEBRATION

QUESTIONS?

Department of Community Development

Planning • Building • Development Engineering • Permit Center
Economic Development • Code Enforcement

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

ATTACHMENT 2

AUBURN SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

Auburn School District No. 408

Capital Facilities Plan

2026 through 2032



Terminal Park Elementary School – 2023

Adopted by the Auburn School District Board of Directors on June 8, 2026.

AUBURN SCHOOL DISTRICT

ENGAGE • EDUCATE • EMPOWER

915 Fourth Street SE
Auburn, Washington 98002

(253) 931-4900

Board of Directors

Sheilia McLaughlin - President
Shelly Combs
Valerie Gonzales
Arlista Holman
Laura Theimer

Dr. Alan Spicciati, Superintendent

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SECTION 5 – Standard of Service Page 11
SECTION 6 – Capacity and Facility Planning Page 14
SECTION 7 – Impact Fees Page 18
SECTION 8 – Conclusions Page 22

SECTION 1 – EXECUTIVE SUMMARY

Auburn School District (District) prepared this six-year Capital Facilities Plan (Plan) in compliance with the requirements of Washington's Growth Management Act and the ordinances adopted by the counties and cities served by the District. The District reviews and amends the Plan annually. All changes are made pursuant to the Growth Management Act and the local ordinances.

The Plan was prepared using data available in the spring of 2026 unless otherwise noted.

The Plan is consistent with prior long-term capital facilities plans adopted by the District. This Plan is not intended to be the sole plan for all the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans.

The Plan will be submitted to jurisdictions located within the District's service area along with a request to include the plan as an element in the jurisdictions' Comprehensive Plans. King County, and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific must adopt this Plan to enable the District to collect impact fees within their jurisdiction. In the past, the Cities of Algona and Pacific did not adopt a school impact fee ordinance or the District's Capital Facilities Plans.

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. This Plan provides the data and calculations required by King County and the Cities to establish the District's school impact fees for 2026.

The District's 2026 impact fee for Single-Family Residences is $8,003, $0 for Middle Housing (Townhome/Duplex/Multiplex), and $8,966 for Apartments/Condos. The Single Family and Apartment/Condo impact fees include a discretionary adjustment to the fee generated from the King County formula. The adjustment by the District reduces the fee to match the fees calculated by the District in the 2025 CFP. This reduction was made to establish a more stable impact fee from year to year. Additionally, King County caps apartment/condo school impact fees at $5,000.

The Plan establishes the District's Standard of Service to determine the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for school capacity, those guidelines do not account for the local program needs of the District. The Growth Management Act and the school impact fee ordinance authorize the District to define its standard of service based on the District's specific needs.

The District's Standard of Service is based upon the District's current student-teacher ratio and service models tailored for specific program needs. The Standard of Service and District's school inventory has been used to calculate the capacity of schools in the District. The District's permanent capacity for the 2026-27 school year is 14,550 students. The number of students enrolled in the District as of April 1, 2026, is 16,897 students.

The following table summarizes changes that are incorporated in the District's 2026-2032 Capital Facilities Plan:

Table 1: 2026 Capital Facilities Plan Changes

ITEM	2025 CFP	2026 CFP	SOURCE
Debt Service Tax Rate	1.78915	1.50213	Per King County
District Average Assessed Value - Apt/Condo 2+ Bd	n/a	$349,208	Per King County
District Average Assessed Value – Single Family 3+ Bd	$602,881	$634,827	Per King County
District Average Assessed Value - Townhome/ Duplex/Triplex/Fourplex 3+ Bd	n/a	$656,062	Per King County
District Student Capacity - Permanent	14,550	14,451	Updated calculation
District Student Capacity - Permanent + Portables	17,496	17,409	Updated calculation
District Impact Fee – Single Family 3+Bedroom	$8,003	$8,003	Updated calculation with discretionary adjustment
District Impact Fee – Middle Housing (Townhouse, Duplex, Triplex, Fourplex 3+Bedroom)	N/A	$0	New fee category
District Impact Fee – Apartment/Condo	$8,966	$5,000	Updated calculation with discretionary adjustment and King County cap
Facility Cost - Middle School	$182,000,000	$189,000,000	Construction cost refinement and escalation
Facility Cost - Portable Classroom	$250,000	$250,000	Based on current portable classroom cost
Genl. Obligation Bonds Interest Rate	4.15%	4.77%	Per Bond Buyer Index
OSPI Match % - District	33.22%	34.14%	Calculation
OSPI Match % - State	66.78%	65.83%	Per OSPI
Site Cost per Acre	$533,937	$560,634	District Data
Student Generation Rate - Elementary - SFR	0.331	0.434	Updated housing inventory
Student Generation Rate - Middle School - SFR	0.118	0.196	Updated housing inventory
Student Generation Rate - High School - SFR	0.161	0.143	Updated housing inventory
Student Generation Rate - Elementary - MFR	0.431	0.478	Updated housing inventory
Student Generation Rate - Middle School - MFR	0.154	0.186	Updated housing inventory
Student Generation Rate - High School - MFR	0.152	0.175	Updated housing inventory
Middle Housing Student Generation Rate	n/a	0.130	Borrowed from Highline School District

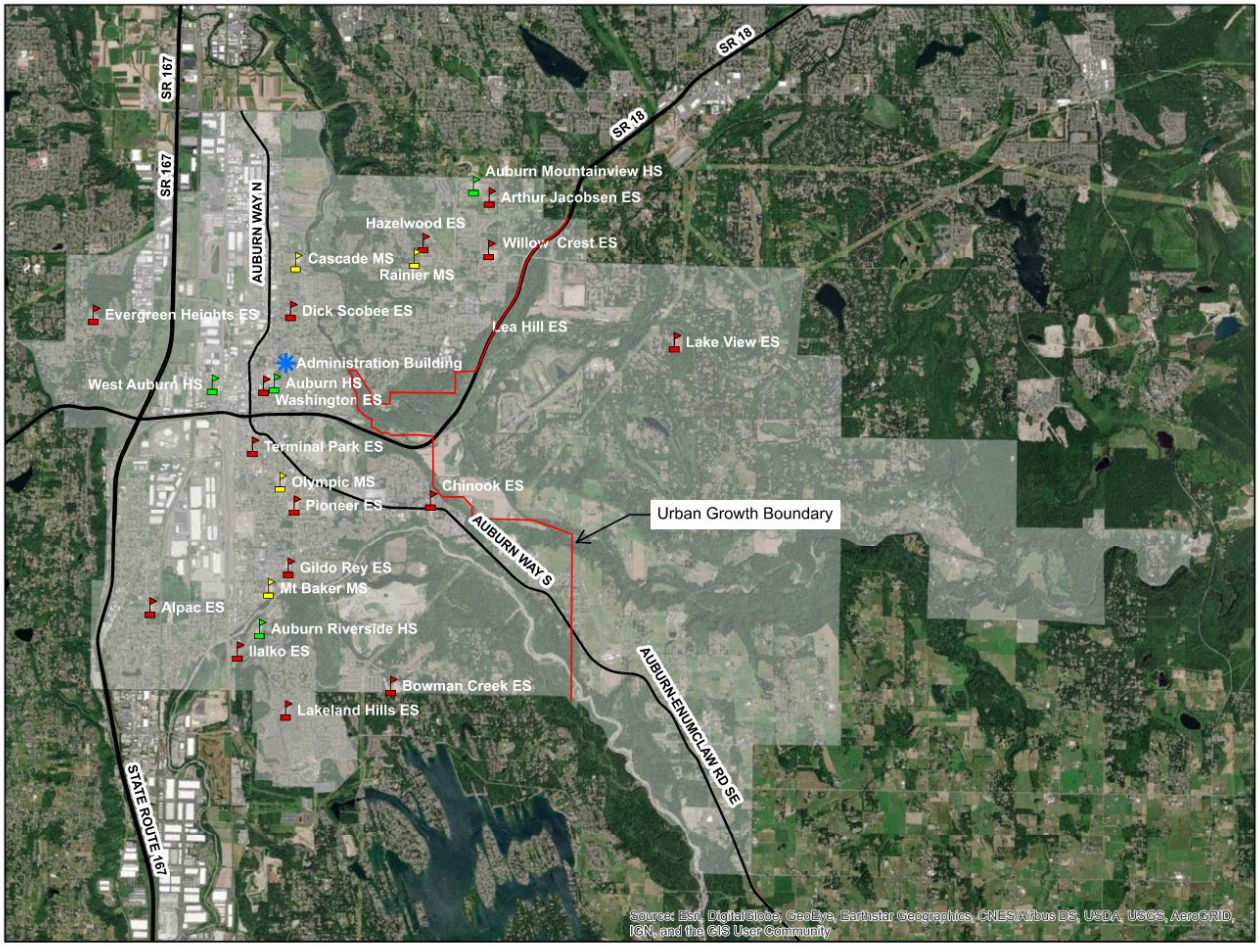
SECTION 2 – FACILITY INVENTORY

Auburn School District encompasses 62 square miles in King and Pierce Counties and serves the cities of Auburn, Algona, Pacific, as well as a portion of Unincorporated King

County. The District owns 661 acres of property, operates 30 facilities, and utilizes 112 portable classrooms. The 30 facilities include 16 elementary schools, four middle schools, four high schools, and six support facilities. 108 portable classrooms are located at schools to accommodate growth and four are located at the District's Administration Building and used for conferences, training, and office space.

The following map shows the District's boundaries, school locations, major roads, and the Urban Growth Boundary.

Figure 1 – School District Map



The following table identifies the District's school facilities and facility data.

Table 2: School Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
ELEMENTARY SCHOOLS						
Alpac	310 Milwaukee Blvd N, Pacific	1972	1987	10.68	48,042	46,592
Arthur Jacobsen	29205 132nd Ave SE, Auburn	2007	NA	10.02	56,620	56,283
Bowman Creek	5701 Kersey Way SE, Auburn	2020	NA	21.85	75,862	74,413
Chinook	3502 Auburn Way S, Auburn	2022	NA	13.07	75,896	74,496
Dick Scobee	1031 14th St NE, Auburn	2020	NA	8.90	76,371	74,961
Evergreen Heights	5602 S 316th St, Auburn	1970	2014 / 2017	10.10	44,231	41,923
Gildo Rey	1005 37th St SE, Auburn	1969	1988 / 2012	10.05	49,123	47,697
Hazelwood	11815 SE 304th St, Auburn	1990	NA	13.08	54,906	53,482
Ilalko	301 Oravetz Place SE, Auburn	1992	NA	14.22	54,734	53,310
Lake View	16401 SE 318th St, Auburn	1980	NA	16.48	54,054	52,252
Lakeland Hills	1020 Evergreen Way SE, Auburn	2006	NA	12.00	54,876	53,454
Lea Hill	30908 124th Ave SE, Auburn	2022	NA	20.24	75,896	74,384
Pioneer	2301 M St SE, Auburn	2021	NA	11.13	76,758	75,358
Terminal Park	1101 D St SE, Auburn	2023	NA	6.09	77,443	75,793
Washington	20 E St NE, Auburn	1972	1988	5.33	46,378	46,377
Willow Crest	13002 SE 304th St, Auburn	2021	NA	10.43	75,849	74,405
TOTAL				**193.67**	**997,039**	**975,180**
MIDDLE SCHOOLS						
Cascade	1015 24th St NE, Auburn	1967	1998	16.94	89,320	89,320
Mt Baker	620 37th St SE, Auburn	1994	NA	28.98	90,365	90,365
Olympic	839 21st St SE, Auburn	2019	NA	17.40	107,625	107,625
Rainier	30620 116th Ave SE, Auburn	1991	NA	25.54	91,321	91,321
TOTAL				**88.86**	**378,631**	**378,631**
HIGH SCHOOLS						
Auburn High - Main Building	711 E Main St, Auburn	2015	NA	20.50	277,229	276,229
Auburn High - TAP Building	501 3rd St NE, Auburn	2009	NA	0.24	2,662	2,662
Auburn Mountainview	28900 124th Ave SE, Auburn	2005	NA	39.42	187,542	187,539
Auburn Riverside	501 Oravetz Rd, Auburn	1995	NA	35.32	180,248	180,248
West Auburn	401 W Main St, Auburn	1990	NA	5.26	30,295	30,295
TOTAL				**100.74**	**677,976**	**676,973**
GRAND TOTAL				**383.27**	**2,053,646**	**2,030,784**

The following table identifies the District's support facilities and facility data.

Table 3: Support Facility Inventory

FACILTY	ADDRESS	YEAR BUILT	MAJOR MOD.	SITE SIZE (ACRES)	GROSS SF	OSPI SF
SUPPORT FACILITIES						
Administration Building	915 4th St NE, Auburn	1968	1987 / 2017	3.50	24,046	NA
Administration Annex	502 4th St NE, Auburn	1935	1989	0.34	6,557	NA
Auburn Memorial Stadium	405 4th St NE, Auburn	1978	1980 / 1997	6.60	17,055	NA
Auburn Pool	516 4th St NE, Auburn	1971	2011	0.74	14,390	NA
Support Services	1302 4th St SW, Auburn	1996	NA	5.50	41,184	NA
Transportation Center	615 15th St SW, Auburn	1997	NA	5.90	19,500	NA
TOTALS				22.58	122,732	

The following table identifies the District's portable classrooms that are located at schools.

Table 4: School Portable Classroom Inventory

FACILITY	SINGLE PORTABLE CLASSROOMS	DOUBLE PORTABLE CLASSROOMS	TOTAL PORTABLE CLASSROOMS
ELEMENTARY SCHOOLS			
Alpac	6	0	6
Arthur Jacobsen	0	0	0
Bowman Creek	0	0	0
Chinook	0	0	0
Dick Scobee	0	0	0
Evergreen Heights	4	0	4
Gildo Rey	1	0	1
Hazelwood	2	0	2
Ilalko	0	0	0
Lake View	0	0	0
Lakeland Hills	1	1	3
Lea Hill	0	0	0
Pioneer	0	0	0
Terminal Park	0	0	0
Washington	10	0	10
Willow Crest	0	0	0
TOTAL	24	1	26
MIDDLE SCHOOLS			
Cascade	8	0	8
Mt. Baker	8	3	14
Olympic	8	0	8
Rainier	9	1	11
TOTAL	33	4	41
HIGH SCHOOLS			
Auburn High - Main Building	10	0	10
Auburn High - TAP Building	0	0	0
Auburn Mountainview	10	1	12
Auburn Riverside	6	6	18
West Auburn	1	0	1
TOTAL	27	7	41
GRAND TOTAL	84	12	108

The following table identifies the District's inventory of undeveloped property.

Table 5: Undeveloped Property Inventory

SITE NO.	LOCATION	YEAR ACQUIRED	SITE SIZE (ACRES)	BUILDING DEPT. JURISDICTION	URBAN GROWTH BOUNDARY
23A	SE 318th St., Auburn	1948	62.44	King County	Outside
25A	SE Lake Holm Road / 190th Ave. SE, Auburn	1990	23.86	King County	Outside
25B	SE Lake Holm Road / 188th Ave. SE, Auburn	2008	5.00	King County	Outside
33	SE Lake Holm Road /129th Way SE, Auburn	2005	40.00	King County	Outside
34/39	I St. NE/40th St. NE, Auburn	2002 / 2022	72.28	City of Auburn	Within
35	Sumner Tapps Hwy. E./ 62nd St. SE, Auburn	2009	53.00	City of Auburn	Within
TOTAL			256.58		

SECTION 3 – ENROLLMENT PROJECTIONS

The District has prepared a comprehensive and detailed demographic analysis of the school district. This includes updating District mapping files, analyzing the District using geocoded student data files, developing and researching pertinent demographic data, identifying current and future residential development plans, and preparing a ten-year student population forecast. The data collected and used in the ten-year forecast includes:

- an analysis of birth rates and their effect on incoming kindergarten classes,
- the effects of student mobility including cohort survival rates,
- student yield rates based upon historic housing data and trends, and
- a detailed review of future residential development within the district.

The methodology utilized is more extensive than traditional cohort survival projections and has proven to be reasonable and effective in predicting the student population in the District.

Historical Enrollment

The following table shows the District's October 1 historical enrollment over the past 20-years. The data reveals an average overall growth of 1.0% over the past 10 years. This includes a 4.42% decrease in 2020 enrollment due to the COVID pandemic.

Table 6: Historical Enrollment

GRADE	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15	15-16	16-17	17-18	18-19	19-20	20-21	21-22	22-23	23-24	24-25	25-26
KDG	940	995	998	1,032	1,010	1,029	1,098	1,170	1,232	1,198	1,237	1,261	1,271	1,291	1,038	1,227	1,214	1,205	1,225	1,147
1	1,012	995	1,014	1,033	1,066	1,068	1,089	1,188	1,219	1,279	1,210	1,276	1,290	1,314	1,236	1,135	1,304	1,305	1,232	1,239
2	1,001	1,019	1,024	998	1,016	1,097	1,083	1,124	1,196	1,289	1,300	1,251	1,311	1,295	1,243	1,249	1,241	1,320	1,338	1,220
3	1,031	997	1,048	993	1,013	996	1,111	1,125	1,136	1,232	1,317	1,328	1,275	1,320	1,243	1,264	1,324	1,265	1,338	1,318
4	1,049	1,057	1,045	1,073	1,024	1,022	1,038	1,123	1,156	1,170	1,237	1,328	1,378	1,316	1,257	1,255	1,322	1,356	1,314	1,339
S	998	1,077	1,070	1,030	1,079	1,017	1,070	1,075	1,122	1,172	1,199	1,269	1,345	1,361	1,294	1,251	1,296	1,349	1,345	1,320
6	1,061	1,008	1,096	1,040	1,041	1,063	1,041	1,076	1,059	1,116	1,152	1,207	1,275	1,337	1,306	1,233	1,227	1,276	1,314	1,270
7	1,014	1,057	1,034	1,125	1,060	1,032	1,036	1,072	1,091	1,099	1,132	1,194	1,232	1,295	1,319	1,304	1,267	1,230	1,259	1,271
8	1,069	1,033	1,076	1,031	1,112	1,046	1,018	1,116	1,088	1,136	1,108	1,183	1,213	1,236	1,264	1,312	1,315	1,277	1,241	1,255
9	1,372	1,337	1,257	1,245	1,221	1,273	1,200	1,159	1,275	1,229	1,261	1,257	1,372	1,399	1,351	1,386	1,455	1,453	1,367	1,341
10	1,400	1,367	1,341	1,277	1,238	1,168	1,278	1,229	1,169	1,316	1,248	1,300	1,313	1,410	1,376	1,188	1,416	1,507	1,501	1,382
11	1,294	1,305	1,304	1,269	1,212	1,177	1,116	1,187	1,169	1,111	1,248	1,188	1,198	1,218	1,174	1,299	1,300	1,309	1,409	1,415
12	1,068	1,176	1,259	1,319	1,251	1,220	1,231	1,186	1,218	1,175	1,104	1,266	1,126	1,113	1,039	1,248	1,251	1,252	1,280	1,380
TOTALS	14,309	14,423	14,566	14,465	14,343	14,208	14,459	14,830	15,130	15,522	15,753	16,308	16,599	16,905	16,190	16,601	17,059	17,239	17,312	16,897
Student Gain/Loss		114	143	-101	-122	-135	251	371	300	392	231	555	291	306	-715	411	458	180	73	-266
Percent Gain/Loss			0.98%	-0.70%	-0.85%	-0.95%	1.74%	2.50%	1.98%	2.53%	1.47%	3.40%	1.75%	1.81%	-4.42%	2.48%	2.68%	1.04%	0.42%	-1.57%

Projected Enrollment

Based upon a district-wide analysis:

- Birth rates continue to decline leading to variability in Kindergarten enrollment.
- Overall, the student population is projected to decrease by 1.8% over the next 5 years and 1.5% over the next 10 years.
- The elementary school grade group represents the largest portion of students and shows consistent stability, with a slight decline of 1.7% in the short-term, peaking growth in school year 2032, and then stabilizing for a ten-year average return to current levels.
- The middle school grades group will maintain stability near the current level and increase slightly in the first four years of the planning period. Thereafter, this population is expected to slightly decline over 2025 actual enrollment and through the second half of the forecast for a total of -0.5% over ten years.
- High school grades 9-12 show a gradual decline over the forecast. This grade group is expected to decrease by -2.7% in the five-year forecast and -4.7% in the ten-year forecast.

The following table identifies October 1 student enrollment projections for the next six years.

Table 7: Student Enrollment Projections

GRADE	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
IN-DISTRICT STUDENTS						
Pre-K	122	122	122	122	122	122
K	1,191	1,169	1,145	1,164	1,169	1,179
1	1,105	1,201	1,178	1,154	1,181	1,195
2	1,205	1,125	1,219	1,195	1,180	1,217
3	1,189	1,213	1,137	1,228	1,213	1,208
4	1,301	1,215	1,240	1,161	1,263	1,258
5	1,309	1,314	1,229	1,254	1,182	1,293
6	1,253	1,288	1,295	1,206	1,241	1,180
7	1,228	1,234	1,269	1,275	1,191	1,233
8	1,245	1,225	1,232	1,263	1,279	1,201
9	1,255	1,267	1,244	1,254	1,283	1,313
10	1,270	1,275	1,288	1,265	1,279	1,315
11	1,186	1,187	1,194	1,204	1,187	1,207
12	1,258	1,154	1,157	1,161	1,180	1,171
Subtotal	16,117	15,989	15,949	15,906	15,950	16,092
OUT-OF-DISTRICT STUDENTS						
K-5	415	412	407	407	409	418
6-8	65	65	66	65	64	63
9-12	450	442	442	443	447	454
Subtotal	930	919	915	915	920	935
TOTAL STUDENTS						
PreK-5	7,837	7,771	7,677	7,685	7,719	7,890
6-8	3,791	3,812	3,862	3,809	3,775	3,677
9-12	5,419	5,325	5,325	5,327	5,376	5,460
TOTAL	17,047	16,908	16,864	16,821	16,870	17,027

SECTION 4 – STUDENT GENERATION RATES

King County Code 21A establishes a formula to determine school impact fees. Developers of residential properties must pay a school district the impact fee to help compensate the District for the impact of new housing units on school facilities. This King County code was substantially adopted by the Cities of Auburn, Black Diamond, and Kent.

