



KING COUNTY

1200 King County Courthouse
516 Third Avenue
Seattle, WA 98104

Signature Report

Ordinance 19205

Proposed No. 2020-0329.2

Sponsors Kohl-Welles

1 AN ORDINANCE relating to school impact fees and
 2 comprehensive planning; adopting the capital facilities
 3 plans of the Tahoma, Federal Way, Riverview, Issaquah,
 4 Snoqualmie Valley, Highline, Lake Washington, Kent,
 5 Northshore, Enumclaw, Fife, Auburn and Renton school
 6 districts as subelements of the capital facilities element of
 7 the King County Comprehensive Plan for purposes of
 8 implementing the school impact fee program; establishing
 9 school impact fees to be collected by King County on
 10 behalf of the districts; and amending Ordinance 18619,
 11 Section 2, as amended, and K.C.C. 20.12.473 and
 12 Ordinance 10122, Section 2, as amended, and K.C.C.
 13 27.44.010.

STATEMENT OF FACTS:

- 15 1. Chapter 36.70A RCW and chapter 82.02 RCW authorize the collection
 16 of impact fees for new development to provide public school facilities to
 17 serve the new development.
- 18 2. Chapter 82.02 RCW requires that impact fees may only be collected for
 19 public facilities that are addressed in a capital facilities element of a

Ordinance 19205

20 comprehensive land use plan.

21 3. King County adopted Ordinances 9785 and 10162 for the purposes of
22 implementing chapter 82.02 RCW.

23 4. The Tahoma School District, Federal Way School District, Riverview
24 School District, Issaquah School District, Snoqualmie Valley School
25 District, Highline School District, Lake Washington School District, Kent
26 School District, Northshore School District, Enumclaw School District,
27 Fife School District, Auburn School District and Renton School District
28 have previously entered into interlocal agreements with King County for
29 the collection and distribution of school impact fees. Each of these school
30 districts, through this ordinance, seeks to renew its capital facilities plan
31 for adoption as a subelement of the capital facilities element of the King
32 County Comprehensive Plan.

33 5. Consistent with K.C.C. 21A.28.154, the school technical review
34 committee met on June 15, 2020, to review each school district's capital
35 facilities plan, enrollment projections, standard of service, the district's
36 overall capacity for the next six years to ensure consistency with the
37 Growth Management Act, with the King County Comprehensive Plan and
38 adopted community and subarea plans and with the district's calculation
39 and rationale for proposed impact fees. The committee concluded that the
40 plans attached to this ordinance accurately reflect the districts' facilities
41 status and concurred with the calculation and rationale for the impact fees.

42 6. Washington State Environmental Policy Act review of the capital

Ordinance 19205

43 facilities plans was conducted by the districts as lead agency on behalf of
44 King County, which resulted in Determinations of Nonsignificance.

45 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

46 SECTION 1. This ordinance is adopted to implement King County
47 Comprehensive Plan policies, the Washington State Growth Management Act and King
48 County Ordinance 10162, with respect to the Tahoma School District, Federal Way
49 School District, Riverview School District, Issaquah School District, Snoqualmie Valley
50 School District, Highline School District, Lake Washington School District, Kent School
51 District, Northshore School District, Enumclaw School District, Fife School District,
52 Auburn School District and Renton School District. This ordinance is necessary to
53 address identified impacts of development on the districts to protect the public health,
54 safety and welfare, and to implement King County's authority to impose school impact
55 fees under RCW 82.02.050 through 82.02.080.

56 SECTION 2. Ordinance 18619, Section 2, as amended, and K.C.C. 20.12.473 are
57 hereby amended to read as follows:

58 The following school district capital facilities plans are adopted as subelements of
59 the capital facilities element of the King County Comprehensive Plan and are
60 incorporated in this section by reference:

61 A. The Tahoma School District No. 409 Capital Facilities Plan (~~((2019-2024))~~)
62 2020 to 2025, adopted (~~((June 25, 2019))~~) July 14, 2020, which is included in Attachment
63 A to (~~((Ordinance 19027))~~) this ordinance;

64 B. The Federal Way Public Schools Capital Facilities Plan (~~((2020))~~) 2021,
65 adopted (~~((July 23, 2019))~~) July 28, 2020, which is included in Attachment B to

Ordinance 19205

66 ((~~Ordinance 19027~~)) this ordinance;

67 C. The Riverview School District No. 407 ((~~2019~~)) 2020 Capital Facilities Plan,

68 adopted ((~~June 25, 2019~~)) July 28, 2020, which is included in Attachment C to

69 ((~~Ordinance 19027~~)) this ordinance;

70 D. The Issaquah School District No. 411 ((~~2019~~)) 2020 Capital Facilities Plan,

71 adopted ((~~May, 22, 2019~~)) May 28, 2020, which is included in Attachment D to

72 ((~~Ordinance 19027~~)) this ordinance;

73 E. The Snoqualmie Valley School District No. 410 Capital Facilities Plan

74 ((~~2019~~)) 2020, adopted ((~~June 6, 2019~~)) June 4, 2020, which is included in Attachment E

75 to ((~~Ordinance 19027~~)) this ordinance;

76 F. The Highline School District No. 401 Capital Facilities Plan ((~~2019-2024~~))

77 2020-2025, adopted ((~~July 10, 2019~~)) July 8, 2020, which is included in Attachment F to

78 ((~~Ordinance 19027~~)) this ordinance;

79 G. The Lake Washington School District No. 414 Six-Year Capital Facilities

80 Plan ((~~2019-2024~~)) 2020-2025, adopted ((~~June 10, 2019~~)) June 1, 2020, which is included

81 in Attachment G to ((~~Ordinance 19027~~)) this ordinance;

82 H. The Kent School District No. 415 Six-Year Capital Facilities Plan ((~~2018-19~~

83 ~~through 2024-25~~)) 2020-21 through 2025-2026, adopted ((~~June 12, 2019~~)) June 24, 2020,

84 which is included in Attachment H to ((~~Ordinance 19027~~)) this ordinance;

85 I. The Northshore School District No. 417 Capital Facilities Plan ((~~2019-2025~~))

86 2020-2026, adopted ((~~July 8, 2019~~)) July 13, 2020, which is included in Attachment I to

87 ((~~Ordinance 19027~~)) this ordinance;

88 J. The Enumclaw School District No. 216 Capital Facilities Plan ((~~2019-2024~~))

Ordinance 19205

89 2020-2025, adopted (~~((July 15, 2019))~~) July 20, 2020, which is included in Attachment J to
 90 (~~((Ordinance 19027))~~) this ordinance;

91 K. The Fife School District No. 417 Capital Facilities Plan (~~((2019-2025))~~) 2020-
 92 2026, adopted (~~((July 29, 2019))~~) September 28, 2020, which is included in Attachment K
 93 to (~~((Ordinance 19027))~~) this ordinance;

94 L. The Auburn School District No. 408 Capital Facilities Plan (~~((2019 through~~
 95 ~~2025))~~) 2020 through 2026, adopted (~~((June 24, 2019))~~) June 22, 2020, which is included in
 96 Attachment L to (~~((Ordinance 19027))~~) this ordinance; and

97 M. The Renton School District No. 403 (~~((2019))~~) 2020 Capital Facilities Plan,
 98 adopted (~~((May 22, 2019))~~) May 13, 2020, which is included in Attachment M to
 99 (~~((Ordinance 19027))~~) this ordinance.

100 SECTION 3. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010 are
 101 hereby amended to read as follows:

102 A. The following school impact fees shall be assessed for the indicated types of
 103 development:

SCHOOL DISTRICT	SINGLE FAMILY per dwelling unit	MULTIFAMILY per dwelling unit
Auburn, No. 408	((<u>\$6,906</u>)) <u>\$6,457</u>	((<u>\$14,668</u>)) <u>\$16,326</u>
Enumclaw, No. 216	((<u>\$5,785</u>)) <u>8,972</u>	((<u>\$3,317</u>)) <u>6,282</u>
Federal Way, No. 210	((<u>\$5,035</u>)) <u>3,243</u>	((<u>\$20,768</u>)) <u>16,003</u>
Fife, No. 417	((<u>\$4,531</u>)) <u>4,715</u>	((<u>\$319</u>)) <u>1,426</u>
Highline, No. 401	0	0

Ordinance 19205

Issaquah, No. 411	((14,504)) <u>18,213</u>	((9,538)) <u>12,043</u>
Kent, No. 415	((5,554)) <u>5,693</u>	((2,345)) <u>2,405</u>
Lake Washington, No. 414	((13,633)) <u>15,070</u>	((1,388)) <u>2,701</u>
Northshore, No. 417	((20,092)) <u>17,080</u>	((3,540)) <u>1,504</u>
Renton, No. 403	((6,862)) <u>7,681</u>	((3,582)) <u>4,989</u>
Riverview, No. 407	((10,274)) <u>9,288</u>	((5,757)) <u>6,628</u>
Snoqualmie Valley No. 410	((10,826)) <u>10,551</u>	((3,432)) <u>4,731</u>
Tahoma, No. 409	((7,073)) <u>5,748</u>	((3,870)) <u>4,366</u>

104 B. The school impact fees established in subsection A. of this section take effect
 105 January 1, ~~((2020))~~ 2021.

106 **SECTION 4. Severability.** If any provision of this ordinance or its application to

Ordinance 19205

107 any person or circumstance is held invalid, the remainder of the ordinance or the
108 application of the provision to other persons or circumstances is not affected.
109

Ordinance 19205 was introduced on 9/29/2020 and passed by the Metropolitan King County Council on 11/17/2020, by the following vote:

Yes: 9 - Ms. Balducci, Mr. Dembowski, Mr. Dunn, Ms. Kohl-Welles, Ms. Lambert, Mr. McDermott, Mr. Upthegrove, Mr. von Reichbauer and Mr. Zahilay

KING COUNTY COUNCIL
KING COUNTY, WASHINGTON

DocuSigned by:
Claudia Balducci
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Claudia Balducci, Chair

ATTEST:

DocuSigned by:
Melani Pedroza
8DE1BB375AD3422...

Melani Pedroza, Clerk of the Council

APPROVED this _____ day of 11/30/2020, _____.

DocuSigned by:
Dow Constantine
4FBCAB8196AE4C6...