This formula requires the District to establish a “Student Generation Rate.” This rate is the average number of students generated by a residential housing unit and is used to estimate the number of students that will be added to the District by each new housing unit.

Two sets of data are used to calculate Student Generation Rates - current student enrollment and students generated from recently constructed housing units. This

information links each student with a housing unit. Three general housing categories are analyzed - single-family detached units, “middle housing” consisting of duplexes/multiplexes, and stacked apartments/condo units.

The District also uses the Student Generation Rates to estimate student enrollment in the future. Development data is collected to determine the number of new residential units that may be built in the future. The Student Generation Rates are applied to estimate the number of new students that the planned residential developments may yield.

Planned residential development data has been provided by MGT with additional data obtained by the District from city agencies, counties, and major developers within the District boundaries. Student population by residence includes all approved and tentative tract maps in addition to any planned or proposed development that may occur within the project timeframe. The planned residential development information is a current snapshot of the District. The information may change and is updated annually.

The following table provides information about recent single-family residential developments in the District and associated Student Generation Rates.

Table 8: Single-Family Residential Development Summary

SINGLE-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2025 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Bridges	2021	380	380	0	176	73	55	304	0.463	0.192	0.145	0.800
Forest Glen at Lakeland	2021	30	30	0	18	11	7	36	0.600	0.367	0.233	1.200
Greenvale (Hazel Hts)	2023	17	17	0	2	2	0	4	0.118	0.118	0.000	0.235
Greenview Estates	2023	17	17	0	3	3	2	8	0.176	0.176	0.118	0.471
Lozier Ranch	Pending	18	7	11	2	2	1	5	0.286	0.286	0.143	0.714
Palisades-Omni Homes	Pending	16	15	1	6	3	1	10	0.400	0.200	0.067	0.667
River Rock	Pending	14	10	4	2	1	1	4	0.200	0.100	0.100	0.400
The Willows/Phase 1	Pending	25	10	15	5	3	3	11	0.500	0.300	0.300	1.100
Vasiliy	2021	8	8	0	1	1	0	2	0.125	0.125	0.000	0.250
Willow Place	2021	11	11	0	4	0	2	6	0.364	0.000	0.182	0.545
TOTALS		536	505	31	219	99	72	390	0.434	0.196	0.143	0.772

The following table provides information about recent apartment/condo residential developments in the District and associated Student Generation Rates.

Table 9: Apartment/Condo Residential Development Summary

MULTI-FAMILY DEVELOPMENTS	FULL OCCUPANCY DATE	UNITS	OCCUPIED UNITS	TO BE OCCUPIED	2025 STUDENTS				STUDENT GENERATION RATES			
					K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Copper Gate Apts.	2021	500	500	0	384	150	139	673	0.768	0.300	0.278	1.346
Divine Court Apts.	2024	98	98	0	2	0	0	2	0.020	0.000	0.000	0.020
The Verge Auburn	2022	226	226	0	8	3	5	16	0.035	0.013	0.022	0.071
TOTALS		824	824	0	394	153	144	691	0.478	0.186	0.175	0.839

The District does not have its own data to determine the Middle Housing Student Generation Rate. Instead, as permitted by King County Code 21A.43.030(B), the District is using the Highline School District's Middle Housing Student Generation Rates, given that HSD is a school district with demographics similar to the District.

Table 10 provides a summary of the 2026 Student Generation Rates.

Table 10: Student Generation Rates Summary

Housing Type	K-5	6-8	9-12	Total
Single-Family	0.434	0.196	0.143	0.772
Apartments/Condos	0.478	0.186	0.175	0.839
Middle Housing*	0.078	0.031	0.021	0.130
TOTALS	0.99	0.413	0.339	1.741

*Student Generation Rate taken from Highline School District.

SECTION 5 – STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County and the Cities of Auburn, Black Diamond, and Kent require the District to establish a "Standard of Service" to be eligible to impose school impact fees. The Standard of Service must identify the school program year, class size by grade span, the types of facilities needed to serve its student population, and other rates identified by the District including the requirements of students with special needs.

CURRENT ENROLLMENT

The District operates 16 elementary schools with pre-school to grade 5, four middle schools with grades 6 to 8, three comprehensive and one alternate education high school with grades 9 to 12. Student enrollments at these schools as of March 2026 are:

- Elementary Schools: 8,435 students
- Middle Schools: 3,799 students
- High Schools: 5,375 students
- Total Enrollment: 17,609 students

CLASS SIZE

Standard class sizes in the District are subject to state regulations, collective bargaining agreements, and student needs. Class sizes also vary based upon grade level and classroom type.

The District's blended class size standards are as follows:

- Elementary Schools: 20.29 students per classroom

- Middle Schools: 28.02 students per classroom
- High Schools: 28.74 students per classroom
- Self-Contained Special Education: 12.00 students per classroom

PERMANENT CLASSROOMS

Permanent classrooms are located at schools owned and operated by the District. The school district does not lease classroom space. The number of permanent classrooms at the District's 24 schools are:

- Elementary Schools: 507 classrooms
- Middle Schools: 151 classrooms
- High Schools: 221 classrooms
- Total: 879 classrooms

PORTABLE CLASSROOMS

Portable classrooms in the District are modular structures that can be relocated. The District uses portable classrooms when permanent facilities do not have adequate space to accommodate its students and staff. Portable classrooms are also used at the school district's Administration Building for training, conference, and office space. The number of portable classrooms in use and their locations are:

- Elementary Schools: 26 portables
- Middle Schools: 41 portables
- High Schools: 41 portables
- Support Facilities: 4 portables
- Total: 112 portables

TYPES OF CLASSROOMS

The types of classrooms in the District vary based upon grade level, instructional program, and student needs. Classroom types in the District are:

- General Classrooms: Spaces used for general instruction and do not have specialized features or equipment. These classrooms are present in elementary, middle, and high schools.
- Special Education Self-Contained Classrooms: Spaces used for self-contained instruction for students with special needs. These classrooms are present in elementary, middle, and high schools.
- Specialty Classrooms: Instructional spaces that have unique features or equipment. These classrooms are present in middle and high schools and consist of teaching

stations for art, automotive technology, band, business education, career center, choral, construction manufacturing, computer science, culinary arts, drafting, drama, fitness and conditioning, horticulture, kitchen science, marketing, metals, orchestra, physical education, robotics, science, sports medicine, theater arts, and visual communications.

- Pull-Out Classrooms: Spaces where students receive specialized instruction for a portion of the school day and are comprised of elementary gymnasiums and music, and elementary, middle, and high school multi-lingual, resource, and Title/LAP classrooms. Pull-out classrooms do not contribute to a school's capacity because students visit these classrooms during the school day while excused from their general classrooms.

The standard number of students in a classroom varies based upon grade level and classroom type. Standard class sizes in the District are:

- Elementary General Classroom Pre-Kindergarten: 20 students per classroom.
- Elementary General Classrooms Kindergarten through Grade 3: 17 students per classroom.
- Elementary General Classrooms Grades 4 and 5: 27 students per classroom.
- Middle School General and Specialty Classrooms Grade 6: 27 students per classroom.
- Middle School General and Specialty Classrooms Grades 7 and 8: 28.53 students per classroom.
- High School General and Specialty Classrooms Grades 9 through 12: 28.74 students per classroom.
- Special Education Self-Contained Classrooms Pre-Kindergarten – Grade 12: 12 students per classroom.
- Pull-Out Classrooms Pre-Kindergarten through Grade 12: Class size varies depending on the grade level and type of instruction being provided.

CLASSROOM UTILIZATION

As noted above, the District has established standard student class sizes based upon grade level and classroom use. While the District works diligently to assign students to achieve full classroom capacity, it is not possible to always do so. Consequently, the District applies classroom utilization rates to address inefficiencies in assigning classes. The utilization rates are:

- Elementary Schools: 100% utilization based on the ability to fully assign classes at classroom size standards.
- Middle and High Schools: 76.67% utilization based upon 92% utilization due to elective class sizes x 83% utilization due to classrooms used for planning periods.

SCHOOL CAPACITY

School capacity is determined by the number of teaching stations present at each school, type of teaching station, class size, teaching station capacity, and classroom utilization rate.

The following table identifies the capacity of each school in the District including permanent classrooms and portable classrooms.

TABLE 11: SCHOOL CAPACITIES - MARCH 2026

SCHOOL NAME	GEN. CLRMS.	PRE-K CLRMS.	SPEC. ED. SELF-CONTAINED CLRMS.	PULL-OUT CLRMS.	SPECIALTY CLRMS.	TOTL CLRMS.	GEN. & SPECIALTY CLRM. CAPACITY	SPEC. ED. SELF-CONTAINED CLRM. CAPACITY	CLRM. UTILIZATION RATE	SCHOOL CAPACITY PERMANENT	SCHOOL CAPACITY PERMANENT + PORTABLES
ELEMENTARY SCHOOLS											
Alpac	19	1	0	6	0	26	20.29	12.00	100.00%	406	531
Arthur Jacobsen	20	1	2	5	0	28	20.29	12.00	100.00%	450	450
Bowman Creek	32	1	1	5	0	39	20.29	12.00	100.00%	682	682
Chinook	25	4	2	8	0	39	20.29	12.00	100.00%	612	637
Dick Scobee	24	4	2	9	0	39	20.29	12.00	100.00%	592	592
Evergreen Heights	15	1	2	4	0	22	20.29	12.00	100.00%	349	449
Gildo Rey	19	1	1	4	0	25	20.29	12.00	100.00%	418	418
Hazelwood	21	1	1	5	0	28	20.29	12.00	100.00%	458	458
Ilalko	19	1	2	6	0	28	20.29	12.00	100.00%	430	430
Lake View	18	1	1	5	0	25	20.29	12.00	100.00%	398	398
Lakeland Hills	21	1	1	5	0	28	20.29	12.00	100.00%	458	508
Lea Hill	28	3	2	6	0	39	20.29	12.00	100.00%	653	653
Pioneer	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Terminal Park	26	4	2	7	0	39	20.29	12.00	100.00%	633	633
Washington	13	3	2	6	0	24	20.29	12.00	100.00%	349	599
Willow Crest	27	3	2	7	0	39	20.29	12.00	100.00%	633	633
TOTALS	353	34	25	95	0	507				8,152	8,702
MIDDLE SCHOOLS											
Cascade	13	0	2	8	17	40	28.02	12.00	76.67%	663	943
Mt Baker	12	0	2	7	15	36	28.02	12.00	76.67%	598	990
Olympic	11	0	3	9	17	40	28.02	12.00	76.67%	629	853
Rainier	10	0	3	7	15	35	28.02	12.00	76.67%	565	873
TOTALS	46	0	10	31	64	151				2,455	3,659
HIGH SCHOOLS											
Auburn High	24	0	3	14	40	81	28.74	12.00	76.67%	1,438	1,718
Auburn High - TAP	-1	0	4	0	0	3	28.74	12.00	76.67%	15	15
Auburn Mountainview	19	0	3	10	30	62	28.74	12.00	76.67%	1,107	1,499
Auburn Riverside	20	0	3	10	28	61	28.74	12.00	76.67%	1,085	1,589
West Auburn	8	0	0	4	1	13	28.74	12.00	76.67%	198	226
TOTALS	70	0	13	38	99	220				3,843	5,047
GRAND TOTALS	469	34	48	164	163	878				14,451	17,409

SECTION 6 - CAPACITY AND FACILITY PLANNING

Since 1975, the District has regularly performed in-depth reviews of its existing facilities and long-term facility needs. The process includes the formation of community-wide citizens' committees to review facility needs and make recommendations for improvements, modernizations, and new facilities.

In 2015, a citizens' committee recommended the District build two new elementary schools, replace one middle and five elementary schools, and acquire property for three elementary schools. In November 2016, the voters approved a bond proposition to build and replace these schools. The last project in this building program was completed in October 2024.

In 2023, the District completed a 10-year Facilities Master Plan. This plan identified the following facility needs:

- Complete improvements to 22 facilities to address aging equipment, air conditioning, energy conservation, major maintenance, and safety and security improvements within six years.
- Replace Alpac Elementary School within six years.
- Replace Cascade Middle School within six years.
- Build a new middle school within six years.
- Replace Evergreen Heights and Gildo Rey Elementary Schools within seven to 13 years.
- Replace the Administration Building and Administration Annex within seven to 13 years.
- Build a new high school in nine years if current enrollment projections remain accurate.
- Acquire new portable classrooms and relocate existing portable classrooms where needed to accommodate localized enrollment growth at individual schools.

A citizens' committee was convened in the fall of 2023 and recommended construction of a new middle school to increase capacity, replace an aging elementary and middle school, and provide improvements at 22 existing schools and support facilities. Based upon these recommendations, the District Board of Directors placed a bond proposition on the November 2024 ballot for these projects which received a 55% approval, missing the required 60% approval requirement. The Board put the bond proposition for the same schools on the November 2025 ballot which received a 54% approval, again below the 60% approval requirement.

Here is a record of construction bonds submitted to the voters during the past 10 years. This includes the funding measures identified above.

Table 12 – Construction Bond and Capital Levy – 10 Year History

FUNDING MEASURE	PROJECTS	FUNDING AMOUNT	ELECTION DATE	ELECTION RESULT
Capital Levy	Safety, Security, Facility Improvements and Technology Replacement Levy	$110,800,000	Nov. 2025	Passed
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement	$490,000,000	Nov. 2025	Failed
Construction Bond	New Middle School #5, Cascade MS Replacement, Alpac Elem. Replacement, Facility Improvements	$532,100,000	Nov. 2024	Failed
Construction Bond	2 New Elementary Schools, Replace 5 Elementary Schools and 1 Middle School	$456,056,000	Nov. 2016	Passed

The District Board of Directors has approved a resolution to propose a bond proposition to the voters in November 2026 to build a new Middle School #5 and replace Alpac Elementary and Cascade Middle School. The District is not eligible for state funding assistance for the Middle School #5 project. The District is eligible for state funding assistance for the replacement of Alpac Elementary and Cascade Middle School. The District will front fund the Alpac Elementary and Cascade Middle School projects because the state funding assistance is not guaranteed for these projects.

The new middle school and portable classrooms are part of the District's capacity solution. The new middle school will provide added capacity to serve growth and is the basis for the District's impact fees. The District also plans to purchase or relocate portable classrooms to continue to accommodate growth at the middle and high school levels.

The District's six-year facility needs are summarized in the following table.

Table 13 : Six-Year Capital Construction Plan

PROJECT	ADDED CAPACITY	FUND SOURCE	ESTIMATED COMPLETION	ESTIMATED COST	SIX-YEAR FINANCE PLAN (Estimated)						
					2026	2027	2028	2029	2030	2031	Total
New Middle School	800	Future Bond	Aug. 2028	$184,000,000	$7,360,000	$75,440,000	$92,000,000	$7,360,000	$1,840,000	$0	$184,000,000
Cascade MS Replacement	125	Future Bond	Aug. 2028	$189,000,000	$7,560,000	$77,490,000	$94,500,000	$7,560,000	$1,890,000	$0	$189,000,000
Alpac Elem. Replacement	224	Future Bond	Aug. 2029	$118,000,000	$0	$1,770,000	$2,950,000	$48,380,000	$59,000,000	$5,900,000	$118,000,000
Improvements at 22 Facilities	0	Future Cap. Levy	Aug. 2031	$53,400,000	$7,905,297	$8,512,435	$8,976,492	$9,189,356	$9,342,314	$9,474,106	$53,400,000
Portable Classrooms	0	Cap. Proj. Fund	Aug. 2026	$1,075,000	$1,075,000	$0	$0	$0	$0	$0	$1,075,000
Property Acquisitions	0	Cap. Proj. Fund	NA	$0	$0	$0	$0	$0	$0	$0	$0
TOTALS				$545,475,000	$23,900,297	$163,212,435	$198,426,492	$72,489,356	$72,072,314	$15,374,106	$545,475,000

SECTION 7 - IMPACT FEES

King County Code 21A allows school districts to assess impact fees on every dwelling unit in the District for which a fee schedule has been established. The fee schedule is based on the school impact fee formula set out in King County Code Section 21A.43.030.

In 2025, the King County Council adopted Ordinance 19965 to implement Engrossed Second Substitute Senate Bill 5258 (2023), requiring local jurisdictions to use bedroom count, square footage, or traffic count to “produce a proportionally lower impact fee for smaller housing units.” Under Ordinance 19965, school districts must calculate impact fees for single family detached, middle housing (townhome/duplex/multi-plex), and apartment/condo stacked units using bedroom count categories that distinguish between small and large units.

Residential development in the District is expected to add students to elementary and middle schools in the upcoming years. The 2026 student generation rates are set forth in Table 10. The tables below show the calculations for single-family, middle housing, and apartments/condos. Because the data on the number of bedrooms for each housing type is not available, the student generation rates are based on all units in a housing category. As a result, impact fees cannot be calculated for specific numbers of bedrooms in each of the housing types identified in the updated ordinance. Therefore, the District assumes a $0 impact fees for single family units with 2 bedrooms or less, middle housing units with 2 bedrooms or less, and apartments/condo units with 1 bedroom or less.

The development data available for apartments/condo units is limited to three developments including one development with an exceptionally high Student Generation Rate. This limited data and high student generation rate at one apartment development resulted in a high overall Student Generation Rate and high impact fee for 2026 for apartment/condo dwellings. In recognition of this, the District has made a discretionary adjustment to this fee and reduced it to match the multi-family fee collected in 2025. The same applies to single-family residence with 3 or more bedrooms. In addition, King County caps apartment/condo school impact fees at $5,000.

The following table shows the impact fee calculation for single-family residences with 3 bedrooms or more.

Table 14: Impact Fee Calculation – Single-Family Residence 3+ Bedroom

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	12	$0	650	$0	0.434	$0
Middle	24	$0	800	$0	0.196	$0
High	36	$0	1,500	$0	0.143	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per SFR
Elementary	$0	650	0.9773	$0	0.434	$0
Middle	$189,000,000	800	0.9128	$215,649	0.196	$42,267
High	$0	1,500	0.9487	$0	0.143	$0
TOTAL						$42,267
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen.	Cost per SFR
Elementary	$250,000	20.29	0.0227	$280	0.434	$122
Middle	$250,000	28.02	0.0872	$778	0.196	$152
High	$0	28.74	0.0513	$0	0.143	$0
TOTAL						$274
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per SFR
Elementary	$399.38	90	0.6583	$0	0.434	$0
Middle	$399.38	108	0.6583	$0	0.196	$0
High	$399.38	130	0.6583	$0	0.143	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Tax Credit
Single Family	$634,827	1.50213	0.0477	10		$7,446
IMPACT FEE SUMMARY – SINGLE-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee SFR
$0	$42,267	$274	$0	($7,446)	0.500	$17,548
					Auburn School District adjustment	($9,545)
					Single-Family Residence 3+ Bedroom Impact Fee	$8,003

The following table shows the impact fee calculation for multi-family residences.

Table 15: Impact Fee Calculation – Middle Housing Townhome/Duplex/Triplex/Fourplex 3+ Bedroom

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MH
Elementary	12	$0	650	$0	0.078	$0
Middle	24	$0	800	$0	0.031	$0
High	36	$0	1,500	$0	0.021	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MH
Elementary	$0	650	0.9773	$0	0.078	$0
Middle	$189,000,000	800	0.9128	$215,649	0.031	$6,685
High	$0	1,500	0.9487	$0	0.021	$0
TOTAL						$6,685
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MH
Elementary	$250,000	20.29	0.0227	$280	0.078	$22
Middle	$250,000	28.02	0.0872	$778	0.031	$24
High	$0	28.74	0.0513	$0	0.021	$0
TOTAL						$46
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MH
Elementary	$375.00	90	0.6678	$0	0.078	$0
Middle	$375.00	108	0.6678	$0	0.031	$0
High	$375.00	130	0.6678	$0	0.021	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MH
Multi-Family	$656,062	1.50213	0.0477	10		$7,695
IMPACT FEE SUMMARY – MIDDLE HOUSING RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MH
$0	$6,685	$46	$0	($7,695)	0.500	$0

Table 16: Impact Fee Calculation – Multi-Family Apartment/Condo 2+ Bedrooms

SCHOOL SITE ACQUISITION COST						
Grade Level	Site Acreage	Cost per Acre	School Capacity	Site Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	12	$0	650	$0	0.478	$0
Middle	24	$0	800	$0	0.186	$0
High	36	$0	1,500	$0	0.175	$0
TOTAL						$0
SCHOOL CONSTRUCTION COST						
Grade Level	Facility Cost	Student Capacity	Percent Permanent SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	$0	650	0.9773	$0	0.478	$0
Middle	$189,000,000	800	0.9128	$215,649	0.186	$40,111
High	$0	1,500	0.9487	$0	0.175	$0
TOTAL						$40,111
PORTABLE CLASSROOM COST						
Grade Level	Facility Cost	Student Capacity	Percent Portable SF	Facility Cost per Student	Student Gen. Rate	Cost per MFR
Elementary	$250,000	20.29	0.0227	$280	0.478	$134
Middle	$250,000	28.02	0.0872	$778	0.186	$145
High	$0	28.74	0.0513	$0	0.175	$0
TOTAL						$279
STATE MATCH CREDIT						
Grade Level	Construction Cost Allowance	OSPI SF Per Student	State Match %	State Match per Student	Student Gen. Rate	Cost per MFR
Elementary	$375.00	90	0.6678	$0	0.478	$0
Middle	$375.00	108	0.6678	$0	0.186	$0
High	$375.00	130	0.6678	$0	0.175	$0
TOTAL						$0
TAX CREDIT						
Category	Residential Assessed Value	Debt Service Tax Rate	G.O. Bond Interest Rate	Years Amortized		Cost per MFR
Multi-Family	$349,208	1.50213	0.0477	10		$4,096
IMPACT FEE SUMMARY – MULTI-FAMILY RESIDENCE						
Site Cost per Acre	Permanent Facility Cost	Portable Clrm. Cost	State Match Credit	Tax Credit	50% Local Share	Impact Fee MFR
$0	$40,111	$279	$0	($4,096)	0.500	$18,147
					Auburn School District Adjustment	($9,181)
						$8,966
					King County cap applied	$5,000

SECTION 8 – CONCLUSIONS

New housing units continue to be built in the District, and the student population begins to stabilize.

The District built two new elementary schools and replaced five elementary schools with larger facilities during the past five years. This increased elementary school capacity, and it now fully accommodates current elementary students. However, the District continues to lack permanent classroom space to accommodate middle and high school students, including students from new growth. Consequently, 82 portable classrooms are being used to accommodate middle and high school students and are part of the District's short-term capacity solution.

Because of a shortage of permanent classrooms in middle schools, the District has decided to place a bond proposition on the ballot in November 2026. This includes funding to build an additional middle school. The District is also monitoring annual enrollment levels and bonding capacity to determine when an additional high school should be built.

During the past year, the District experienced an increase in the construction cost for a new middle school and a notable increase in single-family and multi-family Student Generation Rates. The increased Student Generation Rates contributes to an increase in the impact fee for single-family residences with 3 bedrooms or more from $8,003 to $17,548. It also contributed to an increase in the impact fee for apartment/condo residences. Based on an application of King County Code 21A and its associated formula, the District's 2026 impact fee for multi-family residences with 2 bedrooms or more would increase from $14,408 to $18,147. The District has adjusted this fee and reduced it to match the single- and multi-family fee collected in 2025. This discretionary reduction was made to establish a more stable impact fee for students generated from the respective developments. Conversely, the low Middle Housing Student Generation Rate, borrowed from the Highline School District, results in a fee of $0. Again, given the lack of available permit data, the District assumes a fee of $0 for single family units with 2 bedrooms or less, middle housing units with 2 bedrooms or less, and apartments/condo units with 1 bedroom or less.

The District's 2026-2032 Capital Facilities Plan will be submitted for adoption by the Auburn School District Board of Directors. After adoption, the Plan, including its 2026 impact fee rates, will be submitted to King County and the Cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The submission to these public agencies will include a request that the jurisdictions adopt the plan and include the plan as an element in their Comprehensive Plans.

AUBURN
SCHOOL DISTRICT
ENGAGE • EDUCATE • EMPOWER

May 22, 2026

Honorable Nancy Backus
Mayor
City of Auburn
25 W Main Street
Auburn, WA 98001

Dear Mayor Backus:

Enclosed are the Determination of Non-Significance ("DNS") and the Environmental Checklist for the adoption of the Auburn School District 2026 Six-Year Capital Facilities Plan.

The comment period on the DNS expires at 4:30 p.m. on June 8, 2026.

Sincerely,

Cindi Blansfield
Associate Superintendent, Business & Operations

Enclosures

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14-day comment period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Auburn School District's Capital Facilities Plan 2026-2032 by the Auburn School District No. 408 for the purposes of planning for the facilities needs of the District;
2. The amendment of the Comprehensive Plans of King County and the cities of Auburn, Black Diamond, and Kent to include the Auburn School District's Capital Facilities Plan 2026-2032 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan; and
3. The amendment of the Comprehensive Plans of the cities of Algona and Pacific to include the Auburn School District's Capital Facilities Plan 2026-2032 as part of the Capital Facilities Element of each jurisdiction's Comprehensive Plan.

Proponent: Auburn School District No. 408

Location of the Proposal:

The Auburn School District includes an area of approximately 62 square miles. Portions of unincorporated King County and County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries.

Lead Agency: Auburn School District No. 408

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:30 p.m. on June 8, 2026. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:	Dr. Alan Spicciati Superintendent Auburn School District No. 408
Address:	Auburn School District 915 4th Street NE Auburn, WA 98002

DETERMINATION OF NONSIGNIFICANCE
Issued with a 14-day comment period

Questions may be directed and comments may be submitted by 4:30 p.m., June 6, 2026, to: Cindi Blansfield, Associate Superintendent, Business & Operations, Auburn School District No. 408, 915 4th Street NE, Auburn, WA 98002.

Date of Issue: May 22, 2026
Date Published: May 22, 2026

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal,** even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

A. Background Find help answering background questions

1. Name of proposed project, if applicable:

The adoption of the Auburn School District's (the "District") 2026 Capital Facilities Plan ("CFP") for the purposes of planning for the District's educational facilities needs. Adoption of the CFP is a nonproject proposal.

The District prepares annual updates to the CFP in accordance with the Washington State Growth Management Act, and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The CFP is a nonproject planning document, covers a six-year planning period, and includes:

- Future enrollment forecasts for each grade span (elementary, middle and high school).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of those facilities.
- A forecast of the future needs for capital facilities and the proposed capacities of expanded or new capital facilities.
- A six-year plan for financing capital facilities within projected funding capacities which identifies sources of public money for such purposes.
- A calculation of school impact fees to be assessed pursuant to RCW 82.02

The District prepares the CFP primarily as a basis for seeking, where eligible, school impact fees to help address school capacity impacts related to residential growth.

The District's Board of Directors will review and consider approval and adoption of the 2026 CFP. If approved and adopted, the District will send the CFP to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into their respective Comprehensive Plans. A copy of the District's draft Capital Facilities Plan is available for review in the District's office.

2. Name of applicant:

Auburn School District No. 408

3. Address and phone number of applicant and contact person:

915 4th Street NE
Auburn, WA 98002

Cindi Blansfield, Associate Superintendent, Business & Operations
(253) 931-4900

4. Date checklist prepared:

May 15, 2026

5. Agency requesting checklist:

Auburn School District No. 408, acting as the lead agency for environmental review and SEPA compliance for this nonproject proposal.

6. Proposed timing or schedule (including phasing, if applicable):

The District's 2026 CFP is scheduled to be considered for adoption by the District School Board on or about June 8, 2026. If the Board of Directors approves and adopts the 2026 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plans. The potential projects referenced in the CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

This is a nonproject planning action and addresses educational planning for the entirety of the Auburn School District. The 2026 CFP includes required six-year enrollment projections and related school capacities to determine whether additional school capacity may be needed to accommodate enrollment growth from new development. During the six-year planning period, and subject to funding, the District plans to replace Alpac Elementary School, replace Cascade Middle School, and construct a new middle school (Middle School #5) to address student capacity needs. The District also plans for miscellaneous improvements at 22 existing facilities. Portables may also be added at or relocated to existing school sites within the next six years.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

All potential projects referenced in the 2026 CFP that may be proposed and require threshold determinations will undergo environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

This is a nonproject action and addresses educational planning for the entirety of the Auburn School District. There are no known applications covering the entire District and no known third party applications for any of the sites for which a specific development project is identified. The District did recently submit a civil construction permit for work on the Middle School #5 project.

10. List any government approvals or permits that will be needed for your proposal, if known.

As a non-project planning document, the 2026 CFP itself does not require permitting. The District anticipates that, following any Board approval and adoption of the CFP, its jurisdictions will consider incorporation of the 2026 CFP by reference in the Capital Facilities Element of each jurisdiction's Comprehensive Plan to inform student enrollment capacity planning related to existing and planned residential development. Any specific projects referenced in the CFP, if proposed for action, will be subject to project-level permitting and review.

11. Give a brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

This is a non-project planning document, addresses educational planning for the entirety of the Auburn School District, and involves the adoption of a six-year Capital Facilities Plan (CFP) by the Auburn School District to comply with the Washington State Growth Management Act (RCW 36.70A.070) and the codes of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The purpose of the CFP is to provide these jurisdictions with a description of enrollment projections and school capacities over the required six-year planning period 2026-2032 to determine whether future school capacity/facilities may be needed to accommodate student enrollment growth as a result of new residential development. If the Board of Directors approves and adopts the 2026 CFP, it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Potential projects referenced in the CFP will be subject to project-specific environmental review at the time of formal proposal and process when full details of the projects are known and able to be analyzed.

The District updates the Capital Facilities Plan on an annual basis and carefully monitors enrollment projections against capacity needs. If legally supportable, the District requests its local jurisdictions to collect impact fees on behalf of the District to provide for growth-related student capacity needs, with the CFP providing a basis for such collection.

The impact fees requested in this year's Capital Facilities Plan are based on the growth related middle school construction project.

A copy of the 2026 CFP is available for review upon request to the District.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The 2026 CFP applies to educational planning within the Auburn School District boundaries. The District boundaries include an area of approximately 62 square miles. Portions of unincorporated King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific fall within the District's boundaries. The District's CFP contains a map of the District's boundaries. A detailed map of the District's boundaries can be viewed at the District's offices.

B. Environmental Elements

Applicant/Agency Added Note: *The Proposal is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. WAC 197-11-960 provides, in part, that* "For nonproject proposals complete this checklist and the supplemental sheet

for nonproject actions (Part D). The lead agency may exclude any question for the environmental elements (Part B) which they determine do not contribute meaningfully to the analysis of the proposal. For nonproject actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively." *In order to provide as much information as possible about the proposal, the District has completed Part B even though it is not required. See Part D, Supplemental Sheet for Nonproject Actions.*

1. Earth Find help answering earth questions

a. General description of the site:

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

This is a non-project action. The geographic area comprising the Auburn School District includes a variety of topographic land forms and gradients. Specific topographic characteristics of the sites at which potential projects referenced in the 2026 CFP are located will be identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

b. What is the steepest slope on the site (approximate percent slope)?

There are a variety of slopes with differing level of steepness on properties located throughout the geographic area of the District. Any projects referenced in the CFP that may be proposed for action would include an evaluation of project/site-specific slopes during project review.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

There are a variety of soil types on properties located throughout the geographic area of the District. Any projects referenced in the CFP, if proposed for action, would include an evaluation of project/site-specific soils during project review.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

Unstable soils may exist within the geographic area comprising the District. Specific soil limitations on individual sites of the potential projects referenced in the 2026 CFP may include filing, excavation, and grading. Details of any such actions will be assessed and identified during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

The proposal as a nonproject planning action does not include filling, excavation, or grading components. nor approve of any project for that purpose Individual projects referenced in the 2026 CFP, if proposed for action, will assess this component during project-level environmental review at the appropriate time

during formal proposal when project specifics are known and able to be analyzed.

f. Could erosion occur because of clearing, construction, or use? If so, generally describe.

The proposal as a nonproject planning action does not include clearing, construction, or specific use in itself (nor does it approve any such use). It is possible that erosion could occur as a result of the construction of projects referenced in the CFP that may be proposed for action. The erosion impacts of the individual projects will be evaluated on a site-specific basis at the time of project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposal as a nonproject planning action doesn't include plans for impervious surface nor approve of any project for that purpose. Individual projects referenced in the 2026 CFP, if proposed, will be on sites with impervious surface coverage anticipated, the details of which will be assessed during project-level environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

This is a non-project action. The erosion potential of any project referenced in the CFP that may be proposed for action, as well as any appropriate control measures, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project specifics are known and able to be analyzed. Individual projects will be subject to all local approval processes. Without limitation, relevant erosion reduction and control requirements will be met.

2. Air Find help answering air questions

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

The proposal as a nonproject planning action doesn't in itself include the potential for emissions nor approve of any project for that purpose. Various emissions, many construction-related, may result from individual projects referenced in the 2026 CFP that may be proposed for action. The air-quality impacts of each potential project will be evaluated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Please see the Supplemental Sheet for Non-Project Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

This is a non-project action. Any off-site sources of emissions or odor that may affect the individual projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Proposed measures to reduce or control emissions or other impacts to air, if any.

This is a non-project action. The individual potential projects in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed and will be subject to local approval processes. Proposed measures will be identified at that time. The District will be required to comply with all applicable air regulations and air permit requirements.

3. Water Find help answering water questions

a. Surface Water: Find help answering surface water questions

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and there is a network of surface water bodies in the geographic area comprising District. The surface water bodies that are in the immediate vicinity of the potential projects referenced in the 2026 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. When necessary, the surface water regimes and flow patterns will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

This is a non-project action. The potential projects referenced in the 2026 CFP may require work near the surface waters located within the District and analysis of such will be included during project-specific environmental review during formal proposal when project details are known and able to be analyzed. Applicable local and/or state approval requirements will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

As a nonproject planning action, the proposal itself will not result in fill or dredging activities nor approve of any project for that purpose. Information with respect to the placement or removal of fill and dredge material as a component of the potential projects referenced in the 2026 CFP, if proposed for action, will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

This is a non-project action. Any surface water withdrawals or diversions required in connection with the potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

As a nonproject planning action, the proposal includes the entire geographic area of the Auburn School District, and the geographic area comprising the District includes 100-year floodplain areas. Review of potential projects within a 100-year floodplain referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials to surface waters nor approve of any project for that purpose. Specific information regarding the discharge of waste materials that may be required as a result of the potential projects referenced in the 2026 CFP will be provided during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Ground Water: Find help answering ground water questions

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.

This is a non-project action. Individual potential projects referenced in the 2026 CFP, if proposed, may impact groundwater resources. Those impacts will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

As a nonproject planning action, the proposal itself will not result in discharge of waste materials into the ground nor would it serve as the basis for approval of any project referenced therein. The discharge of waste material that may take place in connection with the potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. Water Runoff (including stormwater):

a) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

As a nonproject planning action, the proposal itself will not result in runoff nor would it serve as the basis for approval of any project referenced therein. Individual potential projects referenced in the 2026 CFP may have stormwater runoff consequences. Specific information regarding the stormwater impacts

of each project will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state stormwater regulations.

b) Could waste materials enter ground or surface waters? If so, generally describe.

This is a non-project action. The potential projects referenced in the 2026 CFP, if proposed, may result in the discharge of waste materials into ground or surface waters. The specific impacts of each potential project on ground and surface waters will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters.

c) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

This is a non-project action and will not in itself alter or otherwise affect drainage patterns nor would it serve as the basis for approval of any project referenced therein. The specific impacts of any project referenced in the CFP on drainage patterns will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d) Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any.

Specific measures to reduce or control runoff impacts associated with the potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to regulations related to altering or diverting drainage patterns.

4. Plants Find help answering plants questions

a. Check the types of vegetation found on the site:

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

This is a non-project planning document and includes educational planning for the Auburn School District. A variety of vegetative zones are located within the District. Inventories of the vegetation located on the sites of potential projects referenced in the 2026 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. What kind and amount of vegetation will be removed or altered?

This is a non-project action and will not in itself alter or remove vegetation nor would it serve as the basis for approval of any project for that purpose. Some of the potential projects referenced in the 2026 CFP may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects referenced in the CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

c. List threatened and endangered species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2026 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

This is a non-project action. Measures to preserve or enhance vegetation at the sites of the potential projects referenced in the 2026 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

This is a non-project action and does not involve a specific site (or a specific project). Noxious weeds and invasive species observed on or near the sites of the potential projects referenced in the 2026 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

5. Animals Find help answering animal questions

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

This is a non-project planning document and includes educational planning for the Auburn School District. An inventory of species that have been observed on or near the sites of the potential projects referenced in the 2026 CFP, if proposed for action, will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. List any threatened and endangered species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include threatened and endangered species. Inventories of threatened or endangered species known to be on or near the sites of the projects referenced in the 2026 CFP will be developed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Investigation will include use of the Washington State Department of Fisheries and Wildlife's *Priority Habitats and Specifies on the Web* database.

c. Is the site part of a migration route? If so, explain.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include migration routes. The impacts of the potential projects referenced in the 2026 CFP on migration routes will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Proposed measures to preserve or enhance wildlife, if any.

This is a non-project action. Appropriate measures to preserve or enhance wildlife will be determined during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. List any invasive animal species known to be on or near the site.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District and is not specific to a project on any particular site. The geographic area comprising the District may include invasive animal species. Invasive animal species observed on or near the sites of potential projects referenced in the 2026 CFP, if proposed for action, will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

6. Energy and Natural Resources Find help answering energy and natural resource questions

1. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

This is a non-project action and will not in itself use energy nor would it serve as the basis for approval of any project referenced therein. The State's Office of the Superintendent of Public Instruction requires the completion of a life-cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the potential projects referenced in the 2026 CFP will be determined at the time of specific engineering and site design planning at the appropriate time when project details are known.

2. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

This is a non-project action and will not in itself affect use of solar energy on adjacent properties nor would it serve as the basis for approval of any project for that purpose. The impacts of the potential projects referenced in the 2026 CFP on the solar potential of adjacent properties will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

This is a non-project action. Energy conservation measures proposed in connection with the potential projects referenced in the 2026 CFP will be considered during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

7. Environmental Health Find help with answering environmental health questions

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

This is a non-project planning document and includes educational planning for the Auburn School District. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, environmental health hazards, if any, would be identified and addressed.

1. Describe any known or possible contamination at the site from present or past uses.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District may include areas of known or possible contamination from present or past uses. Individual projects identified in the CFP will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed. At that time, known or possible contamination, if any, would be identified and addressed. .

2. Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

This is a non-project action. The potential projects referenced in the 2026 CFP, if proposed for action, will comply with all current codes, standards, rules and regulations. Individual projects will be subject to project-specific environmental review and local and/or state approval at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

As a nonproject planning action, the proposal itself will not result in storage, use, or production of toxic or hazardous chemicals nor would it serve as the basis for approval of any project for that purpose. Toxic and hazardous chemicals that may be stored or produced by the potential projects referenced in

the 2026 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Such projects will comply with all current codes, standards, rules and regulations related to hazardous materials.

4. Describe special emergency services that might be required.

This is a non-project action. The need for special emergency services for the potential projects referenced in the 2026 CFP will be subject to project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Educational facilities in themselves may require special emergency services and any such services would be identified at project-level environmental review of individual projects identified in the CFP when project details are known and able to be analyzed.

5. Proposed measures to reduce or control environmental health hazards, if any.

While this nonproject planning action does not itself identify environmental health hazards, individual potential projects referenced in the 2026 CFP will be subject to project-specific environmental review impacts for related environmental health hazards at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Noise

1. What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of noises from traffic, construction, residential, commercial and industrial uses. The specific noise sources that may affect the potential projects referenced in the 2026 CFP will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

2. What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?

This is a non-project action. The potential projects referenced in the 2026 CFP may create typical construction noises that will exist on a short-term basis. The projects could increase construction-related traffic around the construction sites on a short-term basis. Because the projects will increase the capacity of the District's school facilities, the projects may increase traffic-related or operations-related noise on a longer-term basis once the new facilities are constructed and opened. Specifics of noise level changes will be evaluated during project-specific review at the appropriate time during formal proposal when project details are known and able to be analyzed.

3. Proposed measures to reduce or control noise impacts, if any.

This is a non-project action. The projected noise impacts of the potential projects referenced in the 2026 CFP will be evaluated and mitigated during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Each project will be subject to applicable local and/or state regulations.

8. Land and Shoreline Use Find help answering land and shoreline use questions

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District includes a variety of land uses including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts from potential projects referenced within the CFP to nearby or adjacent properties will be evaluated as part of the project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

This is a non-project action and not specific to a particular site. Identification of the use of sites intended for any potential projects referenced in the CFP as working farmlands or working forest land will be identified and described during project-level environmental review when appropriate. Potential projects referenced within the 2026 CFP do not involve sites used for working farmlands or working forest lands.

1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

This is a non-project action and will not itself affect or be affected by working farms/forestland, nor would it serve as the basis for approval of any project for that purpose. Any possible affects to surrounding farms or forest lands will be evaluated during project-specific environmental review for any project referenced in the CFP, if proposed, at the appropriate during when project details are known and able to be analyzed.

c. Describe any structures on the site.

This is a non-project action and not specific to a site. Any structures located on the proposed sites of the potential projects referenced in the 2026 CFP will be identified and described during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. For replacement school projects, including at Cascade Middle School and Alpac Elementary School, the existing school structures are located on each site and any demolition or proposed alteration will be reviewed as a part of project-level review.

d. Will any structures be demolished? If so, what?

This is a non-project action. Any structures that will be demolished as a result of any project referenced in the CFP, if proposed, has been or will be identified during project-level environmental review when appropriate.

e. What is the current zoning classification of the site?

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. There are a variety of zoning classifications throughout the District. Projects referenced in the 2026 Capital Facilities Plan are zoned under applicable zoning codes and identification of the potential projects or sites does not in itself direct land uses or serve as a basis for project-specific approvals. Rather, site-specific zoning information and requirements for projects that may be proposed for project activity in the 2026 CFP will be evaluated during project-specific environmental review when appropriate. To the extent any of the potential projects referenced in the 2026 CFP are proposed for sites not currently zoned for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted within the zoning district, the local jurisdiction with zoning authority would need to evaluate and process any necessary zoning changes and conduct all required public notice and environmental review.

f. What is the current comprehensive plan designation of the site?