Dow Constantine, County Executive

Attachments: A. Tahoma 2020-2025 CFP, B. Federal Way 2021 CFP, C. Riverview 2020 CFP, D. Issaquah 2020 CFP, E. Snoqualmie Valley 2020, F. Highline 2020-2025 CFP, G. Lake Washington 2020-2025, H. Kent 2020-21 2025-2026 CFP, I. Northshore 2020-2026 CFP, J. Enumclaw 2020-2025 CFP, K. Fife 2020-2026 CFP, Adopted September 28, 2020, L. Auburn 2020-2026 CFP, M. Renton 2020 CFP

CAPITAL FACILITIES PLAN

2020 to 2025

**Tahoma School District
No. 409**

Adopted: July 14, 2020

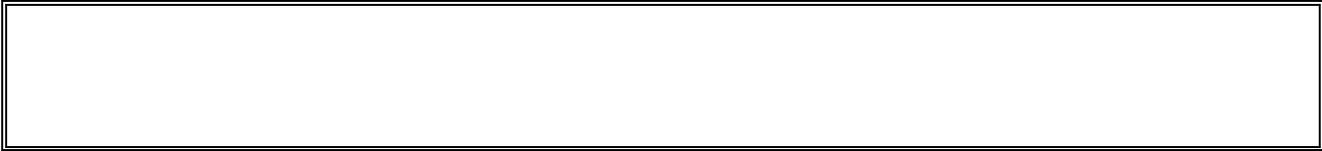


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TAHOMA SCHOOL DISTRICT NO. 409
2020
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District continues to receive healthy enrollment gains in each of the last six years. In 2014, the total student headcount was 7,650 and in October 2019 the count is 8,846 (8,613 FTE), an increase of 15.63 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years at all three grade levels.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. At this time, development plans are unknown for the remaining undeveloped portion of the Summit Pit area which has been annexed into the City of Maple Valley. At one time, a large residential development of 1,500 units was planned. Two apartment complexes were built recently within the city limits. One complex will have 200 various size apartments and the second complex has 126 apartments. The District is also aware of other planned homes being built currently within city limits. It is the District's experience that new houses tend to yield the largest number of students five or six years after the initial occupancy.

The District's voters approved a construction bond in 2013. The bond measure has paid for the following projects and enabled the District to implement the following programmatic changes:

- Built a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Created a regional learning center at the new Tahoma High School that is offering more education choices to high school students during the day and evening classes to the community through partnerships with Green River Community College and Renton Technical College.
- Built a new Lake Wilderness Elementary School with enrollment of 759 students.
- Realigned grade levels at four of the district's eight schools to create two middle schools for grades 6-8 and six elementary schools, K-5, resulting in net new capacity.
- Greatly reduced the use of portable (temporary) classrooms at all sites.
- Safety and security improvements continue to be made at all schools.

SIX-YEAR ENROLLMENT PROJECTIONS

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2020 through 2029. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District's boundaries. Because the demographer's projections do not exclude students in grades 9-12 who participate outside of District facilities in Running Start programs, the District has adjusted the demographer's grade 9-12 projections for the purposes of this Capital Facilities Plan. On average, the District's experience is that between 7% and 10% of high school students are participating in Running Start, with these percentages growing in recent years.

Calculations based on the 2019 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,614 (October 2019 FTE) is projected to increase to 9,072 (FTE) in the 2025-2026 school year – an increase of 5.32 percent. All grade levels will experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases. The District will include updated information in future updates to this Plan.

Appendix A includes the District's enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and class size for grades 4 – 6 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art and STEM, music and physical education in self-contained classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 2) at every elementary school.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 30.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not conducive for scheduling general classes.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

Cedar River	K-5	Is over capacity by 156 students in permanent facilities and is 64 students over capacity when considering relocatable facilities.
Glacier Park	K-5	Is over capacity by 94 students in permanent facilities and 44 students under capacity when considering relocatable facilities.
Lake Wilderness	K-5	Is over capacity by 28 students in permanent facilities.
Rock Creek	K-5	Is over capacity by 98 students in permanent facilities and 40 under capacity when considering relocatable facilities.
Shadow Lake	K-5	Is under capacity by 13 students in permanent facilities and 105 students under capacity when considering relocatable facilities.
Tahoma	K-5	Is over capacity by 145 students in permanent facilities and 53 students under capacity when considering relocatable facilities.
Maple View Middle	6-8	Is under capacity by 182 students in permanent facilities.
Summit Trail Middle	6-8	Is over capacity by 23 students in permanent facilities and under capacity by 209 students when considering relocatable facilities.
Tahoma High	9-12	Is under capacity by 110 students in permanent facilities.

INVENTORY OF PERMANENT FACILITIES**Instructional Facilities**

			Permanent Capacity	Temporary Capacity	October 19 Head Enrollment
Cedar River Elementary	K-5	22516 Sweeney Road SE Maple Valley, 98038	460	92	616
Glacier Park Elementary	K-5	23700 SE 280 th Maple Valley, 98038	621	138	715
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	759	0	787
Rock Creek Elementary	K-5	25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038	621	138	719
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	506	92	493
Tahoma Elementary	K-5	24425 S.E. 216 th Maple Valley, 98038	598	92	743
Maple View Middle School	6-8	18200 SE 240 th Kent, 98042	1,247	0	1065
Summit Trail Middle School	6-8	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,102	232	1125
Tahoma High School	9-12	23499 SE Tahoma Way Maple Valley, 98038	2,693	0	2,583

Support Facilities

Central Services Center	25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038
Transportation	22050 SE Petrovitsky Road Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038
Technology and Maintenance	18200 SE 240 th Kent, 98042

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

On November 5, 2013, the District passed a \$195 million bond measure to fund new capacity and noncapacity projects, including the rebuild and expansion of Lake Wilderness Elementary and a new comprehensive high school.

In September 2017, the District opened with two new schools – Tahoma Senior High School and the new Lake Wilderness Elementary School, along with substantial completion of construction and remodeling to the other existing schools to accommodate the new grade level configurations and needed net capacity.

The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

The District continues to review enrollment increases and related housing needs. Future updates to this CFP will include any adopted adjustments.

Additional capacity improvements may be necessary to serve development in the Summit Pit area and other developing areas that have been planned recently. Future updates to this Capital Facilities Plan will provide information of any additional capacity improvements.

PROJECTED ENROLLMENT AND CAPACITY (2020-2025)

Elementary (K-5)	2020	2021	2022	2023	2024	2025
Permanent Program Capacity	3,565	3,703**	3,703	3,703	3,703	3,703
Total Relocatable Capacity	552	552	552	552	552	552
Total Capacity	4,117	4,255	4,255	4,255	4,255	4,255
Projected Enrollment	4,004	4,039	4,058	4,113	4,137	4,165
Available Capacity (Temp. & Perm. Facilities)	113	216	197	142	118	90

*In 2017, New Lake Wilderness Elementary opened, and Cedar River Elementary and Tahoma Elementary opened for a total of six elementary schools.

**New permanent modular classrooms at Cedar River Elementary School.

Middle Schools (6/8)	2020	2021	2022	2023	2024	2025
Permanent Program Capacity	2,349	2,349	2,349	2,349	2,349	2,349
Total Relocatable Capacity	232	232	232	232	232	232
Total Capacity	2,581	2,581	2,581	2,581	2,581	2,581
Projected Enrollment	2,303	2,295	2,301	2,241	2,238	2,235
Available Capacity (Temp. & Perm. Facilities)	278	286	280	340	343	346

*New grade configuration of 6-8 implemented in 2017; Summit Trail Middle School and Maple View Middle School opened.

High School (9-12)	2020	2021	2022	2023	2024	2025
Permanent Program Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Total Relocatable Capacity	0	0	0	0	0	0
Total Capacity	2,693	2,693	2,693	2,693	2,693	2,693
Projected Enrollment	2,411	2,513	2,537	2,639	2,695	2,672
Available Capacity (Temp. & Perm. Facilities)	282	180	156	54	(2)	21

*New grade configuration of 9-12 implemented in 2017; new High School opened.

For the District's internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District's ten year enrollment projections (through the 2028-29 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten year planning period. It also assumes that the enrollment projections prepared in the 2018-19 school year hold steady through the 2028-29 school year. However, enrollment projections are generally most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2028-29 should be viewed through that lens. The District will continue to update its projections on a regular basis. Finally, the chart assumes that all high school students are full FTE students with no participation in out-of-district programs such as Running Start.

PROJECTED ENROLLMENT AND CAPACITY (2028-29 school year)

	K-5	6-8	9-12
Projected Enrollment	4,214	2,296	2,900
Permanent Capacity	3,703	2,349	2,693
Total Capacity (Temp/Perm)	4,255	2,581	2,693
Available Capacity (Temp/Perm)	41	285	(207)

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

In order to meet expected enrollment increases and to address other facility needs, the District is relying on recent capacity projects, capacity adjustments, and grade reconfiguration. The following charts summarize the District's remodeling, expansion and new construction projects. New building projects that were completed the Summer of 2017 include: Tahoma Senior High School and Regional Learning Center with a grade 9-12 configuration and the new Lake Wilderness Elementary School.

Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increased K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center added nearly 1,450 net new seats at the 9-12 level.

The District is currently planning for a six classroom permanent modular construction addition at the Cedar River Elementary School campus. These classrooms will create additional K-5 capacity needed to serve growth.

The Financial Plan on the following page reflects costs related to the projects and secured or anticipated sources of funding based on the present District match ratio and impact fees projections.

The District, with the recent completion of the 2013 bond projects and associated grade reconfiguration, as well as the additional capacity planned at Cedar River Elementary School, has planned for capacity to serve new students from growth in the next six years. As such, the growth-related projects at Tahoma Senior High School and the new Lake Wilderness Elementary School remain in the District's school impact fee formula. The District will monitor available capacity and make appropriate adjustments in future updates to this Capital Facilities Plan. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan.

The District created a Housing Committee comprised of staff and community members to review and propose solutions for long term capacity needs. The committee meetings have been on hold since March 2020 due to COVID-19 and will resume when conditions allow. Future updates to this Capital Facilities Plan will include information regarding the Housing Committee's recommendations.

In addition to the projects described above, the District recently completed non-capacity improvements at various schools throughout the District as described below:

- Cedar River Elementary: miscellaneous building upgrades.
- Glacier Park Elementary: miscellaneous building upgrades.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Maple View Middle School: miscellaneous building upgrades.

Several of these projects included classroom capacity additions.

FINANCE PLAN

Capacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Capacity Change	% of Facilities to Serve New Growth	Anticipated Source of Funds**	Site Cost*	Construction Cost
New Lake Wilderness Elementary	2016	2017	24216 Witte Road SE	759	100%	State Match, Bonds, Impact Fees	Previously purchased	\$41,000,000
New High School	2015	2017	Summit Pit	2,693	100%	State Match, Bonds, Impact Fees	\$9,000,000	\$144,000,000
Cedar River Elementary School Permanent Modular Classroom Addition	2020	2021	22615 Sweeney Rd SE	138	100%	Local Funds, Impact Fees	N/A	\$3,000,000
TOTAL							\$9,000,000	\$188,000,000

* Previously purchased property paid from earlier bond issues unless otherwise noted.

Noncapacity Projects

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds	Site Cost*	Construction Cost
Tahoma Elementary Improvements	2019	2020	24425 SE 216th	Bonds	Previously Purchased	\$570,725.56
TOTAL						\$570,725.56

* Previously purchased property paid from earlier bond issues unless otherwise noted.

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State School Construction Assistance Program (SCAP) funds to be reimbursed to the District and property taxes to fund the projects through bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2020.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$5,748 and multi-family housing will yield a fee of \$4,366.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts in King County.