This is a non-project educational planning action and not specific to any site, and the CFP proposed here will not itself direct regulation or serve as the basis for approval of any particular use. District boundaries span multiple jurisdictions and the District owns facilities or properties in the unincorporated areas of King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific. The sites for the potential projects referenced in the 2026 CFP that may be proposed for project activity are located among these jurisdictions and subject to the respective codes and comprehensive plans. To the extent any of the potential projects referenced in the 2026 CFP are proposed for sites not currently designated in the relevant comprehensive plan for the intended educational purpose or to the extent a site within the District's inventory is proposed in the future for a project not currently permitted by the underlying comprehensive plan designation, the local jurisdiction with land use authority would need to evaluate and process any necessary comprehensive plan amendments and conduct all required public notice and environmental review.

g. If applicable, what is the current shoreline master program designation of the site?

This is a non-project action. Shoreline master program designations of the sites for the potential projects referenced in the 2026 CFP, if proposed for action, will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

This is a non-project action and does not involve a particular site for the educational planning purpose of the proposal. Any environmentally sensitive areas located on the sites of the potential projects referenced in the 2026 CFP, if proposed for action, will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

As a nonproject educational planning action, the proposal is not specific to a particular project. The Auburn School District student enrollment for the 2025-26 school year is 16,897. In-District enrollment is expected to increase to approximately 17,027 by the 2031-2032 school year. The District employs approximately 1,700 people.

j. Approximately how many people would the completed project displace?

This is a non-project action and will not itself result in displacement of people. It is not anticipated that any of the referenced projects in the 2026 CFP that may be proposed will displace any people as a result of any project moving forward/. Final determination of any displacement caused by any potential project will be evaluated during project-specific environmental review at the appropriate time when project details are known and able to be analyzed.

k. Proposed measures to avoid or reduce displacement impacts, if any.

This is a non-project action. It is not anticipated that any of the potential projects referenced in the 2026 CFP that may be proposed will displace any people from the sites. Individual projects referenced in this CFP, if proposed for action, will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be determined at that time, if necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

This is a non-project educational planning document. The purpose of a school district Capital Facilities Plan is to provide local jurisdictions with a six-year projection of enrollment and identification of school capacity to determine the need for new school facilities to accommodate growth from new residential development that the local jurisdiction may permit, and to provide a basis for the assessment of school impact fees, if appropriate.

The 2026 CFP has been developed consistent with RCW 36.70A and RCW 82.02.020. If the Board of Directors approves and adopts the 2026 CFP it will be sent to King County and the cities of Algona, Auburn, Black Diamond, Kent, and Pacific for consideration of inclusion into the Capital Facilities Element of their respective Comprehensive Plan. Individual projects referenced in the 2026 CFP that may be proposed for action will be evaluated for compatibility with existing land uses and plans during project-specific environmental and permit review.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any.

This is a non-project action. Any referenced projects in the Capital Facilities Plan that may be proposed for development will be evaluated for compatibility with nearby agricultural and forest lands of long-term commercial significance has been or will be identified and described during project-level environmental review when appropriate.

9. Housing Find help answering housing questions

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

The nonproject educational planning action does not propose any new housing units, and the potential school facility projects referenced in the 2026 CFP would not involve the provision of new housing units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

This nonproject educational planning action would not in itself eliminate any units nor would it serve as the basis for approval of any project that would do so. It is not anticipated that the potential projects referenced in the 2026 CFP, if proposed, will eliminate any housing units. The impacts of the potential projects referenced in the 2026 CFP, if proposed, on existing housing will be evaluated during project-specific environmental review at the appropriate time.

c. Proposed measures to reduce or control housing impacts, if any.

This is a non-project action. Measures to reduce or control any housing impacts caused by the potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time. The CFP itself serves as a basis for a local jurisdiction to determine housing impacts to needed school capacity and serve as a basis for assessing school impact fees.

10. Aesthetics Find help answering aesthetics questions

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

This is a non-project educational planning action and not specific to any site. Structural heights associated with any referenced project in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review, when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

This is a non-project educational planning action and not specific to any site. Views associated with the potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review, when appropriate.

c. Proposed measures to reduce or control aesthetic impacts, if any.

This is a non-project action. Appropriate measures to reduce or control the aesthetic impacts of any referenced project in the 2026 CFP that may be proposed for development will be determined on a project-specific basis, when appropriate.

11. Light and Glare Find help answering light and glare questions

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

This is a non-project educational planning action and not specific to any site or building/structure. The light or glare impacts of any referenced project in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed. In general, school facilities operate during the day with some post-school hour operations for extracurricular activities and include site safety lighting depending on the particular site location and design.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

This is a non-project action. The light or glare impacts of any referenced project in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. What existing off-site sources of light or glare may affect your proposal?

This is a non-project action. Off-site sources of light or glare that may affect any referenced project in the 2026 CFP that may be proposed for development will be evaluated during project-specific environmental review when project details are known and able to be analyzed.

d. Proposed measures to reduce or control light and glare impacts, if any.

This is a non-project action. Proposed measures to mitigate the light or glare impacts of any referenced project in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

12. Recreation Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There are a variety of formal and informal recreational facilities within the District boundaries. These include both District-owned facilities and other public and private recreational facilities.

b. Would the proposed project displace any existing recreational uses? If so, describe.

This is a non-project action and will not itself displace existing recreational uses nor will it serve as a basis for any future project to do so. Any proposed new school facilities and modernizations to existing school facilities may enhance recreational opportunities and uses. Specific recreational impacts of any referenced project in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review when project details are known and able to be analyzed.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any.

This is a non-project action. Adverse recreational impacts of any referenced project in the 2026 CFP that may be proposed for development will be subject to mitigation during project-specific environmental review. A school site usually provides recreational facilities to the community in the form of playfields and gymnasiums that may be used outside of school hours.

13. Historic and Cultural Preservation Find help answering historic and cultural preservation questions

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old

listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

This is a non-project action and addresses educational planning throughout the geographic boundaries of the Auburn School District. There may be sites eligible for register listing located throughout the geographic area. The District will evaluate, when a school site is located for potential development, whether there are known places or objects listed on, or proposed for, such registers which may be proposed for development. The existence of historic and cultural resources on or next to the sites will be addressed in more detail during project-specific environmental review.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

This is a non-project action. The geographic area comprising the District may include landmarks, features, or other evidence of Indian or historic use or occupation. An inventory of historical sites at or near the sites of the potential projects referenced in the 2026 CFP will be developed during project-specific environmental review. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

This is a non-project action. Any landmarks, features, or other evidence of Indian or historic use or occupation, or material evidence, artifacts, or areas of cultural importance, on or near sites intended for any projects referenced in the Capital Facilities Plan have been or will be identified and described during project-level environmental review when appropriate. Appropriate methods will be proposed on a project-specific basis. At a minimum, research will be conducted on the web using the Washington State Department of Archaeology & Historic Preservation's *Washington Information System for Architectural and Archaeological Records Data (WISAARD)* resource.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

This is a non-project action. The impact on cultural or historic resources of the individual potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review when project details are known.

14. Transportation Find help with answering transportation questions

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

This is a non-project educational planning proposal affecting the entirety of the Auburn School District. The geographic area comprising the District contains a variety of roads, streets, and highways. The impact on public streets and highways of the individual, potential projects referenced in the 2026 CFP, if proposed for action, will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

This is a non-project action. The relationship between public transit and individual potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. District schools are regularly served by District transportation service (yellow bus).

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

This is a non-project action and the educational planning purpose of the CFP will not in itself require any transportation improvements. The need for new streets or roads, or improvements to existing streets and roads associated with individual potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

This is a non-project action and does not in itself involve a proposed use nor does it serve as a basis for such use. Use of water, rail or air transportation associated with individual potential projects referenced in the 2026 CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

This is a non-project action and will not in itself generate vehicular trips nor serve as a basis for approval of a project that would. The traffic impacts of individual potential projects referenced in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Approved data models will be used to evaluate trips generated by individual projects.

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

This is a non-project action and will neither itself nor serve as a basis for approval of any project that would be affected by movement of agricultural or forest projects on roads/streets.. The traffic impacts of individual potential projects referenced in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

g. Proposed measures to reduce or control transportation impacts, if any.

This is a non-project action. The mitigation of traffic impacts associated with individual potential projects referenced in the 2026 CFP that may be proposed for development will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

15. Public Services Find help answering public service questions

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the CFP that may be proposed for development or the CFP itself will significantly increase the need for public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

This is a non-project action. Any potential new school facilities that are referenced in the CFP and may be proposed for development will be code compliant and constructed with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems consistent with local and/or state requirements.

16. Utilities Find help answering utilities questions

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

This is a non-project action and does not involve a particular site or project, nor does it serve as the basis for approval of any particular project referenced in the CFP. Storm, power, and water are currently available to the sites of the potential projects referenced in the 2026 CFP. Other utilities are either available or the District will apply for approval of alternative sewage disposal systems/procedures. The types of utilities available at specific project sites will be addressed in detail during project-specific environmental review at the time of formal proposal when project details are fully known.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

This is a non-project action. Utility revisions and construction needs will be identified during project-specific environmental review when project details are fully known.

C. Signature Find help about who should sign

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.



Type name of signee: Cindi Blansfield

Position and agency/organization: Associate Superintendent, Business & Operations

Date submitted: 5/22/2026

D. Supplemental sheet for nonproject actions Find help for the nonproject actions worksheet

IT IS NOT REQUIRED to use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

APPLICANT/AGENCY ADDED NOTE: The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use. To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed, some of these environmental impacts may be more likely. However, neither approval of the CFP itself nor its inclusion as a part of any jurisdiction's Comprehensive Plan Capital Facilities Element serves as the basis for approval of any potential project referenced in the CFP that may be proposed for action, nor does it direct a land use approval of any site referenced in the CFP.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. To the extent the CFP makes it likely that school facilities may be considered for action, there may be increased discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise. Additional impermeable surfaces, such as roofs, access roads, and sidewalks could increase stormwater runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects referenced in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant increase in the production of noise from its facilities, with the possible exception of noise production due to short-term construction activities or the presences of additional students/school operations on a site. Construction impacts related to noise and air would be short term and are not anticipated to be significant.

- **Proposed measures to avoid or reduce such increases are:**

Proposed measures to mitigate any such increases described above have been or will be addressed for any potential project referenced in the CFP that may be proposed for action during project-level environmental review when appropriate. Stormwater detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements. Noise impacts will evaluated under

local and state standards once when project details are known and able to be analyzed, and impacts will be mitigated appropriately.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any particular use. The potential projects included in the 2026 CFP are not likely to generate significant impacts to plants, animals, fish, or marine life.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

As needed, specific measures to protect and conserve plants, animals, and fish will be identified during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed. Applicable code and regulatory provisions protecting/conserving plants, animals, fish, or marine life will be followed.

3. How would the proposal be likely to deplete energy or natural resources?

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use. Should the potential projects referenced in the 2026 CFP be proposed and constructed, they will require the consumption of energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

The potential projects referenced in the CFP, if proposed, will be constructed in accordance with applicable energy efficiency standards and requirements, and proposed measures needed to protect or conserve energy and natural resources have been or will be addressed during project-level environmental review when appropriate.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval any of particular use and, as such, will not have an impact on these elements itself. Environmentally sensitive areas will be identified during project-specific environmental review of any project referenced in the CFP and proposed for action and will be consistently addressed with local and/or state requirements.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

Appropriate measures as identified in collaboration with regulatory agencies will be proposed during project-specific environmental review at the appropriate time of formal proposal when project details are known and able to be analyzed.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed for compliance with existing plans and would be subject to the relevant jurisdiction's land use process and approval requirements.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

This 2026 CFP is a non-project planning document and does not in itself dictate certain shoreline and land uses. Any projects referenced within the CFP and subsequently proposed for project-specific review and permitting will be reviewed and conditioned appropriately to avoid or reduce land use impacts.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and, as such, does not itself create substantial new demands for transportation. The potential projects referenced in the CFP, if proposed, may create an increase in traffic near District facilities during the school year and during school start/end times. Impacts on transportation, public services, and utilities related to the potential projects referenced in the CFP will be addressed during project-specific environmental review at the appropriate time during formal proposal when project details are known and able to be analyzed.

- **Proposed measures to reduce or respond to such demand(s) are:**

This 2026 CFP is a non-project planning document and, as such, does not itself create substantial new demands for transportation, public services, or utilities. Therefore, no measures to reduce or respond to such demands are proposed at this time. Any proposed measures to reduce demands on transportation, public services or utilities have been or would be done at the project-specific level of any project referenced in the CFP if proposed for action. Requirements of the permitting jurisdiction, as well as any additional measures identified during project-level environmental review, would be complied with as a part of the project.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The 2026 CFP is an educational facilities non-project planning document and will not itself direct regulation or serve as the basis for approval of any particular use and does not conflict with any laws or requirements for the protection of the environment. Specific projects referenced in the Capital Facilities Plan, if proposed, have been or will be reviewed under project-level environmental review requirements. The Washington Growth Management Act (the GMA) outlines 15 broad goals, including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The Capital Facilities Plan satisfies the requirements of RCW 36.70A.070, identifies additional school facilities necessary to meet the educational needs of the growing student populations anticipated in the District, and informs local jurisdictions regarding the impacts of new residential development on public school capacity.

To evaluate if a proposed project identified in the 2026 CFP may conflict with local, state, or federal laws or requirements for the protection of the environment, the District will, at a minimum and commencing as early as possible, review project proposal details against all applicable laws and regulations; obtain input and studies, as appropriate or required, from qualified consultants; coordinate and, as required, consult with the permitting jurisdiction and affected agencies; and consider appropriate mitigation measures and/or alternatives.

ATTACHMENT 3

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FEDERAL WAY PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.



Lake Grove Elementary



Mirror Lake Elementary



Wildwood Elementary



Thomas Jefferson High School



Star Lake Elementary/
Evergreen Middle School



Memorial Field Renovation



Olympic View K-8



Illahee Middle School

CAPITAL FACILITIES PLAN 2027

FEDERAL WAY PUBLIC SCHOOLS
2027
CAPITAL FACILITIES PLAN

June 9, 2026

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BOARD OF EDUCATION

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SUPERINTENDENT

Dr. Dani Pfeiffer

Prepared by: Rob Bryant, Chief Finance & Operations Officer
Jennifer Thomas, Student & Demographic Forecaster

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INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB) 2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.4278 effective June 2018, revised December 2021, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of June 2026.

This plan will be submitted for consideration to each of the jurisdictions located within the Federal Way Public Schools' service area: King County, the City of Kent, City of Federal Way, and the City of Auburn and is incorporated in the Comprehensive Plans of each jurisdiction by reference. This plan is requested to be included in the Facilities Plan element of the Comprehensive Plans of each jurisdiction. To date, the City of Des Moines has not adopted a school impact fee ordinance. The City of Des Moines collects school mitigation fees as part of the SEPA process. Discussions with the City of Milton to adopt an ordinance for school impact fees for parcels located within the Federal Way School District's service area is in process.

The Growth Management Act requires the County to designate Urban Growth areas within which urban growth can be encouraged. The Growth Management Planning Council adopted and recommended to the King County Council Urban Growth Area Line Maps with designations for urban centers. A designation was made within the Federal Way planning area, which encompasses Federal Way Public Schools boundaries. King County will encourage and actively support the development of Urban Centers to meet the region's need for housing, jobs, services, culture, and recreation. This Plan's estimated population growth is prepared with this underlying assumption.

This Capital Facilities Plan will be used as documentation for any jurisdiction which requires its use to meet the needs of the Growth Management Act. This plan is not intended to be the sole planning tool for all of the District needs. The District may prepare interim plans consistent with Board policies or management need.

Currently Federal Way Public Schools is nearing the end of Phase 2 Bond projects supporting school expansion and replacement as authorized by the voters in 2017. Prior to the passage of the Phase 2 Bond the District formed a 100-member Facilities Planning Committee consisting of parents, community members and staff. This Committee was tasked with developing a recommendation to the Superintendent regarding Phase 2 of the District's plan for school construction, remodeling, and/or modernization for voter consideration in November 2017. The voters passed this $450M bond authorization with a 62% YES vote reflecting a commitment to invest in the modernization of our infrastructure. As of today, the District has completed Thomas Jefferson High School, Evergreen Middle School, Lake Grove Elementary, Mirror Lake Elementary, Star Lake Elementary, Wildwood Elementary, Olympic View K-8 and Memorial Field. Illahee Middle School is complete and occupied in its 1 year warranty period.

INTRODUCTION, continued

The rebuilding of the schools has and will continue to create additional capacity for students at the elementary and high school levels.

The District continues to monitor factors that may have an impact on enrollment and capacity at our schools, including new single-family and multi-family residential developments and any impacts due to the COVID-19. In accordance with the McCleary decision, the State has provided funding to reduce K-3 class size to 17 and 4-12 class size to 25. Beginning in 2019-20 the legislature expected compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. However, the District's 2022-23 enrollment was higher than projected. We have seen similar growth in the 2023-2024 and 2024-2025 school years, although we have not yet reached our Pre-Covid enrollment numbers. We are anticipating continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the downtown core in conjunction with Sound Transit's Link Light Rail project completion.

The District has increased capacity at the elementary level over the past several years and shows no unhoused scholars based on the six-year enrollment projections (even with projected growth at that level). The 2026 Capital Facilities Plan shows fairly flat enrollment; however, we will monitor and adjust accordingly our projections yearly based on new housing developments currently being proposed to open in 2027 and beyond.

The District is not requesting school impact fees as a part of this Capital Facilities Plan update as it anticipates having sufficient capacity to serve new students from growth over the six year planning period. As such, the CFP does not include a school impact fee calculation, and the District has not prepared updated the student generation rates that are used in that calculation. However, the District intends to monitor development activity and student enrollment closely in the event of any shift in expected student enrollment. In such case, the District will incorporate updated information in the next CFP update or, if necessary, an interim update.

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SECTION 1 - THE CAPITAL FACILITIES PLAN

The State Growth Management Act requires that several pieces of information be gathered to determine the facilities available and needed to meet the needs of a growing community.

This section provides information about current facilities, existing facility needs, and expected future facility requirements for Federal Way Public Schools. A Financial Plan that shows expected funding for any new construction, portables and modernization listed follows this.

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INVENTORY OF EDUCATIONAL FACILITIES

ELEMENTARY SCHOOLS (K-5)			
Adelaide	1635 SW 304th St	Federal Way	98023
Brigadoon	3601 SW 336th St	Federal Way	98023
Camelot	4041 S 298th St	Auburn	98001
Enterprise	35101 5th Ave SW	Federal Way	98023
Green Gables	32607 47th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308th St	Auburn	98001
Lake Grove	303 SW 308th St	Federal Way	98023
Lakeland	35827 32nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300th St	Auburn	98001
Mirror Lake	625 S 314th St	Federal Way	98003
Nautilus (K-8)	1000 S 289th St	Federal Way	98003
Olympic View (K-8)	2626 SW 327th St	Federal Way	98023
Panther Lake	34424 1st Ave S	Federal Way	98003
Rainier View	3015 S 368th St	Federal Way	98003
Sherwood Forest	34600 12th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325th Pl	Federal Way	98023
Star Lake	26812 40th Ave S, Bldg.B	Kent	98032
Sunnycrest	24629 42nd Ave S	Kent	98032
Twin Lakes	4400 SW 320th St	Federal Way	98023
Valhalla	27847 42nd Ave S	Auburn	98001
Wildwood	2405 S 300th St	Federal Way	98003
Woodmont (K-8)	26454 16th Ave S	Des Moines	98198
MIDDLE SCHOOLS (6-8)			
Federal Way Public Academy (6-10)	34620 9th Ave S	Federal Way	98003
Illahee	36001 1st Ave S	Federal Way	98003
Kilo	4400 S 308th St	Auburn	98001
Lakota	1415 SW 314th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360th ST	Auburn	98001
Evergreen	26812 40th Ave S, Bldg.A	Kent	98032
TAF @ Saghalie (6-12)	33914 19th Ave SW	Federal Way	98023
HIGH SCHOOLS (9-12)			
Decatur	2800 SW 320th St	Federal Way	98023
Federal Way	30611 16th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288th St	Auburn	98001
Todd Beamer	35999 16th Ave S	Federal Way	98003
Career Academy at Truman	31455 28th Ave S	Federal Way	98003
ADDITIONAL SCHOOLS			
Internet Academy (K-12)	31455 28th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28th Ave S	Federal Way	98003
ES24 (Former DeVry Property) (K-8)	3600 S 344th Way	Federal Way	98001
ECEAP (Former Headstart Bldg)	31457 28th Ave S	Federal Way	98003

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CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES

Developed Property

Central Kitchen	1214 S 332nd St	Federal Way	98003
Federal Way Memorial Field	1300 S 308th St	Federal Way	98003
Educational Services Center	33330 8th Ave S	Federal Way	98003
Support Services Center	1211 S 332nd St	Federal Way	98003

Leased Property

Early Learning Center at Uptown Square	1066 S 320th St	Federal Way	98003

Undeveloped Property

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335th Streets - 10.04 Acres
73	N of SW 320th and east of 45th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1st Way S and S 342nd St – Minimal acreage
96	S 308th St and 14th Ave S – .36 Acres

Notes:

Not all undeveloped properties are large enough to meet school construction requirements. Properties may be traded or sold depending on what locations are needed to house students in the District.