STUDENT FACTOR RATES

2020 Composite Student Generation Rates

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average
Elementary	0.250	0.181	0.394	0.370	0.328	0.305
Middle	0.131	0.069	0.189	0.153	0.108	0.130
High	0.152	0.099	0.185	0.147	0.101	0.137
Total	0.533	0.349	0.768	0.670	0.537	0.572

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average
Elementary	0.433	0.506	0.226	0.082	0.052	0.198
Middle	0.185	0.252	0.107	0.035	0.019	0.087
High	0.175	0.252	0.128	0.033	0.014	0.088
Total	0.793	1.010	0.461	0.151	0.085	0.373

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

APPENDIX A – ENROLLMENT PROJECTIONS

Tahoma Enrollment History

Births	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
King County	22,874	22,860	24,244	24,899	25,190	25,057	24,514	24,630	25032	24,910
K Enroll as %	2.03%	2.20%	2.04%	2.11%	2.16%	2.35%	2.19%	2.25%	2.34%	2.48%
City of Maple Valley	319	354	405	379	393	348	334	342	329	325
K Enroll % of City	145.8%	142.4%	122.2%	138.8%	138.7%	169.5%	161.1%	161.7%	178.4%	189.8%

Medium Range Forecast

										Projected Births									
										2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
										25,348	25,487	26,011	25,273	25,682	25,842	26,012	25,935	25,864	25,798
										2.46%	2.49%	2.47%	2.49%	2.51%	2.52%	2.52%	2.52%	2.52%	2.52%
										369	383	380	365	360	362	364	363	362	361
										168.8%	165.6%	168.7%	172.3%	179.4%	180.2%	180.2%	180.2%	180.2%	180.2%

October P223 Enrollment (Headcount)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
K	465	504	495	526	545	590	538	553	587	617	K	623	634	641	629	645	652	656	654	653	651
1	553	495	551	572	592	614	641	603	591	598	1	629	633	647	654	645	658	665	670	668	666
2	547	570	524	587	569	645	621	647	642	644	2	626	659	663	677	682	671	684	692	696	694
3	571	564	588	552	606	600	663	656	691	668	3	676	657	688	692	704	708	697	711	718	723
4	568	580	557	624	575	625	615	688	688	720	4	695	704	678	710	711	722	726	714	729	737
5	561	591	585	576	640	580	642	645	707	710	5	743	717	722	695	726	726	737	740	729	743
6	556	565	605	609	604	643	602	637	656	743	6	730	764	736	741	711	740	740	752	755	743
7	616	569	574	621	613	622	681	630	664	670	7	771	757	787	758	760	728	758	758	770	773
8	580	647	580	587	629	618	631	689	644	664	8	680	782	772	802	770	770	737	768	768	780
9	646	601	645	601	597	627	632	652	696	673	9	684	700	804	794	821	787	787	753	785	785
10	553	627	586	630	583	580	620	624	657	687	10	665	676	687	788	775	800	767	767	734	765
11	582	534	570	540	569	522	529	570	587	618	11	633	613	629	639	731	717	740	709	710	679
12	531	547	504	545	528	539	498	491	544	548	12	588	603	582	598	605	691	678	699	670	671
Total	7,329	7,394	7,364	7,570	7,650	7,805	7,913	8,085	8,354	8,560	Total	8,743	8,899	9,036	9,178	9,286	9,369	9,372	9,388	9,384	9,410

Change	79	65	-30	206	80	155	108	172	269	206	183	155	137	142	108	83	3	16	-4	26
% Change	1.1%	0.9%	-0.4%	2.8%	1.1%	2.0%	1.4%	2.2%	3.3%	2.5%	2.1%	1.8%	1.5%	1.6%	1.2%	0.9%	0.0%	0.2%	0.0%	0.3%

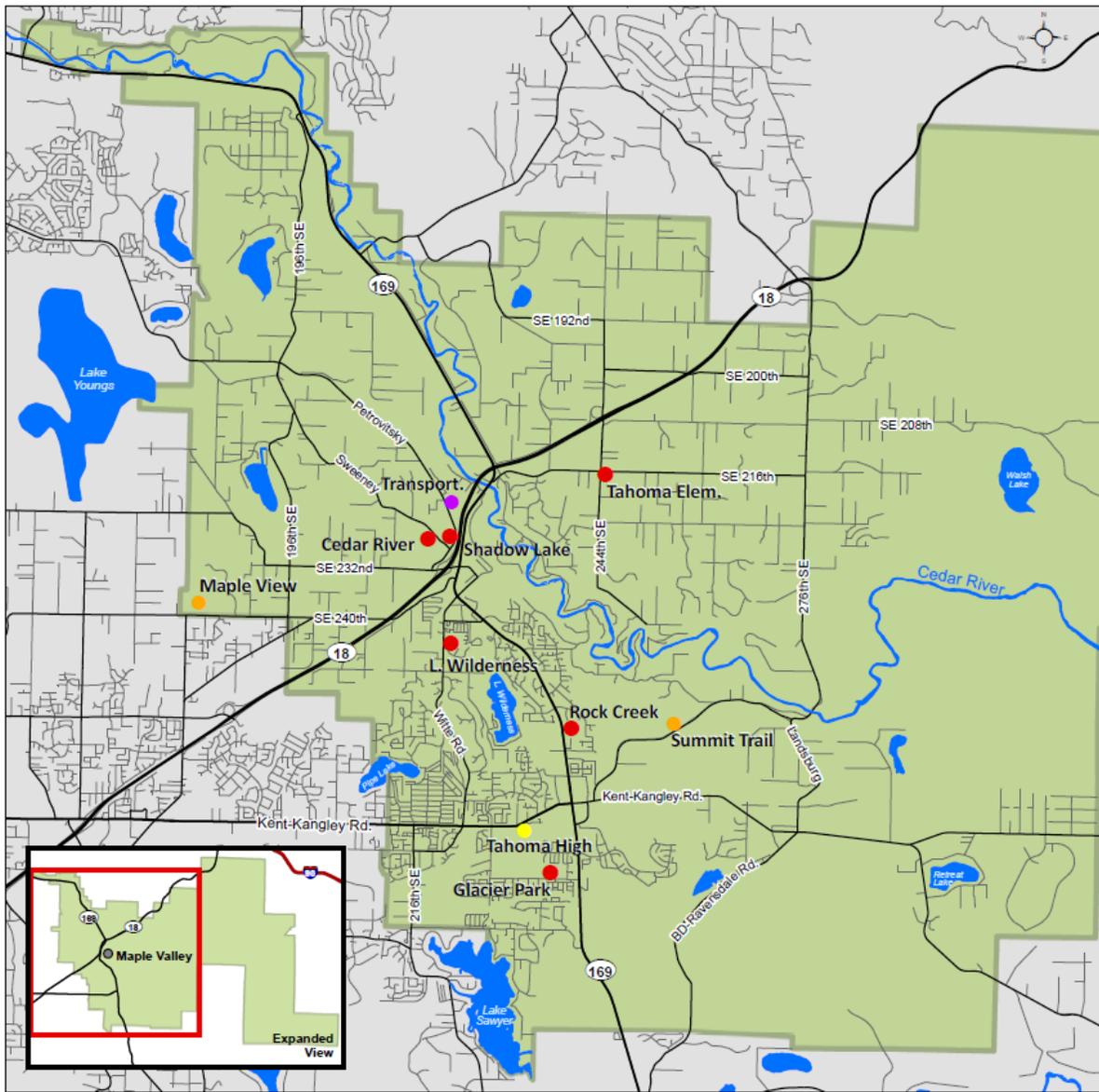
Totals by Level

K-5	3265	3304	3300	3437	3527	3654	3720	3792	3906	3957	K-5	3,992	4,004	4,039	4,058	4,113	4,137	4,165	4,181	4,192	4,214
6-8	1752	1781	1759	1817	1846	1883	1914	1956	1964	2077	6-8	2,181	2,303	2,295	2,301	2,241	2,238	2,236	2,278	2,293	2,296
9-12	2312	2309	2305	2316	2277	2268	2279	2337	2484	2526	9-12	2,570	2,592	2,702	2,819	2,932	2,994	2,972	2,929	2,899	2,900

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

TAHOMA SCHOOL DISTRICT NO. 409 SCHOOL IMPACT FEE CALCULATION

School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
				Student	Student		
	Facility	Cost/	Facility	Factor	Factor	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$0	759	0.305	0.198	\$0	\$0
Middle	35.00	\$0	800	0.130	0.087	\$0	\$0
High	35.00	\$0	2,693	0.137	0.088	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
				Student	Student		
	%Perm/	Facility	Facility	Factor	Factor	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	100.00%	\$ 42,000,000	759	0.305	0.198	\$16,877	\$10,957
Middle	100.00%	\$ -	800	0.130	0.087	\$0	\$0
High	100.00%	\$ 146,000,000	2,693	0.137	0.088	\$7,427	\$4,771
						\$24,305	\$15,727
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
				Student	Student	Cost/	Cost/
	%Temp/	Facility	Facility	Factor	Factor	SFR	MFR
	Total Sq.Ft.	Cost	Size	SFR	MFR		
Elementary	0.00%	\$ -	20	0.305	0.198	\$0	\$0
Middle	0.00%	\$ -	25	0.130	0.087	\$0	\$0
High	0.00%	\$ -	25	0.137	0.088	\$0	\$0
						TOTAL	\$0
						\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
				Student	Student	Cost/	Cost/
	Current	OSPI Square	District	Factor	Factor	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	66.45%	0.305	0.198	\$4,345	\$2,821
Middle	\$ 238.22	108	0.00%	0.130	0.087	\$0	\$0
Sr. High	\$ 238.22	130	0.00%	0.137	0.088	\$0	\$0
						TOTAL	\$4,345
						\$4,345	\$2,821
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$496,973	\$245,080
Capital Bond Interest Rate						2.44%	2.44%
Net Present Value of Average Dwelling						\$4,363,056	\$2,151,621
Years Amortized						10	10
Property Tax Levy Rate						\$1.94	\$1.94
Present Value of Revenue Stream						\$8,464	\$4,174
Fee Summary:							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$24,305	\$15,727		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$4,345)	(\$2,821)		
Tax Payment Credit				(\$8,464)	(\$4,174)		
FEE (AS CALCULATED)				\$11,495	\$8,732		
50% LOCAL SHARE				\$5,748	\$4,366		



- Tahoma School District 
- School Locations
 - Elementary 
 - Middle 
 - High 
 - Transportation 



Notes:
 This is an area to input any notes
 you'd like for each map.
 Disclaimers, etc.



School Locations
 2017 and Beyond
 Tahoma School District



FEDERAL WAY PUBLIC SCHOOLS

Each Scholar: A voice. A dream. A **BRIGHT** future.



Lake Grove
Elementary School



Mirror Lake
Elementary School



Wildwood
Elementary School

Thomas
Jefferson
High School



CAPITAL FACILITIES PLAN 2021

Adopted July 28, 2020

FEDERAL WAY PUBLIC SCHOOLS
2021
CAPITAL FACILITIES PLAN
June 5, 2020

BOARD OF EDUCATION

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SUPERINTENDENT

Dr. Tammy Campbell

Prepared by: Sally D. McLean, Chief Finance & Operations Officer
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FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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 January 2020, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its Capital Facilities Plan as of June 2020.

This plan is scheduled to be submitted for consideration to each of the jurisdictions located with 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 impact 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 for 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.

During the 2016-17 school year the District formed a 100 member Facilities Planning Committee consisting of parents, community members and staff. The 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. Through the committee's work a determination was made to rebuild Thomas Jefferson High School, Illahee Middle School, Totem Middle School, Lake Grove Elementary, Mirror Lake Elementary, Olympic View Elementary, Star Lake Elementary, and Wildwood Elementary. In addition to the school projects, the committee included a plan to modernize Memorial Stadium, which currently supports athletic activities for all schools. The rebuilding of the schools will create additional capacity for students at the elementary and high school levels.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

INTRODUCTION, continued

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 stay home order. 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 expects compliance with this funding adding pressure to the need for elementary capacity. In response to this need the district has acquired a commercial building to renovate into classrooms to provide permanent additional capacity.