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NEEDS FORECAST - EXISTING FACILITIES

PHASE	EXISTING FACILITY	FUTURE NEEDS	ANTICIPATED SOURCE OF FUNDS
As needed	Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
II	Thomas Jefferson High School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Evergreen Middle School	Replaced Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Mirror Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replaced Existing Building, Increased Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replaced Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replaced Existing Facility	Voter Approved Capital bond
II	ES24 (DeVry Property)	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
III	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD
III	Decatur High School	Replace Existing Building, Increase Capacity	TBD
III	Kilo Middle School	Replace Existing Building	TBD
III	Sacajawea Middle School	Replace Existing Building	TBD
III	Adelaide Elementary	Replace Existing Building, Increase Capacity	TBD
III	Brigadoon Elementary	Replace Existing Building, Increase Capacity	TBD
III	Camelot Elementary	Replace Existing Building, Increase Capacity	TBD
III	Lake Dolloff Elementary	Replace Existing Building, Increase Capacity	TBD
III	Nautilus K-8 School	Replace Existing Building, Increase Capacity	TBD
III	Twin Lakes Elementary	Replace Existing Building, Increase Capacity	TBD
III	Woodmont K-8 School	Replace Existing Building, Increase Capacity	TBD

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NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS

FWPS has leased a portion of the Truman Campus property to Region X and Puget Sound Education Service District. Region X and PSESD built a Head Start building on this property which has served Federal Way 3- and 4-year-olds for the last twenty years. In the recent re-competition, the federal funding for a Head Start program at this location was lost. Subsequently the District has been using this facility for a state-funded Early Childhood Education (ECEAP) program and has secured the title to the building. The building will only be available for preschool activities.

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SIX YEAR FINANCE PLAN

Secured Funding

Sources	
Impact Fees (1)	$680
Land Sale Funds (2)	$7,685,000
Bond or Levy Funds (3)	$11,689,000
K3-Class Size Reduction (4)	$4,269,000
School Construction Assistance Program (SCAP) (5)	$17,171,440
TOTAL	**$40,815,120**

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (6)	$0
K-3 Class Size Reduction (7)	$0
Bond Funds (8)	$0
Land Fund Sales (9)	$0
Impact Fees (10)	$0
TOTAL	**$0**

Total Secured Funding and Projected Revenue	**$40,815,120**

Actual and Planned Expenditures

NEW SCHOOLS	Estimated and Prior Years	Budget 2026-2027	2027 2027-2028	2028 2028-2029	2029 2029-2030	2030 2030-2031	2031 2031-2032	2032 2032-2033	Total 2025-2033	Total Cost
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (11)	**$39,624,000**								$0	**$39,624,000**
Mirror Lake Elementary (11)	**$41,963,000**								$0	**$41,963,000**
Star Lake Elementary (11)	**$38,901,000**								$0	**$38,901,000**
Wildwood Elementary (11)	**$40,970,000**								$0	**$40,970,000**
Olympic View K-8 School (11)	**$46,140,000**								$0	**$46,140,000**
Thomas Jefferson High School (11)	**$124,054,000**								$0	**$124,054,000**
Evergreen Middle School (11)	**$64,516,000**								$0	**$64,516,000**
Illahee Middle School (11)	**$89,713,000**								$0	**$89,713,000**
Memorial Stadium (11)	**$29,780,000**								$0	**$29,780,000**
Central Building Updates (11)		$400,000							$400,000	**$400,000**
Memorial Field Track Updates (11)		$500,000							$500,000	**$500,000**
Todd Beamer High School Tack Updates (11)		$360,000							$360,000	**$360,000**
Elementary School Field Updates (11)		$1,000,000							$1,000,000	**$1,000,000**
Illahee Roof (11)		$5,200,000							$5,200,000	**$5,200,000**
SITE ACQUISITION										
Former DeVry/ES 24 (12)	**$31,736,000**	$1,424,000	$1,422,000	$1,423,000					$4,269,000	**$36,005,000**
TEMPORARY FACILITIES										
Portables (13)	**$3,850,000**	$850,000	$500,000	$500,000	$500,000	$500,000	$500,000	$500,000	$3,850,000	**$7,700,000**
TOTAL	**$551,247,000**	**$9,734,000**	**$1,922,000**	**$1,923,000**	**$500,000**	**$500,000**	**$500,000**	**$500,000**	**$15,579,000**	**$566,826,000**

NOTES:

1. These fees are currently being held in a King County, City of Federal Way, City of Auburn, and City of Kent impact fee account, and will be available for use by the District for system improvements. This is year end balance on 12/31/25.
2. This is year end balance on 12/31/25.
3. This is the 12/31/25 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the K3-CSR revnue received but not spent as of 12/31/2025.
5. This represents the balance of SCAP funding but no spent as of 12/31/2025.
6. This is anticipated SCAP for the future projects authorized by the voters in 2017.
7. This is the remaining K-3 Class size reduction grant revenue.
8. In November 2017, the District passed a $450M bond measure. All bonds authorized have been issued.
9. There are no projected sale of surplus properties.
10. In this current plan, there are no projected impact fees.
11. Project budgets are updated as of December 2025.
12. A former private university campus located in Federal Way was purchased in 2019 to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capcity this location will be used as a temporary housing. These costs are excluded from impact fee calculations.
13. These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.

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TEN-YEAR BOND/CAPTIAL ACTIVITY SUMMARY

Year	Dollars Budgeted	Items Budgeted
2025	$63,085,233.00	Illahee MS, Thomas Jefferson HS Fields, Wildwood ES Field, Federal Way HS CTE
2024	$78,050,000.00	Illahee MS, Thomas Jefferson HS, Memorial Stadium, Former DeVry/ES24, Portables
2023	$55,743,000.00	Illahee MS, Memorial Stadium, Former DeVry/ES24, Portables
2022	$87,237,500.00	Olympic View K-8, Thomas Jefferson HS, Illahee MS, Former DeVry/ES 24, Portables
2021	$69,823,750.00	Star Lake ES, Olympic View K-8, Thomas Jefferson HS, Evergreen MS, Illahee MS, Former DeVry ES/ES24, Portables
2020	$132,038,500.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24
2019	$116,740,000.00	Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Thomas Jefferson HS, Evergreen MS, Former DeVry/ES24, Norman Center, Portables
2018	$11,935,000.00	Lake Grove ES, Mirror Lake ES, Wildwood ES, Thomas Jefferson HS, Norman Center, Portables
2017	$75,625,000.00	Federal Way HS, Lake Grove ES, Mirror Lake ES, Star Lake ES, Wildwood ES, Norman Center, Portables
2016	$30,420,000.00	Federal Way HS, Norman Center, Portables
2015	$47,815,000.00	Federal Way HS, Norman Center, Portables

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SECTION 2 - MAPS

As of September 2024, Federal Way Public Schools has twenty elementary schools (grades K-5), three schools with a K-8 grade configuration, six middle school schools (grades 6-8), four high schools (grades 9-12) and four small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The programs at Open Doors and Career Academy at Truman High School serve students in grades 9-12. In addition to these programs, TAF@Saghalie serves students in grades 6-12 who reside within the service area and the Employment and Transition Program (ETP) at the Norman Center serves 18–21-year-old scholars.

The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new developments have major impacts on the facilities immediately adjacent to that development. School districts are different. If the district does not have permanent facilities available, interim measures must be taken until new facilities can be built or until boundaries can be adjusted to match the population changes to the surrounding facilities.

It is important to realize that a single housing development does not require the construction of a complete school facility. School districts are required to project growth throughout the district and build or adjust boundaries based on growth throughout the district, not just around a single development.

Adjusting boundaries requires careful consideration by the district and is not taken lightly. It is recognized that there is a potential impact on students who are required to change schools. Boundary adjustments impact the whole district, not just one school.

The final map included represents the city and county boundaries which overlap with the district's service areas.

- City of Algona
- City of Auburn
- City of Des Moines
- City of Federal Way
- City of Kent
- City of Milton
- Unincorporated King County

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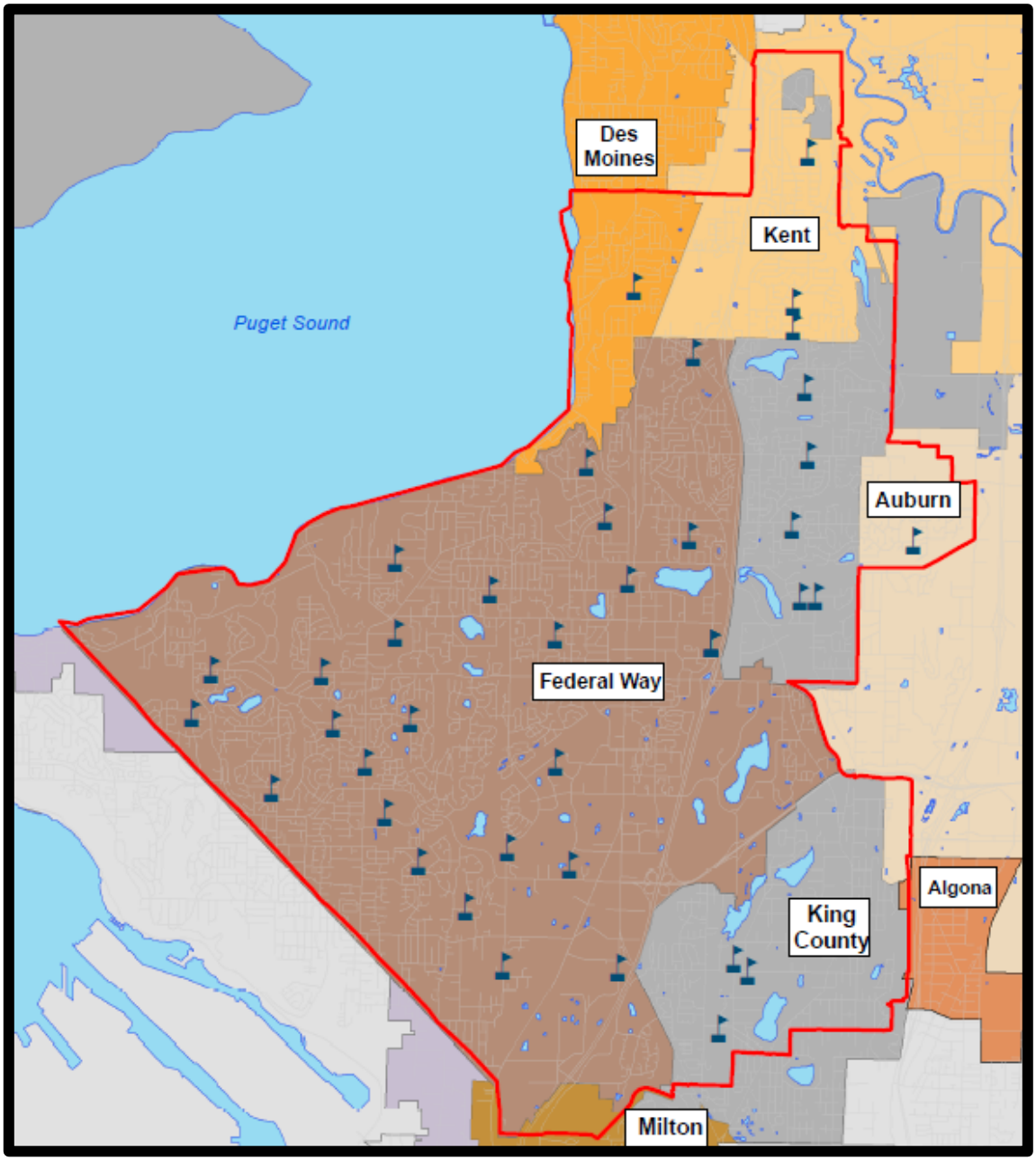
MAP – CITY AND COUNTY JURISDICTIONS

FEDERAL WAY PUBLIC SCHOOLS
Each Scholar: A voice. A dream. A **BRIGHT** future.





City and County Jurisdictions

FWPS boundaries is 100% Urban Growth Area

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2027 through 2033

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BUILDING CAPACITIES

This Capital Facilities Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. The Superintendent of Public Instruction establishes square footage guidelines for capacity, but these guidelines do not take into consideration the education program needs.

In general, the District's current target class size provides that the average class size for a standard classroom for grades K through 3 should be 17 students to comply with current legislation. In grades 4-5 the target is 25 students. For grades 6 to 12 the target class size is 26 students. Classrooms for students with Individualized Education Program (Special Education) needs are calculated at 12 seats per classroom.

Historically, the District has used the OSPI square footage calculation as a baseline for capacity calculation and made adjustments for specific program needs. The District will continue to use this calculation for determining capacity at our middle and high schools. However, for elementary school capacity will be calculated based on the number of classroom spaces and the number of students assigned to each classroom.

Class Size Guidelines	FWPS Historical "Standard of Service"	HB2661/SHB2776 Enacted Law	Square Footage Guideline
Kindergarten	18.9	17	25-28
Grades 1-2	18.9	17	25-28
Grade 3	18.9	17	28
Grades 4-5	25	25	28
Grades 6-12	26	26	28

For the purposes of determining student capacity at individual schools, the following list clarifies adjustments to classroom spaces and the OSPI calculation.

Special Education Resource Rooms:
Each middle school requires the use of a standard classroom(s) for special education students requiring instruction to address specific disabilities.

English as a Second Language Programs:
Each middle school and high school require the use of a standard classroom for students learning English as a second language.

Middle School Computer Labs:
Each middle school has computer labs, except Evergreen Middle School. Wireless access has been installed at all secondary schools. If additional classroom space is needed, these computer labs may be converted to mobile carts.

BUILDING CAPACITIES, continued

High School Career Development and Learning Center (Resource) Room:

Each high school provides special education resource room and career development classrooms for students requiring instruction to address specific disabilities.

Preschool/ECEAP:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have the ECEAP program at 10 sites (6 elementary schools, 3 high schools, and 1 commercial site). These programs decrease capacity at those schools.

Alternative Learning Experience:

Federal Way offers students the opportunity to participate in an Alternative Learning Experience through our Internet Academy. These students have never been included in the capacity calculation of unhoused students.

1418 Youth Reengagement:

Federal Way offers students the opportunity to participate in 1418 Youth Reengagement Open Doors program. These students are housed at the Truman campus but are not currently included in the capacity calculation of unhoused students.

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BUILDING CAPACITIES, continued

ELEMENTARY BUILDING PROGRAM CAPACITY

School Name	Headcount	[1]Preschool
Adelaide	**392**	**30**
Brigadoon	**408**	**30**
Camelot	**378**	**30**
Enterprise	**524**	**15**
Green Gables	**439**	
Lake Dolloff	**535**	
Lake Grove	**558**	**30**
Lakeland	**455**	
Mark Twain	**515**	
Meredith Hill	**606**	**15**
Mirror Lake	**514**	**30**
Nautilus (K-8)	**512**	
Olympic View (K-8)	**429**	
Panther Lake	**501**	**15**
Rainier View	**607**	**30**
Sherwood Forest	**451**	**6**
Silver Lake	**476**	
Star Lake	**544**	**30**
Sunnycrest	**636**	
Twin Lakes	**413**	**30**
Valhalla	**598**	
Wildwood	**597**	**30**
Woodmont (K-8)	**474**	
TOTAL	**11,562**	**321**

Elementary Average	**503**	

MIDDLE SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Illahee	**855**
Kilo	**779**
Lakota	**786**
Sacajawea	**694**
Sequoyah	**585**
Evergreen	**795**
TAF @ Saghalie	**598**
Federal Way Public Academy	**183**
TOTAL	**5,275**

***Middle School Average**	**727**

HIGH SCHOOL BUILDING PROGRAM CAPACITY

School Name	Headcount
Decatur	**1243**
Federal Way	**1684**
Thomas Jefferson	**1600**
Todd Beamer	**1085**
TAF @ Saghalie	**155**
Career Academy at Truman	**159**
Federal Way Public Academy	**116**
Employment Transition Program	**48**
TOTAL	**6,090**

[2]High School Average	**1,403**

Notes:

[1]Preschool enrollment reduces capacity for K-5 students. 15 preschool students in one classroom.

[2]Federal Way Public Academy, Career Academy at Truman High School, and Employment Transition Program and TAF @ Saghalie for the high school school grade span (9-12) are non-boundary schools. These schools are not used in the calculated averages.

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PORTABLE LOCATIONS

The Washington State Constitution requires the State to provide each student a basic education. It is not an efficient use of District resources to build a school with a capacity for 500 students due to lack of space for 25 students when enrollment fluctuates throughout the year and from year to year.

Portables are used as interim measures to house students when increasing population impacts a school attendance area. Portables may also be required to house students when new or changing programs require additional capacity. They also provide housing for students until permanent facilities can be financed and constructed. When permanent facilities become available, the portable(s) is either used for other purposes such as storage or childcare programs or moved to another school for an interim classroom. Some portables may not be fit to move due to age or physical condition. In these cases, the District may choose to buy new portables and surplus these unfit portables.

With the school expansion projects funded through the 2017 Bond, new capacity has been created within the new schools and portables have been eliminated from these campuses.

The following page provides a list of the location of the portable facilities used for educational facilities by Federal Way Public Schools.

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PORTABLE LOCATIONS, continued

PORTABLES LOCATED AT ELEMENTARY SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL*
Adelaide	**1**	**2**
Brigadoon	**1**	
Camelot	**1**	
Enterprise	**3**	
Green Gables	**1**	
Lake Dolloff	**5**	**1**
Lake Grove		
Lakeland		
Mark Twain	**3**	
Meredith Hill	**3**	
Mirror Lake		
Nautilus	**3**	
Olympic View		
Panther Lake	**4**	
Rainier View	**5**	
Sherwood Forest	**2**	**2**
Silver Lake	**1**	**3**
Star Lake		
Sunnycrest	**6**	
Twin Lakes	**1**	**2**
Valhalla	**4**	
Wildwood		
Woodmont	**5**	
TOTAL	**49**	**10**

PORTABLES LOCATED AT HIGH SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	**8**	
Federal Way		
Thomas Jefferson		
Todd Beamer	**8**	
TOTAL	**16**	

PORTABLES LOCATED AT SUPPORT FACILITIES

MOT	
TDC	**9**
Former TAFA	
TOTAL	**9**

DISTRICT PORTABLES IN USE FOR ECEAP AND/OR HEADSTART

Sherwood Forest	**2**
Evergreen	
Total	**2**

PORTABLES LOCATED AT MIDDLE SCHOOLS

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		
Kilo	**1**	**6**
Lakota		
Sacajawea	**5**	
Sequoyah		**2**
Evergreen		
TAF@ Saghalie	**4**	
TOTAL	**10**	**8**

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STUDENT FORECAST

Student enrollment projections are a basic component of budget development and facility need. Enrollment projections influence many of the financial estimates that go into budget preparation. The majority of staffing requirements are derived directly from the forecasted number of students. Allocations for instructional supplies and materials are also made based on projected enrollment. Other expenditures and certain revenue projections are directly related to enrollment projections.

Enrollment projections are completed annually in the Business Services Department. Projections must be detailed at various levels, district total, school-building totals, grade level and program level to include vocational and special education students.

The basis of projections has been cohort survival analysis. Cohort survival is the analysis of a group that has a common statistical value (grade level) as it progresses through time. In a stable population the cohort would be 1.00 for all grades. This analysis uses historical information to develop averages and project the averages forward. This method does not trace individual students; it is concerned with aggregate numbers in each grade level. The district has used this method with varying years of history and weighted factors to study several projections. Because transfers in and out of the school system are common, student migration is factored into the analysis as it increases or decreases survival rates. Entry grades (kindergarten) are a unique problem in cohort analysis. The district collects information on birth rates within the district's census tracts and treats these statistics as a cohort for kindergarten enrollment in the appropriate years.

The Federal Way School District is using various statistical methods for projecting student enrollments. The resultant forecasted enrollments are evaluated below.

In February 2026, the District contracted a demographer to develop projections for the Federal Way School District. The model used to forecast next year's enrollment uses cohort survival rates to measure grade to grade growth, assumes market share losses to private schools (consistent with county-wide average), assumes growth from new housing or losses due to net losses from migration. This forecast was provided as a range of three projections. The long-range forecast provided with this report used a model with cohort survival rates and growth rates based on projected changes in the 5-19 age group for King County.

The difference between projected enrollment and actual for Fall 2025 was less than 1% in the positive with 20,970 projected and 21,006 actual.

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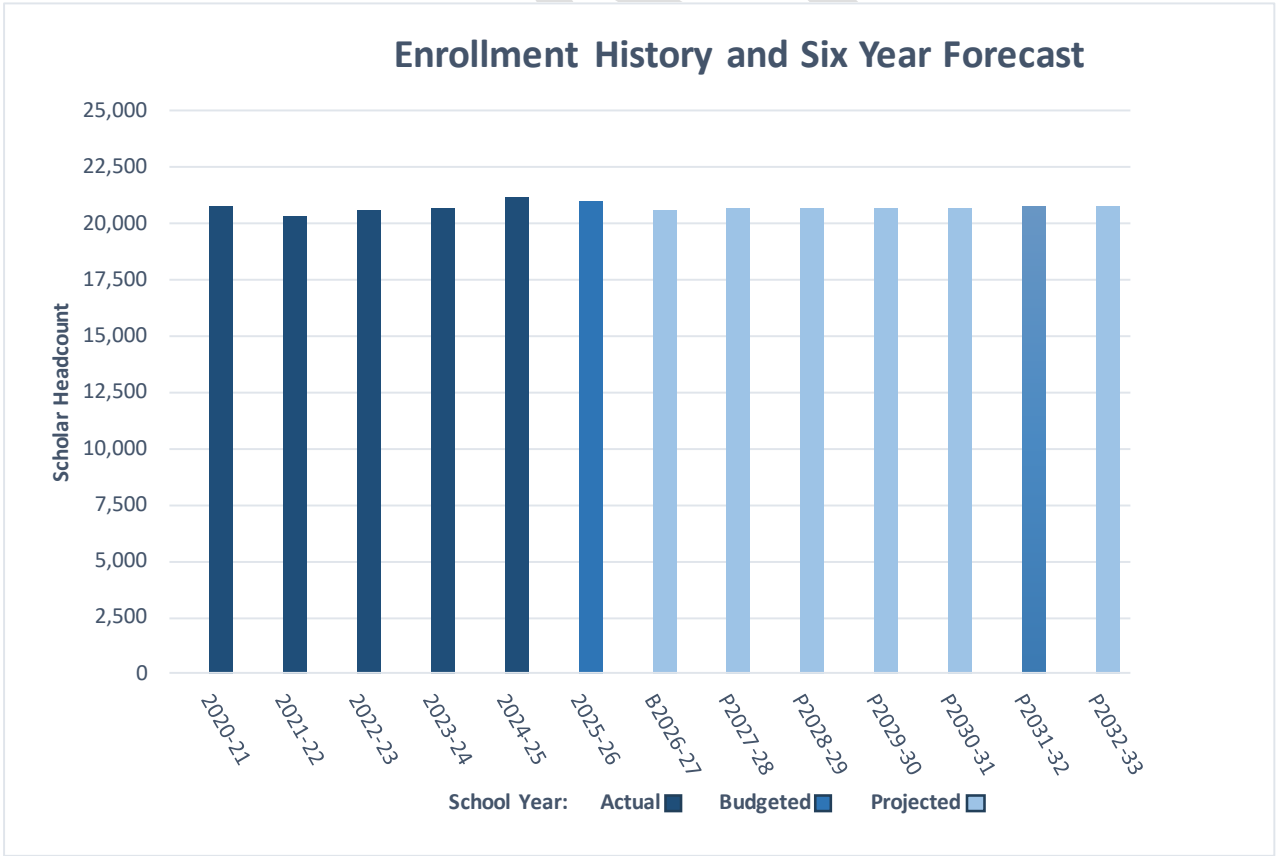
STUDENT FORECAST, CON'T

October 1 Head Count Enrollment History and Projections

Calendar Yr	School Year	Elementary	Middle School	High School	Total K -12	*Percent Change*
2020	2020-21	9,192	5,153	6,385	20,730	
2021	2021-22	9,062	4,850	6,390	20,302	-2.1%
2022	2022-23	9,317	4,716	6,532	20,565	1.3%
2023	2023-24	9,461	4,713	6,523	20,697	0.6%
2024	2024-25	9,612	4,893	6,643	21,148	2.2%
2025	2025-26	9,605	4,826	6,575	21,006	-0.7%
2026	***B2026-27***	***9,447***	***4,816***	***6,355***	***20,618***	-1.8%
2027	***P2027-28***	***9,456***	***4,821***	***6,361***	***20,639***	0.1%
2028	***P2028-29***	***9,466***	***4,826***	***6,368***	***20,659***	0.1%
2029	***P2029-30***	***9,475***	***4,830***	***6,374***	***20,680***	0.1%
2030	***P2030-31***	***9,485***	***4,835***	***6,380***	***20,701***	0.1%
2031	***P2031-32***	***9,494***	***4,840***	***6,387***	***20,721***	0.1%
2032	***P2032-33***	***9,504***	***4,845***	***6,393***	***20,742***	0.1%
		Elementary K-5	***Middle School 6-8***	***High School 9-12***		

Includes Open Doors and Internet Academy / Excludes Preschool and Full-time Running Start



STUDENT FORECAST, continued

Most of the methods used for long range enrollment reporting assume that enrollment is a constant percent of something else (e.g. population) or that enrollment will mirror some projected trend for the school-age population over time. The report included 5 different calculations to provide a range of possible projections for the District to the year 2034. This model produces a projection that is between 20,933 to 23,730 when applied to the low, medium, and high range modes. This provides a reasonable range for long-range planning and is consistent with estimates from various models.

Long-range projections that establish the need for facilities are a modification of the cohort survival method. The cohort method of analysis becomes less reliable the farther out the projections are made. The Federal Way School District long-range projections are studied annually. The study includes information from the jurisdictional demographers as they project future housing and population in the region. The long-range projections used by Federal Way Public Schools reflect a similar age trend in student populations as the projections published by the Office of Financial Management for the State of Washington.

Near term projections assume some growth from new housing, which is offset by current local economic conditions. The District tracks new development from five permitting jurisdictions. Long range planning assumes a student yield from proposed new housing consistent with historical growth patterns.

Growth Management requires jurisdictions to plan for a minimum of twenty years. The Federal Way School District is a partner in this planning with the various jurisdictions comprising the school district geography. These projections create a vision of the school district community in the future.

The COVID-19 pandemic negatively affected brick and mortar enrollment in recent years, as well as increased enrollment in the Internet Academy. As we move farther away from the effects of COVID-19, we hope to see continued enrollment growth, especially considering the City of Federal Way's plans to increase housing in the down-town core in conjunction with Sound Transit's Link Light Rail development.

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SECTION 4 – KING COUNTY, CITY OF FEDERAL WAY, AND CITY OF KENT IMPACT FEE CALCULATIONS

Capacity Summaries

Site & Construction Costs Allocations

Student Generation Rates

Impact Fee Calculations

Reference to Impact Fee Calculations

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CAPACITY SUMMARIES

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building Capacity information, Portable Capacity information and the Student Forecast information. The result demonstrates the requirements for new or remodeled facilities and why there is a need for the District to use temporary facilities or interim measures.

The District has recently adjusted its capacity calculation method for Elementary schools to better show capacity needed to comply with the K-3 Class Size Reduction. This adjustment is also shown in the portable capacity calculation. In order to allow for flexibility in portable usage the District will use an average class size calculation of 21 for each Elementary portable and an average class size of 25 for each Middle and High School portable.

The information is organized with a page summarizing the entire District, and then evaluating capacity vs. number of students at elementary, middle school, and high school levels individually.

The notes at the bottom of each spreadsheet provide information about what facilities are in place each year.

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CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

		Actual	Budget	- - Projected - -					
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
CAPACITY	School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
BUILDING PROGRAM									
HEADCOUNT CAPACITY		22,927	22,927	22,927	22,927	22,927	22,927	23,539	23,539
Add Capacity		0	0	0	0	0	612	0	0
Adjusted Program Headcount Capacity		22,927	22,927	22,927	22,927	22,927	23,539	23,539	23,539
ENROLLMENT									
Basic Headcount Enrollment		21,148	20,840	20,722	20,743	20,763	20,752	20,773	20,789
Internet Academy Headcount Enrollment[1]		(255)	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy		20,893	20,585	20,467	20,488	20,508	20,497	20,518	20,534
SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY		**2,034**	**2,342**	**2,460**	**2,439**	**2,419**	**3,042**	**3,021**	**3,005**
RELOCATABLE CAPACITY									
Current Portable Capacity		1,685	1,727	1,727	1,779	1,831	1,883	1,935	1,987
Add/Subtract Portable Capacity		**42**	**0**	**52**	**52**	**52**	**52**	**52**	**0**
Adjusted Portable Capacity		1,727	1,727	1,779	1,831	1,883	1,935	1,987	1,987
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**3,761**	**4,069**	**4,239**	**4,270**	**4,302**	**4,977**	**5,008**	**4,992**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

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CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

		Actual	Budget	- - Projected - -					
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
CAPACITY	School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
BUILDING PROGRAM									
HEAD COUNT CAPACITY		11,562	11,562	11,562	11,562	11,562	11,562	12,174	12,174
Add/Subtract capacity total		**0**	**0**	**0**	**0**	**0**	**612**	**0**	**0**
Add capacity at[1]:									
De Vry							*612*		
Adjusted Program Headcount Capacity		11,562	11,562	11,562	11,562	11,562	12,174	12,174	12,174
ENROLLMENT									
Basic Headcount Enrollment		9,612	9,605	9,447	9,456	9,466	9,443	9,453	9,462
Internet Academy Headcount[2]		(20)	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy		9,592	9,585	9,427	9,436	9,446	9,423	9,433	9,442
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**1,970**	**1,977**	**2,135**	**2,126**	**2,116**	**2,751**	**2,741**	**2,732**
RELOCATABLE CAPACITY[3]									
Current Portable Capacity		931	973	973	973	973	973	973	973
Add/Subtract portable capacity		**42**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add portable capacity at:									
Subtract portable capacity at:									
Woodmont K-8		*42*							
Adjusted Portable Capacity		973	973	973	973	973	973	973	973
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**2,943**	**2,950**	**3,108**	**3,099**	**3,089**	**3,724**	**3,714**	**3,705**

NOTES:

1 Capacity increases are projected based on a design to accommodate 525 students. Increased capacity is currently stated as the difference between current calculated capacity and the projected design. In order to reduce elementary class size, Devry capacity is calculated at 17 scholars per classroom.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 21. The actual number of portables that will be used will be based on actual student population needs.

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CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2026	2027	2028	2029	2030	2031	2032	2033
CAPACITY	School Year	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32	2032-33
BUILDING PROGRAM									
HEADCOUNT CAPACITY		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Add capacity at:									
Illahee [1]									
Adjusted Program Headcount Capacity		5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275
ENROLLMENT									
Basic Headcount Enrollment		4,893	4,714	4,749	4,754	4,759	4,763	4,768	4,768
Internet Academy [2]		(55)	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy		4,838	4,659	4,694	4,699	4,704	4,708	4,713	4,713
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**437**	**616**	**581**	**576**	**571**	**567**	**562**	**562**
RELOCATABLE CAPACITY [3]									
Current Portable Capacity		338	338	338	338	338	338	338	338
Add/Subtract portable capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Illahee Middle School									
Adjusted Portable Capacity		338	338	338	338	338	338	338	338
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY		**775**	**954**	**919**	**914**	**909**	**905**	**900**	**900**

NOTES:

1 Illahee Middle Schools currently have capacity for 850 students, so no new capacity is anticipated with the rebuild of these older buildings.

2 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

3 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

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CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

		Actual	Budget	-- Projected --					
	Calendar Year	2025	2026	2027	2028	2029	2030	2031	2032
CAPACITY	School Year	2024-25	2025-26	2026-27	2027-28	2028-29	2029-30	2030-31	2031-32
BUILDING PROGRAM									
HEADCOUNT CAPACITY		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
Add/Subtract capacity		**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**
Thomas Jefferson High School									
Adjusted Program Headcount Capacity		6,090	6,090	6,090	6,090	6,090	6,090	6,090	6,090
ENROLLMENT									
Basic Headcount Enrollment		6,643	6,521	6,526	6,533	6,539	6,546	6,552	6,559
Internet Academy[1]		(180)	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy		6,463	6,341	6,346	6,353	6,359	6,366	6,372	6,379
SURPLUS OR (UNHOUSED) PROGRAM CAPACITY		**(373)**	**(251)**	**(256)**	**(263)**	**(269)**	**(276)**	**(282)**	**(289)**
RELOCATABLE CAPACITY[2]									
Current Portable Capacity		416	416	416	520	624	728	832	936
Add/Subtract portable capacity		**0**	**0**	**52**	**52**	**52**	**52**	**52**	**0**
As Needed on High School Campuses				*52*	*52*	*52*	*52*	*52*	
Adjusted Portable Capacity		416	416	520	624	728	832	936	936
SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY[3]		**43**	**165**	**264**	**361**	**459**	**556**	**654**	**647**

NOTES:

1 Internet Academy students are included in projections but do not require full time use of school facilities. This represents historic enrollment.

2 Relocatable Capacity is based on the number of portables available and other administrative techniques which can be used to temporarily house students until permanent facilities are available. This is a calculated number only based on class size capacity of 25. The actual number of portables that will be used will be based on actual student population needs.

3 Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.

IMPACT FEE CALCULATIONS

Single and Multi-Family Residences

Each jurisdiction that imposes school impact fees requires that developers pay these fees to help cover a share of the impact of new housing developments on school facilities.
To determine a proportionate share of the costs of growth-related facilities, the District uses a formula first adopted by King County. The formula uses growth related facilities costs, and provides credits for any anticipated State School Construction Assistance Program funds related to the project, and a credit for the anticipated property taxes that would be assessed against the unit for the costs of the same improvement. The final unfunded need is then discounted by 50% based on the code requirement. This formula can be found in King County Code 21A and was substantially adopted by the City of Auburn, Federal Way, and Kent. The formula requires the District to establish a "Student Generation Factor" which estimates how many students will be added to a school district by each new single or multi-family unit and to gather some standard construction costs, which are unique to that district.

Impact Fee Calculation

When applicable, the CFP includes variables for the calculation of the Impact Fee for single family and multi-family units based on King County Code 21A and the Growth Management Act.

	Plan Year 2026	**Plan Year 2027**
Single Family Units	$0	**$0**
Multi-Family Units	$0	**$0**

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IMPACT FEE CALCULATION, CON'T

SCHOOL CONSTRUCTION COST

FACILITIES CAPACITY

Permanent Facility Capacity:

Changes to the Building Program Capacities calculation are found on page 15.

Capacity Summaries:

The changes in the Capacity Summary reflect the changes in the capacities and student forecast. New schools and increased capacity at current buildings are shown as increases to capacity. Capacity Summaries are found on pages 22-26.

Student Generation Factor Analysis:

Federal Way Public Schools student generation factor was determined separately for single-family units and multi-family units. The factors used in the 2026 Capital Facilities Plan were derived using actual generation factors from single-family units and multi-family units that were constructed in the District in the last five (5) years and can be found on the next page.

Temporary Facility Cost:

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on pages 16 and 17.

DRAFT

IMPACT FEE CALCULATION CHANGES FROM 2026 to 2027

Item	From/To	Comment
Percent of Permanent Facilities	97.68% to **97.62%**	Report #3 OSPI
Percent Temporary Facilities	2.32% to **2.38%**	Updated portable inventory
Average Cost of Portable Classrooms	$400,000 to **$572,362**	Cost of last portable purchased.
Construction Cost Allocation	$375.00 to **$399.38**	Change effective July 2026
State Match	63.86% to **67.34%**	Change effective February 2024
Average Assessed Value		Per King County Assessor's Office
	$207,985.89	Apt/Condo Units with 1 bedroom or less
	$312,924.51	Apt/Condo Units with 2 bedrooms or more
	$543,325.70	Single Family Units with 2 bedrooms or less
	$621,005.54	Single Family Units with 3 bedrooms or more
	$443,868.42	Townhome/Duplex/Triplex/Fourplex with 2 bedrooms or less
	$528,609.65	Townhome/Duplex/Triplex/Fourplex with 3 bedrooms or more
Capital Bond Interest Rate	4.15% to **4.77%**	Market Rate
Property Tax Levy Rate	$1.53 to **$1.06**	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		*Note: Student generation factors for our single family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.9649 to **0.9304**	
Middle School	0.4035 to **0.3130**	
High School	0.4211 to **0.3652**	
Multi-Family		*Student generation factors for are multi-family units are based on new developments constructed within the District over the last five (5) years prior to the date of the fee calculation.*
Elementary	0.3855 to **0.4299**	
Middle School	0.1740 to **0.1616**	
High School	0.2070 to **0.1875**	
Impact Fee[1]		
SFR-	$0 to $0	Single-Family Residential based on the updated calculation
MFR -	$0 to $0	Multi-Family Residential based on the updated calculation

[1]Each jurisdiction (King County, Cities of Federal Way, Auburn, Kent) through local ordinances may adopt lesser fees.

DRAFT

WAC 197-11-970 Determination of Nonsignificance (DNS).

DETERMINATION OF NONSIGNIFICANCE

Description of proposal

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single action:

1. The adoption of the Federal Way Public Schools' 2027 Capital Facilities Plan by the Federal Way Public Schools for the purposes of planning for the facilities needs of the District.
2. The amendment of the King County Comprehensive Plan by King County to include the Federal Way Public Schools' 2027 Capital Facilities Plan as part of the Capital Facilities Plan Element of the King County Comprehensive Plan.
3. The amendment of the Comprehensive Plans of the City of Federal Way, City of Kent and the City of Auburn to include the Federal Way Public Schools' 2027 Capital Facilities Plan as part of the Capital Facilities Plan Element of the City of Federal Way's, City of Kent's, and the City of Auburn's Comprehensive Plan.

Proponent: Federal Way Public Schools

Location of proposal, including street address, if any:

The Federal Way Public Schools District includes an area of approximately 35 square miles. Areas of the cities of Federal Way, Kent, Des Moines, Milton, Algona, and Auburn fall within the District's boundaries, as do parts of unincorporated King County.

Lead agency Federal Way Public Schools is the lead agency pursuant to WAC 197-11-926.

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030 (2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4:00 p.m., May 29, 2026. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official: Mr. Rob Bryant
Chief Finance and Operations Officer
Federal Way Public Schools
Telephone: (253) 945-2042
Address: 33330 8th Avenue South
Federal Way WA 98003

Date: 5/8/26 Signature 

You may appeal this determination in writing by 4:00 p.m., May 29, 2026, to Jennifer Thomas, Federal Way Public Schools, 33330 8th Avenue South, Federal Way, WA 98003, or jthomas@fwps.org

Date of Issue: May 11, 2026
Date Published: May 15, 2026 and May 22, 2026

SEPA[1] Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in "Part B: Environmental Elements" that do not contribute meaningfully to the analysis of the proposal.

[1] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance

A.Background

Find help answering background questions[2]

1. **Name of proposed project, if applicable:**

   The adoption of a Federal Way Public Schools' 2027 Capital Facilities Plan by the Federal Way Public Schools No. 210 for the purposes of planning for the District's facilities needs. The King County, City of Federal Way, City of Kent and the City of Auburn's Comprehensive Plan will be requested to include the District's 2027 Capital Facilities Plan in the Capital Facilities Plan Element. This project may also request the City of Des Moines to incorporate the District's 2027 Capital Facilities Plan into their Comprehensive Plans.

2. **Name of applicant:**

   Federal Way School District No. 210.

3. **Address and phone number of applicant and contact person:**

   Federal Way School District No. 210
   33330 8th Avenue South
   Federal Way WA 98003
   (253) 945-2000

   Contact Person:Ms. Jennifer Thomas
   Student and Demographic Forecaster, Business Services
   Telephone: (253) 945-2071
   Email: jthomas@fwps.org

4. **Date checklist prepared:**

   May 12, 2026

5. **Agency requesting checklist:**

   Federal Way School District No. 210.

6. **Proposed timing of schedule (including phasing, if applicable):**

   The Federal Way Public Schools' 2027 Capital Facilities Plan is scheduled to be adopted by the District in June 2026. The Capital Facilities Plan will be forwarded to King County, the City of Federal Way, City of Kent, and the City of Auburn for inclusion in the City's Comprehensive Plan. It will also be forwarded to the City of Des Moines and Muckleshoot Indian Tribe for consideration. The District will continue to update the Capital Facilities Plan annually. The projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental review.

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.**

   The Capital Facilities Plan sets forth the capital improvement projects that the District is currently implementing. This includes finishing construction on Federal Way High School

[2] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background

and planning for several new voter-approved, Bond-funded projects. Additionally, the plan covers the purchase and siting of temporary facilities at various locations.

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.**

   The projects included in the Capital Facilities Plan will undergo additional environmental review, when appropriate, as they are developed.

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.**

   This is a non-project action. See Supplemental Sheet for Non-project Actions.

10. **List any government approvals or permits that will be needed for your proposal, if known.**

    - King County,
    - City of Federal Way,
    - City of Kent,
    - City of Auburn,
    - City of Des Moines,

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)**

    This is a non-project action. This proposal involves the adoption of the Federal Way Public Schools' 2026 Capital Facilities Plan for the purpose of planning the District's facilities needs. The projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental reviews.

12. **Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.**

    The Capital Facilities Plan will affect the Federal Way School District. The District includes an area of approximately 35 square miles. The City of Federal Way, parts of the cities of Kent, Des Moines and Auburn, parts of unincorporated King County, fall within the District's boundaries. A detailed map of the District's boundaries may be viewed at the District's main office.

B.Environmental Elements

1. Earth

Find help answering earth questions[3]

a. **General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

The Federal Way School District is comprised of a variety of topographic landforms and gradients. Specific topographic characteristics of the sites at which the projects included in the Capital Facilities Plan are located have been or will be identified during project-level environmental review when appropriate.

b. **What is the steepest slope on the site (approximate percent slope)?**

Specific slope characteristics at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review.

c. **What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.**

Specific soil types found at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-level environmental review when appropriate. Project-level environmental review for any projects identified in the Capital Facilities Plan will include identification of any agricultural soils and associated impacts.

d. **Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.**

Unstable soils may exist within the Federal Way School District. Specific soil limitations on individual project sites have been or will be identified at the time of project-level environmental review when appropriate.

e. **Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.**

Individual projects included in the Capital Facilities Plan have been or will be subject, when appropriate, to project-specific environmental review and local approval at the time of proposal. Proposed grading projects, as well as the purpose, type, quantity, and source of any fill materials to be used have been or will be identified at that time.

f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.**

[3] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth

It is possible that erosion could occur as a result of the construction projects currently proposed in the Capital Facilities Plan. The erosion impacts of the individual projects have been or will be evaluated on a site-specific basis at the time of project-specific environmental review when appropriate. Individual projects have been or will be subject to local approval processes.

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

The proposed renovation projects will require the construction of impervious surfaces. The extent of any impervious cover constructed will vary with each capital facilities project included in the Capital Facilities Plan. This issue has been or will be addressed during project-specific environmental review when appropriate.

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.

The erosion potential of the projects included in the Capital Facilities Plan and appropriate control measures have been or will be addressed during project-specific environmental review when appropriate. Relevant erosion reduction and control requirements will be met.