We will also continue to study school boundaries as new housing and fluctuating populations impact specific schools. Some shifts in boundaries may be required in the coming years. At this time with more than 1,000 unhoused elementary students, boundary adjustments cannot resolve the need for additional capacity.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

INVENTORY OF EDUCATIONAL FACILITIES
ELEMENTARY SCHOOLS (K-5)

Adelaide	1635 SW 304 th St	Federal Way	98023
Brigadoon	3601 SW 336 th St	Federal Way	98023
Camelot	4041 S 298 th St	Auburn	98001
Enterprise	35101 5 th Ave SW	Federal Way	98023
Green Gables	32607 47 th Ave SW	Federal Way	98023
Lake Dolloff	4200 S 308 th St	Auburn	98001
Lake Grove	303 SW 308 th St	Federal Way	98023
Lakeland	35827 32 nd Ave S	Auburn	98001
Mark Twain	2450 S Star Lake Rd	Federal Way	98003
Meredith Hill	5830 S 300 th St	Auburn	98001
Mirror Lake	625 S 314 th St	Federal Way	98003
Nautilus (K-8)	1000 S 289 th St	Federal Way	98003
Olympic View	2626 SW 327 th St	Federal Way	98023
Panther Lake	34424 1 st Ave S	Federal Way	98003
Rainier View	3015 S 368 th St	Federal Way	98003
Sherwood Forest	34600 12 th Ave SW	Federal Way	98023
Silver Lake	1310 SW 325 th Pl	Federal Way	98023
Star Lake	4014 S 270 th St	Kent	98032
Sunnycrest	24629 42 nd Ave S	Kent	98032
Twin Lakes	4400 SW 320 th St	Federal Way	98023
Valhalla	27847 42 nd Ave S	Auburn	98001
Wildwood	2405 S 300 th St	Federal Way	98003
Woodmont (K-8)	26454 16 th Ave S	Des Moines	98198

MIDDLE SCHOOLS (6-8)

Federal Way Public Academy (6-10)	34620 9 th Ave S	Federal Way	98003
Illahee	36001 1 st Ave S	Federal Way	98003
Kilo	4400 S 308 th St	Auburn	98001
Lakota	1415 SW 314 th St	Federal Way	98023
Sacajawea	1101 S Dash Point Rd	Federal Way	98003
Sequoyah	3450 S 360 th ST	Auburn	98001
Totem	26630 40 th Ave S	Kent	98032
TAF @ Saghalie (6-12)	33914 19 th Ave SW	Federal Way	98023

HIGH SCHOOLS (9-12)

Decatur	2800 SW 320 th St	Federal Way	98023
Federal Way	30611 16 th Ave S	Federal Way	98003
Thomas Jefferson	4248 S 288 th St	Auburn	98001
Todd Beamer	35999 16 th Ave S	Federal Way	98003
Career Academy at Truman	31455 28 th Ave S	Federal Way	98003

ADDITIONAL SCHOOLS

Internet Academy (K-12)	31455 28 th Ave S	Federal Way	98003
Employment Transition Program (12+)	33250 21 st Ave SW	Federal Way	98023
Federal Way Open Doors	31455 28 th Ave S	Federal Way	98003
Former DeVry Property (K-5)	3600 S 344 th Way,	Federal Way	98001

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES**Developed Property**

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

Leased Property

Early Learning Center at Uptown Square	1066 S 320 th St	Federal Way	98003
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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 335 th Streets - 10.04 Acres
73	N of SW 320 th and east of 45 th PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 st Way S and S 342 nd St – Minimal acreage
96	S 308 th St and 14 th 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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Illahee Middle School	Replace Existing Building	Voter Approved Capital bond
II	Totem Middle School	Replace Existing Building	Voter Approved Capital bond
II	Lake Grove Elementary	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Mark Twain Elementary	Replace Existing Building, Increase Capacity	TBD, pending SCAP funding
II	Mirror Lake Elementary	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Olympic View K-8 School	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Star Lake Elementary	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Wildwood Elementary	Replace Existing Building, Increase Capacity	Voter Approved Capital bond
II	Memorial Stadium	Replace Existing Facility	Voter Approved Capital bond
II	DeVry Property	Temp Swing School Increase Capacity	SCAP and K-3 Class size reduction funding
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

As part of the multi-phase modernization and replacement plan, the District intends to increase capacity for elementary and high school students with expansion at the Thomas Jefferson, Lake Grove, Mirror Lake, Olympic View, Star Lake, and Wildwood sites. Only projects in Phase II with plans to increase capacity are included in the impact fee calculation for this plan.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

NEEDS FORECAST - ADDITIONAL FACILITIES

NEW FACILITY	LOCATION	ANTICIPATED SOURCE OF FUNDS
--------------	----------	-----------------------------

No current plans for additional facilities.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	\$576,280
Land Sale Funds (2)	(\$1,502,782)
Bond or Levy Funds (3)	\$305,641,132
K3-CSR & TAFA unclaimed expenditures	(\$356,454)
School Construction Assistance Program (SCAP) (4)	(\$1,810,820)
TOTAL	\$302,547,356

Projected Revenue

Sources	
School Construction Assistance Program (SCAP) (5)	\$122,289,000
K-3 Class Size Reduction (6)	\$10,821,352
Bond Funds (7)	\$115,000,000
Land Fund Sales (8)	\$0
Impact Fees (9)	\$3,600,000
TOTAL	\$251,710,352

Actual and Planned Expenditures

Total Secured Funding and Projected Revenue	\$554,257,708
--	----------------------

NEW SCHOOLS	Estimated and Prior Years	Budget	2021	2022	2023	2024	2025	2026	Total	Total Cost
		2020-21	2021-22	2022-23	2023-24	2024-2025	2025-2026	2026-2027	2020-2027	
MODERNIZATION AND EXPANSION										
Lake Grove Elementary (10)	\$34,189,000	\$8,611,000							\$8,611,000	\$42,800,000
Mirror Lake Elementary (10)	\$35,355,000	\$9,145,000							\$9,145,000	\$44,500,000
Star Lake Elementary (10)	\$7,135,000	\$24,259,000	\$10,106,000						\$34,365,000	\$41,500,000
Wildwood Elementary (10)	\$34,097,000	\$8,603,000							\$8,603,000	\$42,700,000
Olympic View K-8 School (10)			\$2,500,000	\$25,900,000	\$24,600,000				\$53,000,000	\$53,000,000
Thomas Jefferson High School (10)	\$45,653,000	\$40,000,000	\$47,947,000						\$87,947,000	\$133,600,000
Totem Middle School (10)	\$11,229,000	\$40,000,000	\$17,571,000						\$57,571,000	\$68,800,000
Illahee Middle School (10)				\$6,600,000	\$28,700,000	\$45,000,000			\$80,300,000	\$80,300,000
Memorial Stadium (10)							\$1,800,000	\$25,100,000	\$26,900,000	\$26,900,000
									\$0	\$0
									\$0	\$0
SITE ACQUISITION										
Former DeVry/ES 24 (11)	\$16,919,121	\$1,420,500	\$1,424,750	\$1,421,500	\$1,421,000	\$1,423,000	\$1,422,250	\$1,423,750	\$9,956,750	\$26,875,871
TEMPORARY FACILITIES										
Portables (12)					\$200,000	\$200,000	\$200,000	\$200,000	\$800,000	\$800,000
TOTAL	\$184,577,121	\$132,038,500	\$79,548,750	\$33,921,500	\$54,921,000	\$46,623,000	\$3,422,250	\$26,723,750	\$377,198,750	\$561,775,871

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 12/31/19.
2. This is year end balance on 12/31/19.
3. This is the 12/31/19 balance of bond funds and capital levy funds. This figure includes interest earnings.
4. This represents the balance due to FWPS from OSPI for School Construction Assistance Program funds spent through December 31, 2019.
5. This is anticipated SCAP for the future projects authorized by the voters in 2017, less payments received to-date
6. This is a secured K-3 Class size reduction grant.
7. In November 2017, the District passed a \$450M bond measure. The amount included in the finance plan is for projects that will create additional capacity. Only the costs associated with increasing capacity are included in school impact fee calculations.
8. There are no projected sale of surplus properties.
9. These are projected fees based upon anticipated residential developments in the District, estimated at \$50,000 per month over the next 6 years.
10. Project budgets are updated as of April 2020 and reflective of actual Guaranteed Price Maximums for all but Illahee Middle School and Olympic View K-8
11. A former private university campus located in Federal Way was purchased this year to provide up to 43 additional permanent elementary classrooms. Prior to creating new permanent capacity this location will be used as a temporary housing. These costs of the site acquisition are included in the school impact fee calculations
12. 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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

SECTION 2 - MAPS

Federal Way Public Schools has twenty-one elementary schools (grades K-5), two 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 serves 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 development has its major impact 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

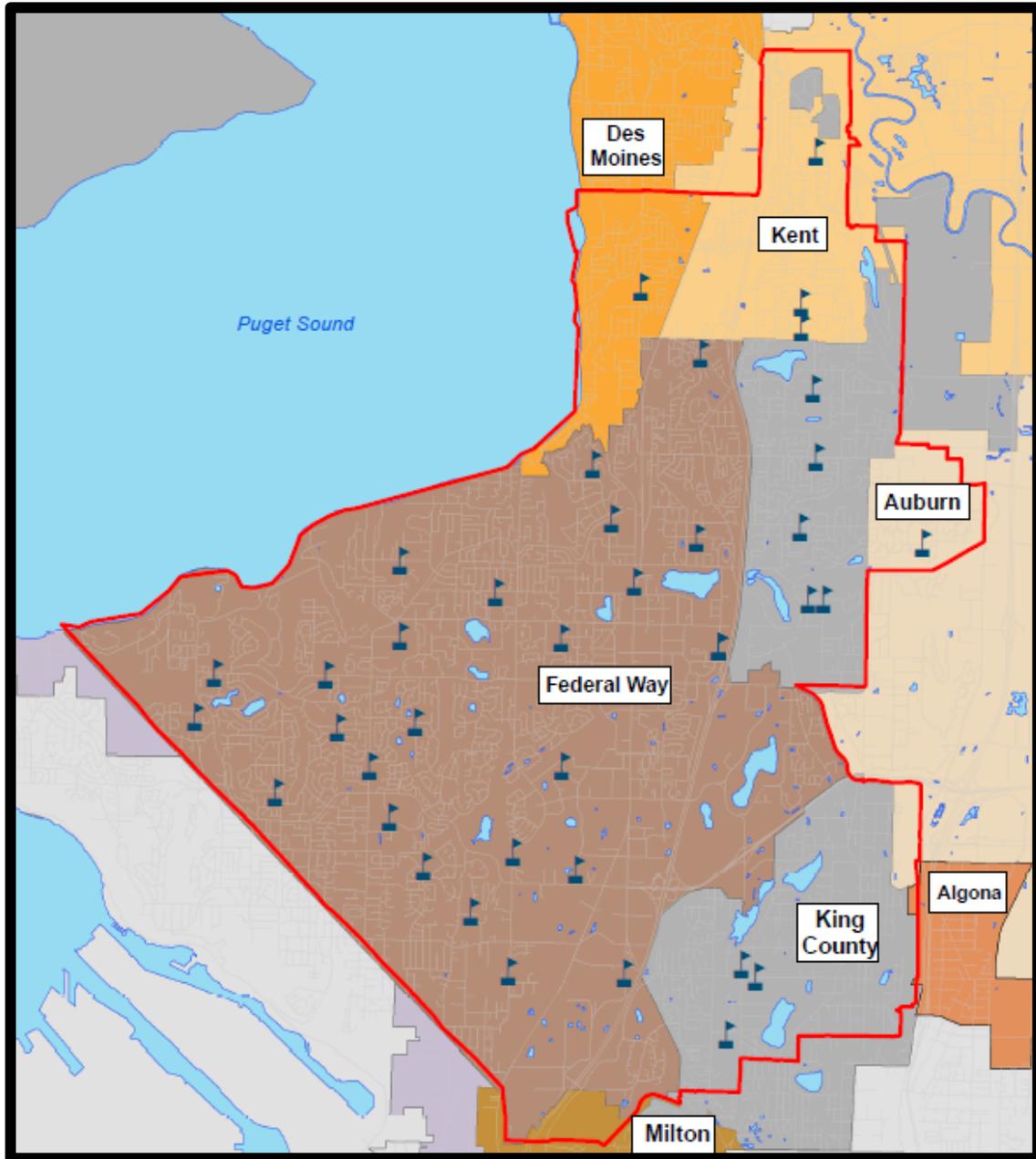
FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