2. Air

Find help answering air questions[4]

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

Various emissions, many construction-related, may result from the individual projects included in the Capital Facilities Plan. The air-quality impacts of each project have been or will be evaluated during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

Any off-site sources of emissions or odor that may affect the individual projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

The individual projects included in the Capital Facilities Plan have been or will be subject to project-specific environmental review when appropriate and relevant local approval processes. The District will be required to comply with all applicable air regulations and air permit requirements. Proposed measures specific to the individual projects included

[4] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air

in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

3. Water

Find help answering water questions[5]

a. Surface:

Find help answering surface water questions[6]

1. **Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.**

   There is a network of surface water bodies within the Federal Way School District. The surface water bodies that are in the immediate vicinity of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. When necessary, the surface water regimes and flow patterns have been or will be researched and incorporated into the designs of the individual projects.

2. **Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.**

   The projects included in the Capital Facilities Plan may require work near the surface waters located within the Federal Way School District. Applicable local approval requirements have been or will be satisfied.

3. **Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.**

   Information with respect to the placement or removal of fill and dredge material as a component of the projects included in the Capital Facilities Plan has been or will be provided during project-specific environmental review when appropriate. Applicable local regulations have been or will be satisfied.

4. **Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known.**

   Any surface water withdrawals or diversions required in connection with the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

[5] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water
[6] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water

5. **Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.**

   Each project included in the Capital Facilities Plan, if located in a floodplain area, will be required to meet applicable local regulations for flood areas.

6. **Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.**

   Specific information regarding the discharge of waste materials that may be required as a result of the projects included in the Capital Facilities Plan has been or will be provided during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Nonproject Actions

b. Ground:

Find help answering ground water questions[7]

1. **Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known.**

   Individual projects included in the Capital Facilities Plan may impact groundwater resources. The impact of the individual projects included in the Capital Facilities Plan on groundwater resources has been or will be addressed during project-specific environmental review when appropriate. Each project is or will be subject to applicable local regulations. Please see the Supplemental Sheet for Non-project Actions.

2. **Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals…; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.**

   The discharges of waste material that may take place in connection with the projects included in the Plan have been or will be addressed during project-specific environmental review.

c. Water Runoff (including stormwater):

1. **Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.**

   Individual projects included in the Capital Facilities Plan may have storm water runoff consequences. Specific information regarding the storm water impacts of each project has been or will be provided during project-specific environmental

[7] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater

review when appropriate. Each project is or will be subject to applicable local storm water regulations.

2. **Could waste materials enter ground or surface waters? If so, generally describe.**

   The projects included in the Capital Facilities Plan may result in the discharge of waste materials into ground or surface waters. The specific impacts of each project on ground and surface waters have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to all applicable regulations regarding the discharge of waste materials into ground and surface waters. Please see the Supplemental Sheet for Non-project Actions.

3. **Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.**

   Individual projects included in the Capital Facilities Plan may alter or otherwise affect drainage patterns in the vicinity of the site. Specific information regarding the drainage pattern impacts of each project has been or will be provided during project-specific environmental review when appropriate. Each project is or will be subject to applicable local drainage pattern regulations. Please see the Supplemental Sheet for Non-project Actions.

d. **Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:**

   Specific measures to reduce or control runoff impacts associated with the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

4. Plants

Find help answering plants questions

a. **Check the types of vegetation found on the site:**

- ☐ **deciduous tree: alder, maple, aspen, other**
- ☐ **evergreen tree: fir, cedar, pine, other**
- ☐ **shrubs**
- ☐ **grass**
- ☐ **pasture**
- ☐ **crop or grain**
- ☐ **orchards, vineyards, or other permanent crops.**
- ☐ **wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other**
- ☐ **water plants: water lily, eelgrass, milfoil, other**
- ☐ **other types of vegetation**

A variety of vegetative zones are located within the Federal Way School District. Inventories of the vegetation located on the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

b. What kind and amount of vegetation will be removed or altered?

Some of the projects included in the Capital Facilities Plan may require the removal or alteration of vegetation. The specific impacts on vegetation of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

c. List threatened and endangered species known to be on or near the site.

The specific impacts to these species from the individual projects included in the Capital Facilities Plan have been or will be determined during project-specific environmental review when appropriate.

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.

Measures to preserve or enhance vegetation at the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate. Each project is or will be subject to applicable local landscaping requirements.

e. List all noxious weeds and invasive species known to be on or near the site.

A variety of vegetative zones are located within the Federal Way School District. Inventories of the noxious weeds and invasive species known to be on or near the sites of the projects proposed in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

5. Animals

Find help answering animal questions[8]

a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- **Birds: hawk, heron, eagle, songbirds, other:**
- **Mammals: deer, bear, elk, beaver, other:**
- **Fish: bass, salmon, trout, herring, shellfish, other:**

An inventory of species that have been observed on or near the sites of the projects proposed in the Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate.

[8] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals

b. List any threatened and endangered species known to be on or near the site.

Inventories of threatened or endangered species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

c. Is the site part of a migration route? If so, explain.

The impacts of the projects included in the Capital Facilities Plan on migration routes have been or will be addressed during project-specific environmental review when appropriate.

d. Proposed measures to preserve or enhance wildlife, if any.

Appropriate measures to preserve or enhance wildlife have been or will be determined during project-specific environmental review when appropriate.

e. List any invasive animal species known to be on or near the site.

Inventories of any invasive animal species known to be on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

6. Energy and natural resources

Find help answering energy and natural resource questions[9]

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The State Board of Education requires the completion of a life cycle cost analysis of all heating, lighting, and insulation systems before it will permit specific school projects to proceed. The energy needs of the projects included in the Capital Facilities Plan have been or will be determined at the time of specific engineering and site design planning when appropriate. Please see the Supplemental Sheet for Non-project Actions.

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The impacts of the projects included in the Capital Facilities Plan on the solar potential of adjacent projects have been or will be addressed during project-specific environmental review when appropriate.

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.

Energy conservation measures proposed in connection with the projects included in the Capital Facilities Plan have been or will be considered during project-specific environmental review when appropriate.

[9] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou

7. Environmental health

Health Find help with answering environmental health questions[10]

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.

Please see the Supplemental Sheet for Non-project Actions.

1. **Describe any known or possible contamination at the site from present or past uses.**

   The projects included in the Capital Facilities Plan that may have any known or possible contamination at the site from present or past uses have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.**

   The projects included in the Capital Facilities Plan that may contain existing hazardous chemicals/conditions that might affect project development and design have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.**

   Toxic or hazardous chemicals that might be stored, used or produced during the project's development or construction, or at any time during the operating life of the project have been or will be identified during project-specific environmental review when appropriate. Please see the Supplemental Sheet for Non-project Actions.

4. **Describe special emergency services that might be required.**

   Please see the Supplemental Sheet for Non-project Actions.

5. **Proposed measures to reduce or control environmental health hazards, if any.**

   The projects included in the Capital Facilities Plan will comply with all current codes, standards, rules, and regulations. Individual projects have been or will be subject to project-specific environmental review and local approval at the time they are developed when appropriate.

b. Noise

[10] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?**

   A variety of noises from traffic, construction, residential, commercial and industrial areas exists within the Federal Way School District. The specific noise sources that may affect the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site)?**

   The projects included in the Capital Facilities Plan may create normal construction noises that will exist on a short-term basis only. The construction projects could increase traffic around the construction sites on a short-term basis. Please see the Supplemental Sheet for Non-project Actions.

3. **Proposed measures to reduce or control noise impacts, if any:**

   The projected noise impacts of the projects included in the Capital Facilities Plan have been or will be evaluated and mitigated during project-specific environmental review when appropriate. Each project is or will be subject to applicable local regulations.

8. Land and shoreline use

Find help answering land and shoreline use questions[11]

a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.**

   There are a variety of land uses within the Federal Way School District, including residential, commercial, industrial, institutional, utility, open space, recreational, etc. Impacts on projects included in the Capital Facilities Plan on land uses on nearby or adjacent properties have been or will be identified and described during project-level environmental review when appropriate.

b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?**

   The project sites covered under the Capital Facilities Plan have not been used recently as working farmlands or working forest lands.

   1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?**

[11] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use

Any areas located on the sites of the projects included in the Plan that may affect or be affected by surrounding working farm or forest land normal business operations have been or will be identified and described during project-specific environmental review when appropriate.

c. Describe any structures on the site.

The structures located on the proposed sites for the projects included in the Capital Facilities Plan have been or will be identified and described during project-specific environmental review when appropriate.

d. Will any structures be demolished? If so, what?

The remodeling and renovation projects in the Capital Facilities Plan will require the demolishment of school structures. The structures that will be demolished as a result of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

e. What is the current zoning classification of the site?

The sites that are covered under the Capital Facilities Plan have a variety of zoning classifications under the applicable zoning codes. Site-specific zoning information has been or will be identified during project-specific environmental review when appropriate.

f. What is the current comprehensive plan designation of the site?

Inventories of the comprehensive plan designations for the sites of the projects included in the Capital Facilities Plan have been or will be completed during project-specific environmental review when appropriate.

g. If applicable, what is the current shoreline master program designation of the site?

Shoreline master program designations of the sites of the projects included in the Capital Facilities Plan have been or will be identified during project-specific environmental review when appropriate.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

Any areas located on the sites of the projects included in the Plan that have been classified as a critical area by the city or county have been or will be identified during project-specific environmental review.

i. Approximately how many people would reside or work in the completed project?

The Federal Way School District currently serves approximately 21,500 students. The student population is expected to increase to 22,000 by the year 2029. This projection has been adjusted to reflect the current economic conditions. The District employs approximately 3,200 people.

j. Approximately how many people would the completed project displace?

Any displacement of people caused by the projects included in the Capital Facilities Plan has been or will be evaluated during project-specific environmental review when appropriate. However, it is not anticipated that the Capital Facilities Plan, or any of the projects contained therein, will displace any people.

k. Proposed measures to avoid or reduce displacement impacts, if any.

Individual projects included in the Capital Facilities Plan will be subject to project-specific environmental review and local approval when appropriate. Proposed mitigating measures will be proposed at that time, if necessary.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.

The compatibility of the specific projects included in the Capital Facilities Plan with existing uses and plans has been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

The compatibility of the specific projects included in the Capital Facilities Plan with nearby agricultural and forest lands of long-term commercial significance have been or will be assessed as part of the comprehensive planning process and during project-specific environmental review when appropriate.

9. Housing

Find help answering housing questions[12]

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

No housing units would be provided in connection with the completion of the projects included in the Capital Facilities Plan.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

It is not anticipated that the projects included in the Capital Facilities Plan will eliminate any housing units. The impacts of the projects included in the Capital Facilities Plan on existing housing have been or will be evaluated during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control housing impacts, if any:

Measures to reduce or control any housing impacts caused by the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

[12] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing

10. Aesthetics

Find help answering aesthetics questions[13]

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

b. What views in the immediate vicinity would be altered or obstructed?

The aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

c. Proposed measures to reduce or control aesthetic impacts, if any:

Appropriate measures to reduce or control the aesthetic impacts of the projects included in the Capital Facilities Plan have been or will be determined on a project-specific basis when appropriate.

11. Light and glare

Find help answering light and glare questions[14]

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review.

b. Could light or glare from the finished project be a safety hazard or interfere with views?

The light or glare impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

c. What existing off-site sources of light or glare may affect your proposal?

Off-site sources of light or glare that may affect the projects included in the Capital Facilities Plan have been or will be evaluated during project-specific environmental review when appropriate.

d. Proposed measures to reduce or control light and glare impacts, if any:

Proposed measures to mitigate light and glare impacts have been or will be addressed during project-specific environmental review when appropriate.

[13] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics
[14] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare

12. Recreation

Find help answering recreation questions

a. What designated and informal recreational opportunities are in the immediate vicinity?

There are a variety of formal and informal recreational facilities within the Federal Way School District.

b. Would the proposed project displace any existing recreational uses? If so, describe.

The recreational impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate. The projects included in the Capital Facilities Plan, including proposed renovated school and support facilities, may enhance recreational opportunities and uses.

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

Adverse recreational effects of the projects included in the Capital Facilities Plan have been or will be subject to mitigation during project-specific environmental review when appropriate. A school site usually provides recreational facilities to the community in the form of play fields and gymnasiums.

13. Historic and cultural preservation

Find help answering historic and cultural preservation questions[15]

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

There are no known places or objects listed on, or proposed for such registers on the sites of the projects included in the Capital Facilities Plan. The existence of historic and cultural resources on or next to the sites has been or will be addressed in more detail during project-specific environmental review when appropriate.

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

An inventory of historical sites at or near the sites of the projects included in the Capital Facilities Plan has been or will be developed during project-specific environmental review when appropriate.

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

[15] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p

Methods used to assess the potential impacts to cultural and historic resources on or near the sites of the projects included in the Capital Facilities Plan have been or will be developed during project-specific environmental review when appropriate.

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Appropriate measures have been or will be proposed on a project-specific basis.

14. Transportation

Find help with answering transportation questions[16]

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The impact on public streets and highways of the individual projects included in the Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The relationship between the specific projects included in the Capital Facilities Plan and public transit has been or will be addressed during project-specific environmental review when appropriate.

c. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

The need for new streets or roads, or improvements to existing streets and roads has been or will be addressed during project-specific environmental review when appropriate.

d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

Use of water, rail, or air transportation has been or will be addressed during project-specific environmental review when appropriate.

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

The traffic impacts of the projects included in the Capital Facilities Plan have been or will be addressed during project-specific environmental review when appropriate.

[16] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation

f. Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

Projects included in the Capital Facilities Plan that may interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area has been or will be addressed during project-specific environmental review when appropriate.

g. Proposed measures to reduce or control transportation impacts, if any:

The mitigation of traffic impacts associated with the projects included in the Capital Facilities Plan has been or will be addressed during project-specific environmental review when appropriate.

15. Public services

Find help answering public service questions[17]

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

The District does not anticipate that the projects identified in the Capital Facilities Plan will substantially increase the need for other public services.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Remodeled/renovated school or facilities will be built with automatic security systems, fire alarms, smoke alarms, heat sensors, and sprinkler systems.

16. Utilities

Find help answering utilities questions[18]

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:

Electricity, natural gas, water, refuse service, telephone, and sanitary sewer utilities are available at the sites of the projects proposed in the Capital Facilities Plan. The types of utilities available at specific project sites have been or will be addressed in more detail during project-specific environmental review when appropriate.

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Utility revisions and construction needs have been or will be identified during project-specific environmental review when appropriate.

[17] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services
[18] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities

C.Signature

Find help about who should sign[19]

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Recoverable Signature

X Jennifer Thomas

Signed by: 046d9bb9-9b8b-4cdf-9a19-b67dd0ab7dc0

Type name of signee: Jennifer Thomas

Position and agency/organization: Student and Demographic Forecaster, Federal Way Public Schools

Date submitted: May 12, 2026

D.Supplemental sheet for nonproject actions

Find help for the nonproject actions worksheet[20]

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. **How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?**

   To the extent the Capital Facilities Plan makes it more likely that school facilities will be constructed and/or renovated and remodeled, some of these environmental impacts will be more likely. Additional impermeable surfaces, such as roofs, parking lots, sidewalks, access roads, and playgrounds could increase storm water runoff, which could enter surface or ground waters. Heating systems, emergency generators, and other school equipment that is installed pursuant to the Capital Facilities Plan could result in air emissions. The projects included in the Capital Facilities Plan should not require the production, storage, or release of toxic or hazardous substances, with the possible exception of the storage of diesel fuel or gasoline for emergency generating equipment. The District does not anticipate a significant

[19] https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature

[20] https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions

increase in the production of noise from its facilities, although the projects included in the Capital Facilities Plan will increase the District's student capacities.

- **Proposed measures to avoid or reduce such increases are:**

  Proposed measures to mitigate any such increases described above have been or will be addressed during project-specific environmental review when appropriate. Storm water detention and runoff will meet applicable County and/or City requirements and may be subject to National Pollutant Discharge Elimination System ("NPDES") permitting requirements. Discharges to air will meet applicable air pollution control requirements. Fuel oil will be stored in accordance with local and state requirements.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

The Capital Facilities Plan itself will have no impact on these elements of the environment. These impacts have been or will be addressed in more detail during project-specific environmental review when appropriate. The projects included in the Plan are not likely to generate severe impacts on fish or marine life.

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:**

  Specific measures to protect and conserve plants, animals, and fish cannot be identified at this time. Specific mitigation proposals have been or will be identified, however, during project-specific environmental review when appropriate.

3. How would the proposal be likely to deplete energy or natural resources?

The construction of the projects included in the Capital Facilities Plan will require the consumption of energy.

- **Proposed measures to protect or conserve energy and natural resources are:**

  The projects included in the Capital Facilities Plan will be constructed in accordance with applicable energy efficiency standards.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

The Capital Facilities Plan and individual projects contained therein should have no impact on these resources.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:**

  Appropriate measures have been or will be proposed during project-specific environmental review when appropriate. Updates of this Plan will be coordinated with King County and the cities of Federal Way, Kent, Des Moines, and Auburn as part of the Growth Management Act process, one of the purposes of which is to protect environmentally sensitive areas. To the extent the District's facilities planning process is part of the overall growth management planning process, these resources are more likely to be protected.

5. **How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?**

The Capital Facilities Plan will not have any impact on land or shoreline use that is incompatible with existing comprehensive plans, land use codes, or shoreline management plans. The District does not anticipate that the Capital Facilities Plan or the projects contained therein will directly affect land and shoreline uses in the area served by the District.

- **Proposed measures to avoid or reduce shoreline and land use impacts are:**

  No measures to avoid or reduce land use impacts resulting from the Capital Facilities Plan or the projects contained therein are proposed at this time.

6. **How would the proposal be likely to increase demands on transportation or public services and utilities?**

The projects included in the Capital Facilities Plan may create temporary increases in the District's need for public services and utilities. Upon the completion of the projects included in the Capital Facilities Plan, however, the District does not anticipate that its need for public services and utilities will increase substantially beyond existing levels.

- **Proposed measures to reduce or respond to such demand(s) are:**

  No measures to reduce or respond to such demands are proposed at this time.

7. **Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.**

The Capital Facilities Plan will not conflict with any laws or requirements for the protection of the environment.

ATTACHMENT 4

KENT SCHOOL DISTRICT

August 20, 2026

Kent School District #415
12033 SE 256th Street
Kent, WA 98030

Re: Capital Facilities Plan Memo

To whom it may concern,

Please accept this letter as confirmation that the Kent School District is not updating the Capital Facilities Plan for the 2026-2027 school year. This decision came about from the Finance team after seeing a trend of enrollment and birthrates declining and leveling, with forecasted future trends to remain consistent.

The Kent School District may reinstate the Capital Facilities Plan in future years but is currently on hold until further notice.

If you have any questions, please feel free to contact me.

Sincerely,

Brett Scribner, Director
Capital Projects

Israel Vela
Superintendent

MISSION
Successfully Preparing All Students For Their Futures

Capital Projects
12033 SE 256th St. – A-300
Kent, WA 98030
Phone: (253) 373-7526
Fax: (253) 373-7410
www.kent.k12.wa.us

EQUITY
EXCELLENCE
COMMUNITY

ATTACHMENT 5

Public Education Facilities

Auburn's residential areas are served by a combination of Auburn School District, Dieringer School District, Federal Way Public Schools, and Kent School District. Detailed inventories of school district capital facilities and levels-of-service are contained in the Capital Facilities Plan (CFP) of each school district. The CFPs of the four school districts serving Auburn residential areas are adopted annually as part of the Annual Comprehensive Plan amendment process. Locations of schools and school districts within the City of Auburn which are illustrated in the map below.

Future Plans

To accommodate projected growth, the school districts have noted the following projects in their ~~2025~~ 2026 Capital Facilities Plans:

Auburn School District

- Portable Relocation – ~~Opens 2024-2025~~Continuous
- Middle School #5 – ~~Opens 2027-2028~~Continuous
- Replacement of Alpac Elementary and Cascade Middle School
- District-Wide improvements identified in the 10-year Facilities Plaster Plan - Continuous

Dieringer School District

- Comprehensive Building Condition Assessment Study – Summer 2025
- Elementary School #3 – Opens 2027
- North Tapps Middle School Classroom Addition – Opens 2027

Federal Way Public Schools

- Former DeVry/ES 24 Site Acquisition – Opens 2028
- Portables Expansion – Through 2030

AGENDA BILL APPROVAL FORM

Agenda Subject:
Development Agreements Code
Staff Introduction/Presentation (Sturza)
Staff to provide a brief presentation to create a new Chapter 18.80 of the Auburn City Code establishing a comprehensive framework for the use and administration of Development Agreements within the City of Auburn.

Meeting Date:
September 9, 2026

Department:
Community Development

Attachments:
Memorandum , Attachment 1 - DA PowerPoint Presentation, Attachment 2 - Chapter 18.80 ACC Text Amendment

Budget Impact:

Administrative Recommendation:

Background for Motion:

Background Summary:
See attached Memorandum

Councilmember:

Staff: Jason Krum

PLANNING COMMISSION MEMORANDUM

TO: Judi Roland, Chair, Planning Commission
Bill Stewart, Vice Chair Planning Commission
Planning Commission Members

FROM: Steven Sturza, Assistant Director
Department of Community Development

DATE: August 19, 2026

RE: Development Agreements Code – Chapter 18.80 Auburn City Code

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I. BACKGROUND & PURPOSE

The purpose of this text amendment (code update) is to create a new Chapter 18.80 of the Auburn City Code establishing a comprehensive framework for the use and administration of Development Agreements within the City of Auburn. While Washington law has long authorized local governments to enter into Development Agreements pursuant to Revised Code of Washington (RCW) 36.70B.170 through 36.70B.210, Auburn has historically relied primarily on individually negotiated agreements without a dedicated chapter of the zoning code establishing consistent procedures and expectations.