MAP – CITY AND COUNTY JURISDICTIONS



**FEDERAL WAY
PUBLIC SCHOOLS**

Each Scholar: A voice. A dream. A **BRIGHT** future.



0 0.5 1 2 Miles

**City and County
Jurisdictions**

FWPS boundaries is 100% Urban Growth Area

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

SECTION 3 - SUPPORT DOCUMENTATION

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2021 through 2027

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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 schools 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

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 requires 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 Totem 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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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/Headstart:

Our district currently offers preschool programs for both special needs & typically developing students at 9 elementary schools. We also have ECEAP and Headstart program at 10 sites (4 elementary schools, 1 middle school, 2 high schools, and 2 commercial sites). 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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

BUILDING CAPACITIES, continued

**ELEMENTARY BUILDING
PROGRAM CAPACITY**

School Name	Headcount	¹ Preschool
Adelaide	353	30
Brigadoon	299	30
Camelot	277	30
Enterprise	345	15
Green Gables	401	
Lake Dolloff	400	
³ Lake Grove	600	
Lakeland	371	
Mark Twain	430	
Meredith Hill	375	30
³ Mirror Lake	600	
Nautilus (K-8)	466	
Olympic View	353	
Panther Lake	347	
Rainier View	405	30
Sherwood Forest	390	6
Silver Lake	400	
Star Lake	337	
Sunnycrest	405	
Twin Lakes	341	30
Valhalla	406	
³ Wildwood	600	30
Woodmont (K-8)	357	
TOTAL	9,258	231

Elementary Average	403	
---------------------------	------------	--

**MIDDLE SCHOOL BUILDING
PROGRAM CAPACITY**

School Name	Headcount
Illahee	855
Kilo	779
Lakota	786
Sacajawea	694
Sequoyah	585
Totem	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	1224
Todd Beamer	1085
TAF @ Saghalie	155
Career Academy at Truman	159
Federal Way Public Academy	116
Employment Transition Program	48
TOTAL	5,714

²High School Average	1,309
--	--------------

Notes:

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

²Federal 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.

³Lake Grove and Wildwood are scheduled to open January 2021; Mirror Lake is scheduled to open September 2021

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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 child care 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 launch of construction of new schools, a number of portables will be relocated, decommissioned, or sold. These numbers are not available at this time.

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

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

PORTABLE LOCATIONS, continued

**PORTABLES LOCATED
AT ELEMENTARY SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Adelaide	2	1
Brigadoon	1	
Camelot	1	
Enterprise	3	
Green Gables	1	
Lake Dolloff	4	1
Lake Grove		
Lakeland		
Mark Twain	3	
Meredith Hill	3	
Mirror Lake		
Nautilus	3	
Olympic View	2	
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	3	
TOTAL	49	9

**PORTABLES LOCATED
AT HIGH SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	8	
Federal Way		
Thomas Jefferson	6	
Todd Beamer	8	
TOTAL	22	

**PORTABLES LOCATED
AT SUPPORT FACILITIES**

MOT	
TDC	9
Former TAFE	
TOTAL	9

**DISTRICT PORTABLES IN USE FOR ECEAP
AND/OR HEADSTART**

Sherwood Forest	1
Totem	
Total	1

**PORTABLES LOCATED
AT MIDDLE SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee	2	1
Kilo	1	6
Lakota		
Sacajawea	4	
Sequoyah	2	
Totem		
TAF@ Saghalie	4	
TOTAL	13	7

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

STUDENT FORECAST

Student enrollment projections are a basic component of budget development. 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 on the basis of 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.

The first method is a statistical cohort analysis that produces ten distinct forecasts. These are forecast of enrollment for one year. The projections vary depending on the number of years of historical information and how they are weighted.

A second method is a projection using an enrollment projection software package that allows the user to project independently at school or grade level and to aggregate these projections for the district level. The Enrollment Master™ software provides statistical methods including trend line, standard grade progression (cohort) and combinations of these methods. This software produces a five-year projection of school enrollment.

In February 2018, the District contracted a demographer to develop projections for the Federal Way School District. The report was complete in March 2018. 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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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 2026. This model produces a projection that is between 21,500 and 25,000 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.

In school year 2018-19, King County as a whole experienced unusual enrollment patterns. We continue to monitor this closely.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

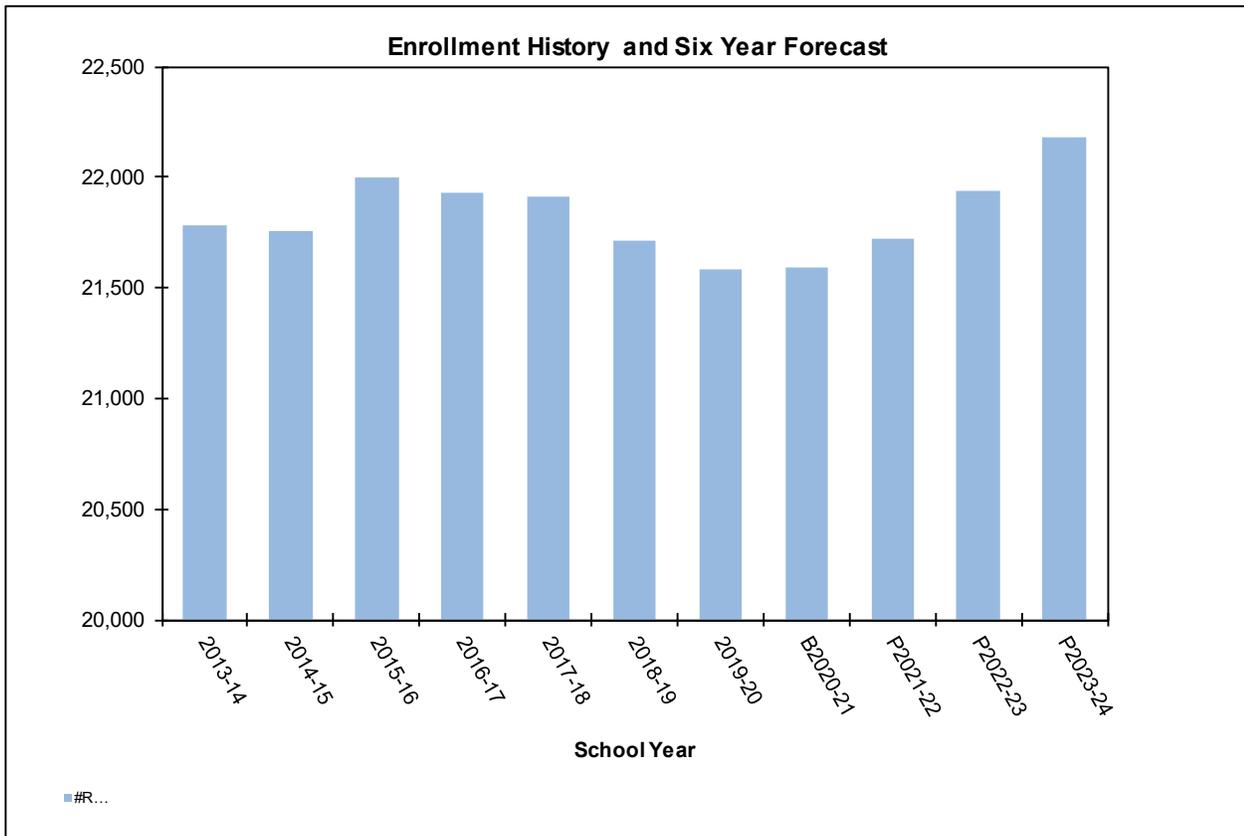
STUDENT FORECAST, continued

October 1 Head Count Enrollment History and Projections

Excludes Full-time Running Start and Open Doors Enrollment

Calendar Yr	School Year	Elementary	Middle School	High School	Total K-12	Percent Change
2014	2013-14	10,131	4,848	6,799	21,778	
2015	2014-15	9,998	4,931	6,825	21,754	-0.1%
2016	2015-16	10,206	5,094	6,695	21,995	1.1%
2017	2016-17	10,424	5,033	6,476	21,933	-0.3%
2018	2017-18	10,418	5,159	6,338	21,915	-0.1%
2019	2018-19	10,158	5,115	6,443	21,716	-0.9%
2020	2019-20	9,953	5,309	6,322	21,584	-0.6%
2021	B2020-21	9,887	5,336	6,370	21,593	0.0%
2022	P2021-22	9,946	5,368	6,408	21,723	0.6%
2023	P2022-23	10,046	5,422	6,472	21,940	1.0%
2024	P2023-24	10,156	5,481	6,543	22,181	1.1%
2025	P2024-25	10,238	5,525	6,596	22,359	0.8%
2026	P2025-26	10,319	5,569	6,649	22,537	1.6%
2027	P2026-27	10,443	5,636	6,728	22,808	2.0%

Elementary K-5 Middle School 6-8 High School 9-12



*2020-21 projections from SM projections, brick and mortar schools. Does not include alternative (IA, ETP, PTC, Support). Does include Truman.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

**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

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – All Grades

CAPACITY	Budget	-- Projected --						
	Calendar Year	2021	2022	2023	2024	2025	2026	2027
	School Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
BUILDING PROGRAM HEADCOUNT CAPACITY	19,434	20,005	20,242	20,380	21,077	21,077	21,077	
Add Capacity	571	237	138	697	0	0	0	
Adjusted Program Headcount Capacity	20,005	20,242	20,380	21,077	21,077	21,077	21,077	

ENROLLMENT

Basic Headcount Enrollment	21,593	21,723	21,940	22,181	22,359	22,537	22,808
Internet Academy Headcount Enrollment ¹	(255)	(255)	(255)	(255)	(255)	(255)	(255)
Basic FTE Enrollment without Internet Academy	21,338	21,468	21,685	21,926	22,104	22,282	22,553

SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY	(1,333)	(1,226)	(1,305)	(849)	(1,027)	(1,205)	(1,476)
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RELOCATABLE CAPACITY

Current Portable Capacity	2,360	1,929	1,654	1,654	1,612	1,562	1,562
Add/Subtract Portable Capacity	(431)	(275)	0	(42)	(50)	0	0
Adjusted Portable Capacity	1,929	1,654	1,654	1,612	1,562	1,562	1,562

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	596	428	349	763	535	357	86
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NOTES:

- 1 Internet Academy students are included in projections but do not require full time use of school facilities.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – Elementary Schools

CAPACITY	Budget	-- Projected --						
	Calendar Year	2021	2022	2023	2024	2025	2026	2027
	School Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
BUILDING PROGRAM								
HEAD COUNT CAPACITY	8,445	9,016	9,016	9,154	9,851	9,851	9,851	
Add/Subtract capacity total	571	0	138	697	0	0	0	
Add capacity at ¹ :								
<i>Lake Grove</i>	247							
<i>Mirror Lake</i>	196							
<i>Star Lake</i>			138					
<i>Wildwood</i>	128							
<i>De Vry</i>				697				
<i>Olympic View K-8</i>				0				
Adjusted Program Headcount Capacity	9,016	9,016	9,154	9,851	9,851	9,851	9,851	

ENROLLMENT

Basic Headcount Enrollment	9,887	9,946	10,046	10,156	10,238	10,319	10,443
Internet Academy Headcount ²	(20)	(20)	(20)	(20)	(20)	(20)	(20)
Basic Headcount Enrollment without Internet Academy	9,867	9,926	10,026	10,136	10,218	10,299	10,423

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	(851)	(910)	(872)	(285)	(367)	(448)	(572)
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RELOCATABLE CAPACITY³

Current Portable Capacity	1,260	1,029	1,029	1,029	987	987	987
Add/Subtract portable capacity	(231)	0	0	(42)	0	0	0
Add portable capacity at:							
Subtract portable capacity at:							
<i>Lake Grove</i>	(21)						
<i>Mirror Lake</i>	(126)						
<i>Star Lake</i>							
<i>Wildwood</i>	(84)						
<i>Olympic View K-8</i>				(43)			
Adjusted Portable Capacity	1,029	1,029	1,029	987	987	987	987

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	178	119	157	702	620	539	415
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NOTES:

- Capacity increases are projected based on a design to accommodate 600 students -- as design is completed these may be adjusted in future iterations of this plan. Increased capacity is currently stated as the difference between current calculated capacity and the projected design.
- Internet Academy students are included in projections but do not require full time use of school facilities.
- 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. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – Middle Schools

CAPACITY	Budget	-- Projected --						
	Calendar Year	2021	2022	2023	2024	2025	2026	2027
	School Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
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:								
<i>Totem¹</i>								
<i>Illahee</i>								
Adjusted Program Headcount Capacity	5,275	5,275	5,275	5,275	5,275	5,275	5,275	5,275

ENROLLMENT

Basic Headcount Enrollment	5,336	5,368	5,422	5,481	5,525	5,569	5,636
Internet Academy ²	(55)	(55)	(55)	(55)	(55)	(55)	(55)
Basic Enrollment without Internet Academy	5,281	5,313	5,367	5,426	5,470	5,514	5,581

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	(6)	(38)	(92)	(151)	(195)	(239)	(306)
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RELOCATABLE CAPACITY³

Current Portable Capacity	450	350	325	325	325	275	275
Add/Subtract portable capacity	(100)	(25)	0	0	(50)	0	0
<i>Totem Middle School</i>	(100)						
<i>Sacajawea Middle School</i>		(25)					
<i>Illahee Middle School</i>					(50)		
Adjusted Portable Capacity	350	325	325	325	275	275	275

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY	344	287	233	174	80	36	(31)
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NOTES:

- 1 Totem and Illahee Middle Schools currently have capacity for 800 & 850 students respectively, so no new capacity is anticipated with the rebuild of this older buildings.
- 2 Internet Academy students are included in projections but do not require full time use of school facilities.
- 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. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

CAPACITY SUMMARIES, Continued

Capacity Summary – High Schools

CAPACITY	Budget	-- Projected --						
	Calendar Year	2021	2022	2023	2024	2025	2026	2027
	School Year	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
BUILDING PROGRAM								
HEADCOUNT CAPACITY	5,714	5,714	6,188	6,188	6,188	6,188	6,188	6,188
Add/Subtract capacity	0	237	0	0	0	0	0	0
<i>Thomas Jefferson High School⁴</i>		237						
Adjusted Program Headcount Capacity	5,714	6,188	6,188	6,188	6,188	6,188	6,188	6,188

ENROLLMENT

Basic Headcount Enrollment	6,370	6,408	6,472	6,543	6,596	6,649	6,728
Internet Academy ¹	(180)	(180)	(180)	(180)	(180)	(180)	(180)
Basic Ed without Internet Academy	6,190	6,228	6,292	6,363	6,416	6,469	6,548

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY	(476)	(40)	(104)	(175)	(228)	(281)	(360)
---	--------------	-------------	--------------	--------------	--------------	--------------	--------------

RELOCATABLE CAPACITY²

Current Portable Capacity	650	550	300	300	300	300	300
Add/Subtract portable capacity	(100)	(250)	0	0	0	0	0
<i>Thomas Jefferson High School⁴</i>	(100)	(250)					
Adjusted Portable Capacity	550	300	300	300	300	300	300

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY³	74	260	196	125	72	19	(60)
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NOTES:

1. Internet Academy students are included in projections but do not require full time use of school facilities.
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. The actual number of portables that will be used will be based on actual student population needs. The District may begin to pull portables from the instructional inventory. Age and condition of the portables will determine feasibility for continued instructional use.
3. Capacity for unhoused students will be accommodated with traveling teachers and no planning time in some classrooms.
4. Current project timelines estimate the completion of Thomas Jefferson HS opening in the fall of 2022.

 FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

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 an equitable fee throughout unincorporated King County, a formula was established. 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

On page 30, the 2021 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, generate the results below:

	<i>Plan Year 2020</i>	Plan Year 2021
Single Family Units	\$5,035	\$3,243
Multi-Family Units	\$20,768	\$16,003
Mixed-Use Residential ¹	\$10,384	\$8,001

Impact Fee Calculation - King County Code 21A

The Impact Fees have changed as a result of changes in several factors. The updates made to the variables in the Impact Fee calculation, generate a change in the Impact Fee between the 2020 Capital Facilities Plan and the 2021 Capital Facilities Plan. A summary of these changes can be found on page 32 and a year over year comparison of formula variables can be found on page 33.

¹ In accordance with the City of Federal Way Ordinance No. 95-249.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

IMPACT FEE CALCULATIONS, continued

Impact Fee Calculations

School Site Acquisition Cost:

	Facility Acreage	Cost / Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	11.97	\$384,077	697	0.1809	0.5064	\$1,193	\$3,340
Middle School				0.0691	0.2523	\$0	\$0
High School				0.0987	0.2523	\$0	\$0
TOTAL						\$1,193	\$3,340

School Construction Cost:

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	94.09%	\$39,486,883	709	0.1809	0.5064	\$9,480	\$26,537
Middle School	97.26%			0.0691	0.2523		
High School	96.98%	\$16,236,550	237	0.0987	0.2523	\$6,558	\$16,763
TOTAL						\$16,037	\$43,299

Temporary Facility Cost:

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	5.91%			0.1809	0.5064	\$0	\$0
Middle School	2.74%			0.0691	0.2523	\$0	\$0
High School	3.02%			0.0987	0.2523	\$0	\$0
TOTAL						\$0	\$0

School Construction Assistance Program Credit Calculation

	Construction Cost Allocation/Sq Ft	Sq. Ft. Student	State Match	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$238.22	90	64.71%	0.1809	0.5064	\$2,510	\$7,026
Middle School	\$238.22		64.71%	0.0691	0.2523	\$0	\$0
High School	\$238.22	130	64.71%	0.0987	0.2523	\$1,978	\$5,056
Total						\$4,488	\$12,082

Tax Payment Credit Calculation

	SFR	MFR
Average Assessed Value (April 2019)	\$383,189	\$156,304
Capital Bond Interest Rate (April 2020)	2.44%	2.44%
Net Present Value of Average Dwelling	\$3,364,116	\$1,372,234
Years Amortized	10	10
Property Tax Levy Rate	\$1.86	\$1.86
Present Value of Revenue Stream	\$6,257	\$2,552

	Single Family Residences	Multi-Family Residences	Mixed-Use Residential ¹
Mitigation Fee Summary			
Site Acquisition Cost	\$ 1,193	\$ 3,340	\$ 3,340
Permanent Facility Cost	\$ 16,037	\$ 43,299	\$ 43,299
Temporary Facility Cost	\$ -	\$ -	\$ -
State Match Credit	\$ (4,488)	\$ (12,082)	\$ (12,082)
Tax Payment Credit	\$ (6,257)	\$ (2,552)	\$ (2,552)
Sub-Total	\$ 6,485	\$ 32,005	\$ 32,005
50% Local Share	\$ 3,243	\$ 16,003	\$ 16,003
Calculated Impact Fee	\$ 3,243	\$ 16,003	\$ 8,001
City of Kent Impact Fee²	\$ 3,243	\$ 9,193	

¹In accordance with the City of Federal Way Ordinance No. 95-249

²In accordance with the City of Kent Ordinance No. 4278, rev 1/20

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

REFERENCES TO IMPACT FEE CALCULATIONS
SCHOOL ACQUISITION COST

The district purchased the former Devry Technical School building to house displaced scholars during school construction then will provide permanent capacity for Early Childhood Education programs.

SCHOOL CONSTRUCTION COST

With voter approval of the \$450,000,000 bond package, design work is underway for six of the approved projects. Anticipated construction budgets (based on the Guaranteed Maximum Price or GMP) have been updated to reflect the final construction contracts. In addition, a credit for the cost of new construction is incorporated to recognize the K-3 Class Size Reduction Grant obtained by Federal Way Public Schools. The following table outlines the facility cost included in the impact fee calculation:

Elementary Schools	Lake Grove	Mirror Lake	Star Lake	Wildwood	Elementary TOTAL
Permanent Capacity	353	404	387	472	1616
New Capacity	600	600	525	600	2325
Increased Capacity as %					43.9%
GMP	\$28,874,876	\$29,833,964	\$29,091,582	\$28,635,988	\$116,436,410
Proportionate Share					\$ 51,085,034
K-3 Class Size Credit					(\$ 11,598,151)
Net Proportionate Share					\$ 39,486,883

Two additional projects are within this horizon, but not yet included – Olympic View K-8 and Mark Twain Elementary. These costs will be incorporated into future Capital Facilities Plans. Current Middle School capacity calculations do not reflect unhoused students, so no costs associated with Illahee Middle School or Totem Middle School are included.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

Consistent with the capacity calculations described earlier, the District uses the OSPI square footage calculation for determining capacity at our secondary schools. Based on this methodology, the following construction costs for Thomas Jefferson High School are allocated as the proportionate share:

REFERENCES TO IMPACT FEE CALCULATIONS, *continued*

Square Footage	Capacity at 130 sq. ft.
Current: 179,119	1378
Planned: 210,000	1615
Increased Capacity	237
Increase as %	17.24%
GMP	\$94,176,828
Proportionate Share	\$ 16,236,550

The District will use the above formulas created as a base for future Capital Facilities Plans during the life of the current bond authorization. The capacity of these schools may vary from year to year as programs are added or changed and construction cost may increase over time.

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 are a reflection of 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 2021 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.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

STUDENT GENERATION RATES
New Construction in Prior 5 Years

Single Family Student Generation

	Number of	Number of	Number of	Number of	Elementary	Middle School	High School	Total
	Single Family	Elementary	Middle School	High School	Student	Student	Student	Student
DEVELOPMENT	Dwellings	Students	Students	Students	Factor	Factor	Factor	Factor
18-Retreat Meadows	56	4	2	5	0.0714	0.0357	0.0893	0.1964
18-Wyncrest II	41	5	1	4	0.1220	0.0244	0.0976	0.2440
18-Soundview Manor	21	2	1	1	0.0952	0.0476	0.0476	0.1904
17-Eagle Manor	12	4	1	1	0.3333	0.0833	0.0833	0.4999
17-Lakehaven Estates	13	0	1	1	0.0000	0.0769	0.0769	0.1538
17-Hibbford Glen	15	7	4	4	0.4667	0.2667	0.2667	1.0001
17-Vista Pointe	105	24	8	10	0.2286	0.0762	0.0952	0.4000
16-Jefferson Place	11	6	2	1	0.5455	0.1818	0.0909	0.8182
16-Star Lake East	30	3	1	3	0.1000	0.0333	0.1000	0.2333
Total	304	55	21	30				
Student Generation*					0.1809	0.0691	0.0987	0.3487

Multi-Family Student Generation - City of Federal Way

	Number of	Number of	Number of	Number of	Elementary	Middle School	High School	Total
	Multi Family	Elementary	Middle School	High School	Student	Student	Student	Student
DEVELOPMENT	Dwellings	Students	Students	Students	Factor	Factor	Factor	Factor
(17) Uptown Square	308	114	71	75	0.3701	0.2305	0.2435	0.8441
(17) Kitt's Corner	216	161	58	58	0.7454	0.2685	0.2685	1.2824
(16) Kandila Townhomes	27	4	10	6	0.1481	0.3704	0.2222	0.7407
Total	551	279	139	139				
Student Generation*					0.5064	0.2523	0.2523	1.0109

* Student Generation rate is based on totals.

FEDERAL WAY PUBLIC SCHOOLS 2021 CAPITAL FACILITIES PLAN

IMPACT FEE CALCULATION CHANGES FROM 2020 TO 2021

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	95.10% to 96.11%	Report #3 OSPI
Percent Temporary Facilities	4.90% to 3.89%	Updated portable inventory
Average Cost of Portable Classrooms	\$189,941 to \$169,579	Updated 5-yr rolling average of portables purchased and placed by 2016.
Construction Cost Allocation	\$225.97 to \$238.22	Change effective July 2020
State Match	65.59% to 64.71%	Change effective July 2020
Average Assessed Value	SFR- \$367,890 to \$383,189 MFR- \$133,215 to \$156,304	Per Puget Sound Educational Service District (ESD 121)
Capital Bond Interest Rate	4.09% to 2.44%	Market Rate
Property Tax Levy Rate	\$1.86 to \$1.86	King County Treasury Division
Student Generation Factors		Updated Housing Inventory
Single-Family		<i>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.</i>
Elementary	.1793 to .1809	
Middle School	.0897 to .0691	
High School	.1386 to .0987	
Multi-Family		<i>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.</i>
Elementary	.5853 to .5064	
Middle School	.2938 to .2523	
High School	.3116 to .2523	
Impact Fee		
	SFR- \$5,035 to \$3,243	SFR based on the updated calculation
	MFR - \$20,768 to \$16,003	MFR based on the updated calculation
City of Kent		
	SFR- \$5,035 to \$3,243	SFR based on the updated calculation
	MFR - \$8,386 to \$9,193	MFR maximum per City of Kent Ordinance No. 4278, rev 1/20



FEDERAL WAY PUBLIC SCHOOLS

Each Scholar: A voice. A dream. A **BRIGHT** future.

In an environment of high expectations, high support, and no excuses, the staff of Federal Way Public Schools will continually learn, lead, utilize data, and collaborate to ensure our scholars have a voice, a dream, and a bright future.

one



THE EARLY YEARS

two



WHOLE CHILD

three



ACTIVE LEARNERS

four



CONTENT-AREA
COMPETENCE

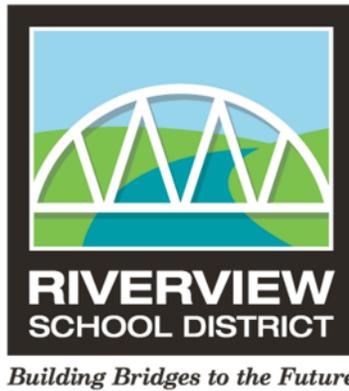
five



PERSISTENCE TO
GRADUATION

RIVERVIEW SCHOOL DISTRICT NO. 407
2020
CAPITAL FACILITIES PLAN

Adopted July 28, 2020



BOARD OF DIRECTORS

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SUPERINTENDENT

Dr. Anthony L. Smith

PREPARED BY

Meisha Robertson
Director of Business and Operations
(425) 844-4505

RIVERVIEW SCHOOL DISTRICT NO. 407

2020-2024 SIX- YEAR CAPITAL FACILITIES PLAN TABLE OF CONTENTS

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For information about this plan, call the Riverview School District Business Office
(425) 844.4505

SECTION 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

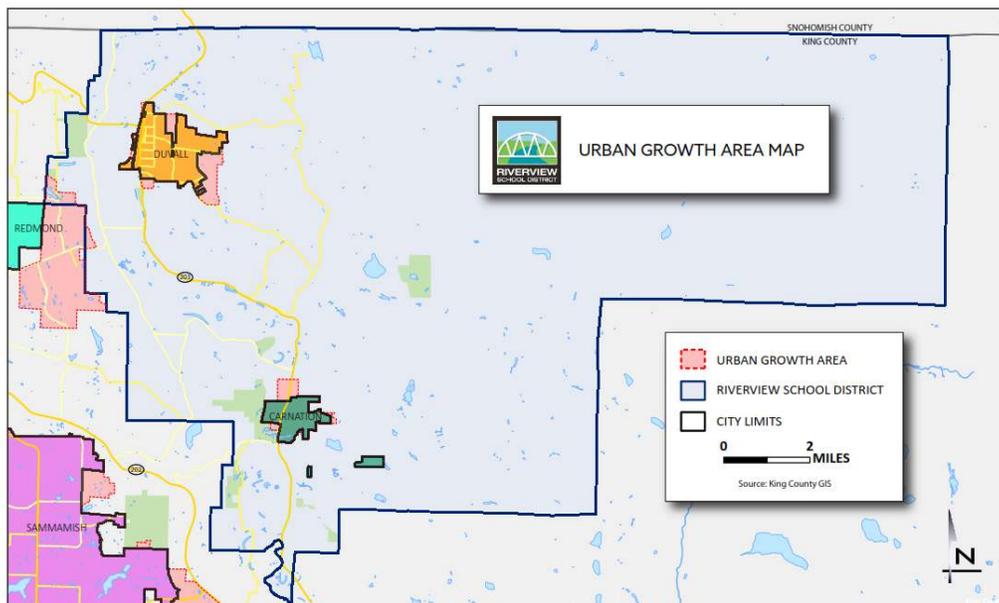
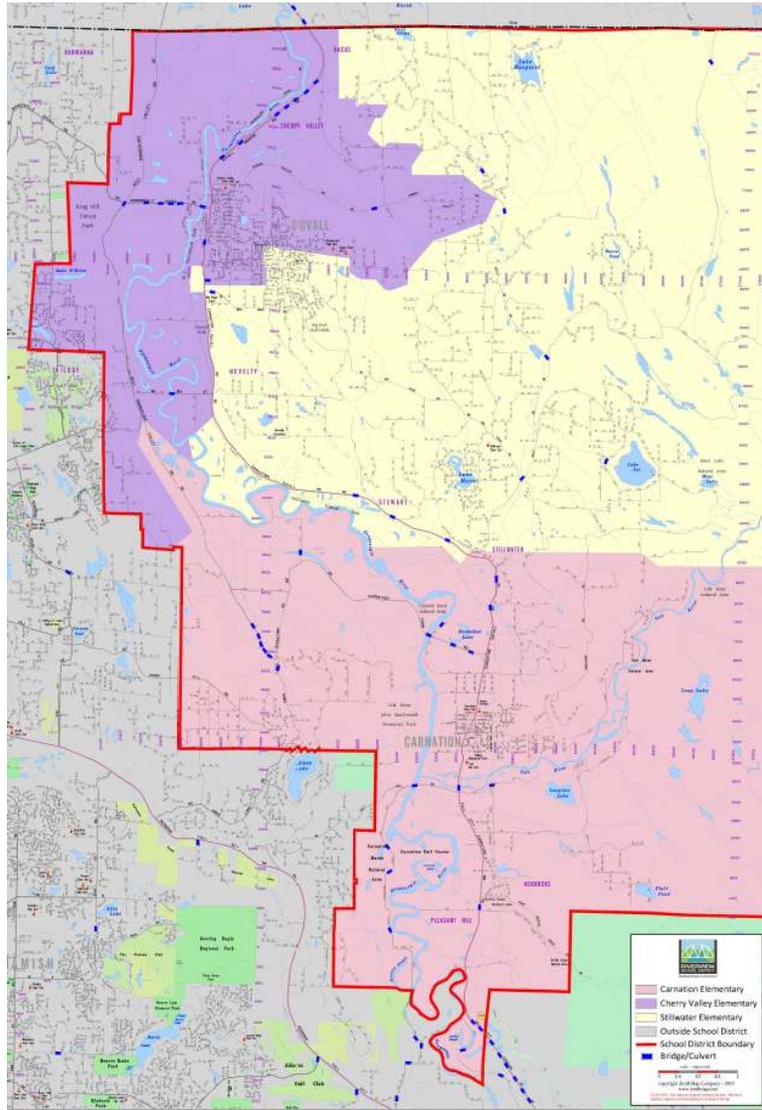
Presented herein, in conformance with the Growth Management Act and local county and municipal codes is the Capital Facilities Plan (CFP) of the Riverview School District.

This Capital Facilities Plan is intended to provide the City of Carnation, the City of Duvall, King County, other jurisdictions, and our own community with a description of facilities needed to accommodate projected student enrollment at acceptable levels of service over the next six years (2020-2026).

The Growth Management Act also requires reassessment of the land use element of local comprehensive plans if probable funding falls short of meeting existing needs, and to ensure that the land use element, capital facilities plan element, and financing plan within the capital facilities plan element are coordinated and consistent. This Capital Facilities Plan is intended to provide local jurisdictions with information on the school district's ability to accommodate projected population and enrollment demands anticipated through implementation of various comprehensive plan land use alternatives. The role of impact fees in funding school construction is addressed in Section 8 of this report.