As Auburn continues to experience redevelopment, mixed-use projects, master planned developments, and complex public-private partnerships, Development Agreements have become an increasingly important tool to implement the City's Comprehensive Plan while providing certainty for both the City and development community.

Development Agreements allow the City and property owners to establish mutually agreed-upon development standards, project phasing, public improvements, infrastructure commitments, mitigation measures, affordable housing provisions, and other project-specific obligations that remain vested for the duration of the agreement. They also provide a mechanism for addressing unique development circumstances where strict application of existing code standards may not achieve the best overall public outcome.

The proposed code establishes consistent procedures for processing Development Agreements, identifies required contents, establishes responsibilities, defines amendment procedures, and clarifies the relationship between Development Agreements and other permit approvals. The proposal also establishes standards for evaluating requests to depart from existing development regulations while ensuring that any flexibility provided through a Development Agreement results in an equivalent or greater public benefit.

This Planning Commission meeting is intended to introduce the proposed code, discuss the overall policy framework, and receive preliminary feedback from Planning Commission prior to scheduling a future public hearing.

II. SUMMARY OF PROPOSED CODE

NEW CHAPTER 18.80 – DEVELOPMENT AGREEMENTS

The proposal creates an entirely new chapter within Title 18 “Zoning” establishing a standardized process for Development Agreements in Auburn.

Major components of the chapter include:

AUTHORITY

The chapter formally recognizes the City's authority under Chapter 36.70B RCW to enter into Development Agreements and establishes that Development Agreements are discretionary legislative actions approved by City Council. The code also clarifies that approved development regulations contained within an agreement remain vested for the term of the agreement.

GENERAL PROVISIONS

The proposed code establishes the basic framework for Development Agreements, including:

1) Definition of "departure" from development regulations.
2) Requirement that departures remain consistent with the Comprehensive Plan.
3) Requirement that any departure be offset by an equivalent or greater public benefit.
4) Clarification that Development Agreements generally supplement rather than replace required project permits and environmental review.
5) Identification of items that may be included within a Development Agreement, including:
    a) land uses
    b) density
    c) building standards
    d) affordable housing
    e) parks and open space
    f) impact fees
    g) infrastructure
    h) mitigation
    i) project phasing
    j) vesting periods.

DEVELOPMENT REGULATION FLEXIBILITY

One of the primary purposes of Development Agreements is to provide flexibility where appropriate. The proposed code allows alternative development standards when they provide meaningful public benefits or better accomplish the purposes of the City's development regulations.

However, the proposal also establishes clear limitations by prohibiting departures from:

1) Building Code;
2) Environmental regulations;
3) Stormwater requirements; and
4) Federal and State regulatory requirements, including NPDES permit obligations.

PROCESSING PROCEDURES

The proposal establishes a consistent review process including:

1) application requirements;
2) Director review and recommendation;
3) other City departments review based on details and conditions;
4) City Council public hearing and approval;
5) public noticing requirements; and
6) concurrent review with associated land use applications where appropriate.

DEVELOPMENT AGREEMENT DURATION

The proposed code establishes:

1) maximum initial term of ten (10) years;
2) up to two five-year extensions;
3) extension criteria based upon project completion; and
4) recording requirements to ensure agreements run with the property.

AMENDMENTS

The proposal distinguishes between:

Minor Amendments

Administrative changes that do not materially alter the approved project and may be approved by the Community Development Director.

Examples include:

1) correcting scrivener's errors;
2) updating ownership information;
3) revising exhibits;
4) administrative schedule adjustments; and
5) assignment of the agreement.

Major Amendments

Substantive changes requiring City Council approval following a public hearing.

Examples include:

1) increased density;
2) changes in land use;
3) increased building height;
4) reduced public benefits;
5) significant phasing changes; or
6) major infrastructure modifications.

III. TEXT AMENDMENT

The proposed code is attached to this memo as Attachment 2.

IV. STAFF REQUEST

Planning Commission to review the items listed in the memo and corresponding attachments.

V. ATTACHMENTS

1) DA PowerPoint Presentation
2) Chapter 18.80 ACC Text Amendment

PLANNING COMMISSION

CHAPTER 18.80 ACC DEVELOPMENT AGREEMENTS

PRESENTED BY
STEVE STURZA, ASSISTANT DIRECTOR
SEPTEMBER 9, 2026

DEPARTMENT OF COMMUNITY DEVELOPMENT
PLANNING • BUILDING • DEVELOPMENT ENGINEERING • PERMIT CENTER • ECONOMIC DEVELOPMENT • CODE ENFORCEMENT

AUBURN VALUES

SERVICE
ENVIRONMENT
ECONOMY
CHARACTER
SUSTAINABILITY
WELLNESS
CELEBRATION

What is a Development Agreement?

- Development Agreements are authorized under RCW 36.70B
- Negotiated agreement between City & Property owner/Developer





What is a Development Agreement?

- Establish:
  - Development standards
  - Public improvements
  - Mitigation
  - Project phasing
  - Public benefits
  - Vesting of approved regulations



Why Use Development Agreements?

- Useful for:
  - Large mixed-used projects
  - Master planned developments
  - Redevelopment projects
  - Public/private partnerships
  - Projects requiring significant infrastructure
  - Complex phasing

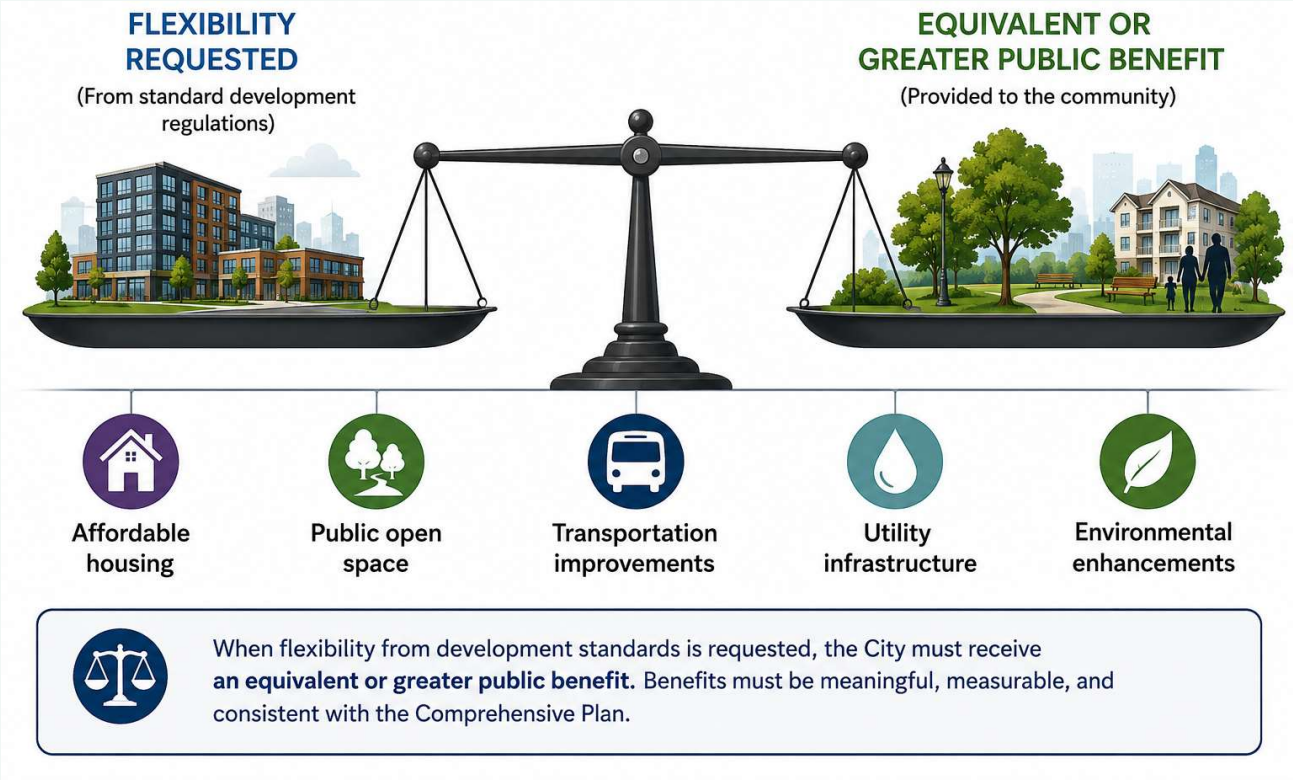
Why Adopt a Development Agreement Chapter?

- State law authorizes Development Agreements
- Auburn has used them previously
- Auburn does not currently have a dedicated code chapter
  - Predictability
  - Transparency
  - Consistency
  - Standard Procedures
  - Clear Approval Criteria

What Can Be Included?

- Land uses
- Density
- Building heights
- Design standards
- Affordable housing
- Public infrastructure
- Impact fees
- Parks and open space
- Project phasing
- Vesting periods

Public Benefit Requirement



What Cannot Change?

- Certain regulations cannot be modified through a Development Agreement.



Duration


TOTAL POTENTIAL DURATION: 20 YEARS
INITIAL TERM
10 YEARS
EXTENSION OPTION
5 YEARS
EXTENSION OPTION
5 YEARS
Agreement
Effective
Progress
Review
(Around Year 10)
Progress
Review
(Around Year 15)
Agreement
Expires
(End of Year 20)

Approval Process

9. Approval Process



Minor Amendments

- Director Approval
- Examples:
  - Clerical corrections
  - Ownership changes
  - Administrative schedule updates

Major Amendments

- City Council Approval
- Examples:
  - Density changes
  - Height increases
  - Reduced public benefits
  - New land uses

Relationship to Other Permits

- A Development Agreement does NOT replace:
  - SEPA
  - Site Plan Review
  - Conditional Use Permits
  - Shoreline permits
  - Subdivisions
  - Building permits

Policy Questions for Planning Commission

- Staff is interested in feedback on:
  - Overall framework
  - Public benefit requirement
  - Flexibility provided
  - Amendment process
  - Duration of agreements
  - Any additional policy considerations

QUESTIONS?

AUBURN VALUES

SERVICE

ENVIRONMENT

ECONOMY

CHARACTER

SUSTAINABILITY

WELLNESS

CELEBRATION

Title 18 ZONING
18.80 Development Agreements

Chapter 18.80

DEVELOPMENT AGREEMENTS

18.80.010 Authority.
The City may consider and enter into a development agreement with the owners of real property within the City, or with persons having control of real property within the City if the owners of such real property execute an authorization for such real property to be subject to and bound by the development agreement. In this Chapter, the term “owner” shall include both the owner of such real property and such person having control of such property. Per RCW 36.70B.170, the execution of a development agreement is a proper exercise of City police power and contract authority. A development agreement shall establish the development regulations and other applicable provisions governing the development, use, and mitigation of the property, which shall remain vested for the term specified in the development agreement. The City Council’s decision to approve, approve with conditions, or deny a development agreement is a discretionary legislative action undertaken pursuant to the City’s police power and contract authority.

18.80.020 General provisions.
A. In this Chapter, the term “development regulations” shall have the meaning set forth in ACC 14.02.040.

B. For purposes of this Chapter, "departure" means a modification, adjustment, exception, or alternative development standard approved through a development agreement that differs from an otherwise applicable provision of the Auburn City Code while remaining consistent with the Comprehensive Plan, applicable state law, and the overall purpose and intent of the affected development regulation. A departure may include a change to permitted land uses, residential density, floor area ratio, or maximum building height only if expressly approved by the City Council as part of the development agreement.

C. Any departure requested by the owner from the development regulations of the Auburn City Code through a development agreement shall be offset by the owner’s provision of a benefit to the City of equal or greater value relative to the departure requested, as determined by the City.

1. Equivalent value need not be measured monetarily and the proposed benefit need not be of the same type as the existing development standard requirement.

2. A departure from the development regulations shall not be granted unless an equivalent benefit to the City is provided.

D. Unless otherwise specified within the terms of a development agreement, the development agreement does not supplant any required project permit decision process per Chapter 14.03 ACC, including, but not limited to, a rezone, a shoreline permit, administrative use permit, conditional use pe

rmit, architectural site design review, environmental review under Title 16 ACC, or land divisions under Title 17 ACC. Such land use decisions shall be reviewed in conjunction with the development agreement.

E. The development agreement must specify the following, as applicable:

1. Project components which define and detail the permitted uses, residential densities, nonresidential densities, and intensities or building sizes;

2. Design standards such as architectural treatment, maximum heights, setbacks, landscaping, drainage and water quality requirements, and other development features;

3. Parking;

4. Provisions for affordable housing;

5. Parks and common open space preservation;

6. Amount and payment of impact fees imposed or agreed to in accordance with any applicable provisions of state law, any reimbursement provisions, other financial contributions by the property owner, or dedications;

7. Mitigation measures, development conditions, and other requirements of Chapter 43.21C RCW;

8. Phasing;

9. Build-out or vesting periods for applicable standards; and

10. Other appropriate development requirements or procedures which are based upon a City policy, rule, regulation, or standard.

F. A development agreement may obligate a party to dedicate land or easements or fund or provide services, infrastructure, or other facilities.

G. Subsequently adopted development regulations, which differ from those of an approved development agreement, shall apply to the property subject to the development agreement only where necessary to address a serious threat to public health and safety. Subsequently adopted development regulations which differ from those of an approved development agreement also shall apply following expiration of any phase or time period specified in the development agreement during which identified standards cannot be modified.

18.80.030 Development regulations – Flexibility.

A. A development agreement shall be consistent with applicable development regulations to the fullest extent possible. However, a development agreement may allow for development regulations that are different from those standards otherwise imposed under Auburn City Code in order to provide flexibility to achieve public benefits, respond to changing community needs, or authorize departures that provide the functional equivalent or adequately achieve the purposes of otherwise applicable development regulations.

B. A development agreement cannot authorize departures from the following development regulations herein and hereafter amended:

1. ACC Title 15, Buildings and Construction;

2. ACC Title 16, Environment;

3. Chapter 13.48 ACC, Storm Drainage Utility; and

4. Any requirements adopted to implement federal or state law, including the City's National Pollutant Discharge Elimination System (NPDES) Municipal Stormwater Permit and the City of Auburn Surface Water Management Manual.

C. Development regulations approved through a development agreement shall govern the property in lieu of conflicting provisions of Auburn City Code. Nothing in this subsection authorizes departures prohibited by ACC 18.80.030(B) nor eliminates permits or approvals otherwise required by state law or this title.

18.80.040 Enforceability.
The development agreement shall be binding on the parties and their successors or assigns. Unless amended or terminated by agreement of both parties, the development agreement is enforceable during its term by a party to the development agreement. Except as provided in ACC 18.80.020(G), a development agreement and the development regulations in the development agreement govern during the term of the development agreement or for all or that part of the build-out period specified in the development agreement. The development agreement shall not be subject to an amendment to a development regulation or a new development regulation adopted after the effective date of the development agreement, except as provided in ACC 18.80.020(G). Applications for building permits and other permits subject to ACC Title 15, Buildings and Construction, shall be considered under the provisions of ACC Title 15 that are in effect at the time of submittal of a valid and fully complete application. Any land use decision issued by the City pertaining to the property subject to the development agreement, after the execution of the development agreement, must be consistent with the development agreement.

18.80.050 Processing procedure.
A. An application for a development agreement shall be filed by the owner of real property within the City on forms provided by the Department. An application shall be accompanied by an application fee pursuant to the City’s current fee schedule and a signed development agreement on forms provided by the Department. The development agreement may provide for assignment of a portion of the application fee to other permit fees if a development agreement is ultimately approved by the City Council.

B. Before voting on a proposed development agreement, the City Council shall hold a public hearing about the development agreement. The City Council shall approve, disapprove, or modify a development agreement.

C. The Director of Community Development (“Director”) or Designee, shall prepare a recommendation to the City Council on a proposed development agreement. The recommendation shall be prepared in consultation with the other City departments as appropriate based on the details and conditions of the agreement. The recommendation shall be provided to the City Council

and made available to the public at least 10 calendar days prior to the public hearing on the proposed development agreement.

D. If a development agreement is associated with a legislative action, including, but not limited to, a comprehensive plan amendment or area-wide rezone, the development agreement may be processed concurrently with that legislative action. Any required Planning Commission recommendation shall be transmitted to the City Council.

E. If the owner files an application for a Type II, III, or IV land use decision or a Type I project permit, the City shall review and process the application concurrently with the development agreement, and the owner shall sign a written waiver of the deadline for issuance of the final decision. A final decision of the Director or hearing examiner on such types of project permit decisions shall become effective on the date that the City Council approves the development agreement. The period for appealing such final decision shall commence on the date that the City Council approves the development agreement. A recommendation of the Director or hearing examiner to the City Council on such types of land use decisions shall be issued at least 10 calendar days prior to the public hearing on the proposed development agreement.

F. The City shall give notice of the public meeting or public hearing at which the City Council considers a proposed development agreement or any amendment thereto as follows:

1. Not less than 10 calendar days prior to the public hearing date, a notice of the public hearing shall be sent to property owners within 300 feet of the property subject to the development agreement and to others who have submitted comments and/or requested notice.

2. Not less than 10 calendar days prior to the public hearing date, a notice of the public hearing shall be posted on the property subject to the development agreement in the manner required by Chapter 1.27 ACC.

3. Notice shall be published in the City's official newspaper not less than 10 calendar days prior to the meeting or hearing date.

4. All costs associated with the public notice shall be borne by the applicant.

G. Any subsequent land use decisions shall be reviewed for compliance with the terms of the development agreement and any associated land use decisions.

18.80.060 Status, recording, and amendment of development agreement.

A. Development agreements are not "project permit applications" as defined in RCW 36.70B.020(4). Therefore, there is no deadline for processing a development agreement.

B. The owner shall sign the development agreement before the public hearing on the development agreement. If a person or corporation has a "substantial beneficial interest in the property," as specifically described below, the owner shall submit a written consent executed and acknowledged by each person or corporation having a substantial beneficial interest in the property to the Director, with the request for development agreement, a document stating that such person or corporation concurs in the request and will not object to, contest, or appeal any terms and conditions of the approved development agreement. A person or corporation having a "substantial beneficial interest in the property" shall include easement holders, lessees with a lease of one year or more, and persons or corporations with a recorded deed of trust or mortgage on the real property subject to

the development agreement. The Director shall have the authority to determine whether other persons or corporations with an interest in the real property subject to the development agreement have a "substantial beneficial interest in the property." Within 20 calendar days after receiving written notice from the Director that another person or corporation has a substantial beneficial interest in the property, the owner shall submit a written consent executed and acknowledged by each such person or corporation in accordance with this subsection.

C. The term of a development agreement and any extensions thereof shall be as follows:

1. A development agreement may be approved for a maximum period of 10 years with the possibility for two 5-year extensions.

2. In determining the appropriate term for a development agreement, the City Council should consider the type, size, and location of development and phasing if proposed. The City Council may consider a shorter term with extensions.

3. If extensions are authorized in a development agreement, the owner must request the extension at least 90 calendar days prior to expiration of the term or any extension. For development agreements associated with land use decisions, the Director may grant an extension for up to five years if the owner can satisfactorily show that, for a residential project, at least 50 percent of the residential units are constructed or, for nonresidential and mixed-use projects, at least 50 percent of the gross floor area is constructed. All other requests for extensions shall be reviewed by the City Council unless another process is expressly provided for in the development agreement.

D. The City shall record an approved development agreement with the King or Pierce County recorder's office, at the cost of the owner.

E. Amendments to an approved development agreement shall be classified as either minor or major amendments.

1. Minor Amendments.

a. The Director may approve a minor amendment upon determining that the proposed amendment:

i. Does not increase residential density or nonresidential intensity;

ii. Does not change or expand permitted land uses;

iii. Does not increase maximum building height, floor area ratio, or other development intensity approved by the City Council;

iv. Does not substantially modify project phasing or sequencing in a manner that affects public facilities, infrastructure, or mitigation;

v. Does not reduce required public improvements, mitigation measures, affordable housing commitments, or other public benefits required by the development agreement;

vi. Does not materially alter the findings or basis upon which the development agreement was approved.

b. Minor amendments may include, but are not limited to:

i. Correction of clerical, typographical, or scrivener's errors;

ii. Correction of legal descriptions;

iii. Updating ownership or contact information;

iv. Assignment or transfer of the development agreement to a successor in interest;

v. Revision of exhibits that do not materially alter the approved development;

vi. Administrative adjustments to implementation schedules or deadlines expressly authorized by the development agreement;

vii. Updating references to statutes, regulations, department names, or City code provisions;

viii Other administrative revisions determined by the Director to have no material effect on the approved development.

2. The City Council may approve major amendments.

a. Any amendment that does not qualify as a minor amendment shall be considered a major amendment. Major amendments shall require a public hearing before the City Council and approval by the City Council. Major amendments include, but are not limited to:

i. Changes to permitted land uses;

i. Changes to residential density or nonresidential development intensity;

ii. Changes to maximum building height or floor area ratio;

iv. Substantial modifications to project phasing;

v. Changes to required public improvements, infrastructure, mitigation measures, or affordable housing obligations;

vi. Reductions in required public benefits;

vii. Extensions of the term of the development agreement not otherwise authorized by subsection (C) of this section;

viii. Any amendment determined by the Director to materially alter the approved development agreement or the findings supporting its approval.

b. The City Council shall not approve a major amendment unless it finds the amendment remains consistent with the Comprehensive Plan, any associated land

use approvals, and the purposes of this Chapter. The Mayor is authorized to execute approved major amendments following City Council approval, unless the approving resolution provides otherwise.