Overview of the Riverview School District

The Riverview School District services three jurisdictions: King County, the City of Carnation, and the City of Duvall. The district is 250 square miles and is located in northeast King County serving the Lower Snoqualmie Valley from the King/Snohomish County line south approximately 16 miles, and from the western ridge of the valley to the cascade foothills. The district currently serves an enrollment headcount of approximately 3,268 students, with three elementary schools, one middle school, one high school, three alternative high school programs, one alternative elementary school program, and a K-12 alternative parent partnership program. The grade configuration is kindergarten through fifth grade for elementary school, sixth through eighth for middle school, and ninth through twelfth for high school. Four of the alternative programs are housed at the Riverview Learning Center in Carnation.



SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Projected Student Enrollment 2020-2026

Enrollment projections are most accurate for the initial years of the forecast period. For later years, the review of enrollment patterns, housing trends, and other demographic changes are useful yearly indicators in evaluating and adjusting projections. This year's plan anticipates a 1% growth in student enrollment which is based on recent enrollment trends. Some of the trends are a result of: 1) transfers from private schools, 2) increases in kindergarten enrollment, 3) significant decreases in students attending school outside the district and 4) local growth in housing developments. Housing starts have increased in recent years and the district is experiencing slight enrollment growth. The City of Carnation estimates approximately 158 single family residences and 61 multi-family residences will be built in the next three years. Based on preliminary data from the City of Duvall, over 500 housing starts are expected within the upcoming five to six-year period and an additional 110 individual lots are expected to be created during that same period. Building homes on the additional lots is expected to occur after the current five-year term. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event that enrollment growth exceeds the projections.

The Riverview School District, like most school districts, projects enrollment using a modified "Cohort Survival" method combined with other enrollment factors, including local and surrounding housing growth. This method tracks groups of students through the K-12 system and notes and adjusts the projections to account for year-to-year changes, including local population growth.

Since the yearly figures for each grade are dependent on the previous year's grades, kindergarten projections are treated differently. Riverview projects its kindergarten enrollment based on historical kindergarten enrollment patterns and district enrollment growth patterns.

Table 2.1

Riverview School District Headcount Enrollment Projection

Grade	2019-20 Actual*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
K	242	245	248	251	254	257	260
1	261	265	269	273	277	281	285
2	229	231	233	236	239	242	245
3	255	258	261	264	267	270	273
4	252	255	258	261	264	267	270
5	246	248	250	253	256	259	262
K-5	1,485	1,502	1,519	1,538	1,557	1,576	1,595
6	276	279	282	285	288	291	294
7	269	272	275	278	281	284	287
8	253	256	259	262	265	268	271
6-8	798	807	816	825	834	843	852
9	291	294	297	300	303	306	309
10	239	241	243	245	247	249	251
11	243	243	243	243	243	243	243
12	212	214	216	218	220	222	224
9-12	985	992	999	1,006	1,013	1,020	1,027
Total	3,268	3,301	3,334	3,369	3,404	3,439	3,474

* October Headcount. Growth rate of 1% with for variations at grades K, 1, 2, 11, 12

SECTION 3 -- DISTRICT STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the district's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, optimal school enrollment size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of portable classroom facilities.

In addition to factors which affect the amount of space required, government mandates, contractual requirements, and community expectations may affect how classroom space is used. For example, the state financed All-Day Kindergarten program and lower-class sizes for kindergarten through 3rd grade is creating the need for additional classrooms at the elementary level. Traditional educational programs offered by school districts are often supplemented by nontraditional or special programs such as special education, expanded bilingual education, remediation, migrant education, alcohol and drug education, preschool and daycare programs, home school, elementary art classrooms, music programs, movement programs, etc. These special or nontraditional educational programs can have a significant impact on the available student capacity of school facilities.

Special teaching stations and programs offered by the Riverview School District at specific school sites include:

Elementary:

- Art Classrooms
- Classroom Computers
- Group Activities Rooms
- Program for Academically Talented (Gifted/PAT)
- Special Education (The District attempts to integrate special education students and regular education students to as great an extent as possible. Most special education students are served both in a regular education classroom and a special education classroom.)
- Learning Assistance Program (LAP)
- English Language Learners (EL)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)
- Multi-Age (Eagle Rock /ERMA)

Secondary:

- Computer Labs
- Alternative (CLIP & CHOICE high school program)
- Special Education
- Learning Assistance Program (LAP)
- English Language Learners (EL)
- Career and Technical Education (CTE)
- School-to-Work

Variations in student capacity between schools are often a result of what special or nontraditional programs are offered at specific schools. These special programs require classroom space which can reduce the permanent capacity of some of the buildings housing these programs. Some students, for example, leave their regular classrooms for a short period of time to receive instruction in these special programs. Schools often require space modifications to accommodate special programs, and in some circumstances, these modifications may reduce the overall classroom capacities of the buildings.

The current Standard of Service data for Riverview, in terms of teaching station loading, is identified on Table 3.1. Class sizes are averages based on actual utilization as influenced by state funding and collective bargaining restrictions.

Riverview's Standard of Service also considers the different educational functions when considering student capacity needs. Those functions are as follows:

Elementary classrooms –

- regular, grades K-5
- self-contained learning center (special education)
- learning support classrooms (special education pullout, LAP, Title I, etc.)

Secondary –

- regular, grades 6-8
- special education, grades 6-8
- learning support, grades 6-8
- regular, grades 9-12
- learning support, grades 9-12 (special education pullout, LAP, Title I, etc.)

Involuntarily transferring students to a school with excess capacity is done rarely as a last resort and with Board of Directors' authorization. Involuntarily transferring of students can result in difficulties in the community, with staffing, and with transportation.

Table 3.1
Riverview School District Standard of Service

CLASS SIZE		Average
Elementary	Grade Level	
Regular	K	17
Regular	1	17
Regular	2	17
Regular	3	17
Regular	4	25
Regular	5	25
Regular	K-5 Weighted	19.7
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
Middle School		
Regular	6 - 8	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
High School		
Regular	9 - 12	27
Regular (portables)		24
Self-contained learning classrooms		12
Learning support classrooms		0
Vocational education		24

Note: The District has an additional 18 portable classrooms in its inventory that are used for special program purposes or district wide support and are not available for regular classroom needs.

SECTION 4 -- CAPITAL FACILITIES INVENTORY

Under the Growth Management Act, public entities are required to inventory existing capital facilities. Capital facilities are defined as any structure, improvement, and piece of equipment or other major asset, including land, which has a useful life of at least ten years. The purpose of the facilities inventory is to establish a baseline for determining what facilities will be required to accommodate student enrollment in the future at established levels of service. This section provides an inventory of capital facilities of the Riverview School District including site-built schools, portable classrooms, developed school sites, undeveloped land and support facilities. School facility capacity figures are based on the inventory of current facilities and the district's adopted educational program standards as presented in the previous section.

Schools

The Riverview School District currently operates 3 elementary schools (grades K-5), one middle school (grades 6-8), and one high school (grades 9-12). The district also provides the Eagle Rock Multi-age Program, an elementary alternative program, sited adjacent to the Cedarcrest High School campus. In addition, the district supports the following alternative programs housed in the Riverview Learning Center facility: CLIP alternative high school; CLEAR alternative high school; CHOICE alternative high school; and PARADE, a parent partnership program. ECEAP, a pre-school program, is housed again in yet another separate facility.

Individual school capacity has been determined using the number of teaching stations within each building and the space requirements of the district's adopted educational program. This capacity calculation is used to establish the district's baseline capacity and determine future capacity needs when considering projected student enrollment.

Classroom capacities have been determined for each school according to their usage. For the purpose of this Plan, classroom uses are: regular education, self-contained special-education, and learning support. The school facility inventory is summarized on Table 4.1. The current inventory of facilities indicates a permanent capacity of 2,865 students, with an additional 617 student capacity available in interim facilities (Table 5.1).

The School Board of the Riverview School District is committed to serving students at small schools. Evidence suggests that this practice a significantly beneficial effect on student learning. Further, there are significant benefits to school culture and climate.

Table 4.1

Inventory of Permanent School Facilities and Related Program Capacity
2019-2020 School Year

ELEMENTARY LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CARNATION ELEMENTARY	4950 Tolt Avenue Carnation, WA 98014	K thru 5	407	368	1960	2011	50,567	10.85
CHERRY VALLEY ELEMENTARY	26701 NE Cherry Valley Rd Duvall, WA 98019	K thru 5	397	499	1953	2011	54,779	10.34
STILLWATER ELEMENTARY	11530 320th Ave NE Carnation, WA 98014	K thru 5	372	519	1988	N/A	49,588	18.81
EAGLE ROCK MULTIAGE	29300 NE 150th Street Duvall, WA 98019	K thru 5	0	60	N/A	N/A	0	@ CHS
Total Elementary School			1176	1446				
MIDDLE SCHOOL LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
TOLT MIDDLE SCHOOL	3740 Tolt Avenue Carnation, WA 98014	6, 7 & 8	672	744	1964	2009	84,113	40.2
Total Middle School			672	744				
HIGH SCHOOL LEVEL								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
CEDARCREST HIGH SCHOOL	29000 NE 150th Street Duvall, WA 98019	9 thru 12	849	904	1993	2009	108,755	42.85
Total High School			849	904				
ALTERNATIVE LEARNING CENTER								
Facility	Address	Grade Span	Permanent Capacity*	2019-20 FTE Enrollment	Year Built	Last Remodel	Building Area (Sq. Ft.)	Site Size (Acres)
RIVERVIEW LEARNING CENTER	32302 NE 50th Street Carnation, WA 98014	K thru 12**	168	174	2011	N/A	14,545	2.08
Total Alternative School			168	174				
TOTAL DISTRICT			2865	3268				

* Does not include capacity for special programs identified in Standards of Service Section

** CHOICE Program Grade Span 9 & 10; CLIP /CLEAR Program Grade Span 10-12; PARADE Program Grade Span K-12

SUPPORT FACILITIES		
Facility	Address	Building Area
Educational Service Center	15510 1st Ave NE Duvall, WA 98019	20,886
Information Technology Center	26531 NE Stella Street Duvall, WA 98019	1,421
Maintenance and Operations Center	4010 Stossel Avenue Carnation, WA 98014	7,855
Transportation Center	3944 320th NE Carnation, WA 98014	14,750

LAND		
Property	Address	Site Size
Big Rock Property	14110 268th Ave NE Duvall, WA 98019	5 Acres
150th Street Property 1	29131 NE 150th Street Duvall, WA 98019	47.62 Acres
150th Street Property 2	29201 NE 150th Street Duvall, WA 98019	10.19 Acres

SECTION 5 -- PROJECTED FACILITY NEEDS

Near-term Facility Needs

This Capital Facilities Plan has been organized to maintain adequate capacity of the District's facilities through the construction and/or expansion of permanent facilities. Table 5.1 is a summary by school level of projected enrollments, current capacities, and projected additional capacities. As demonstrated in the table, the district has permanent capacity needs at all grade levels. Due to the conversion to full day kindergarten and reduced elementary class sizes required in K-3, combined with current enrollment growth from new development, the District will face a need to plan for additional permanent capacity at the K-5 level. Some of those additional capacity needs will be addressed in the short-term with portable classrooms.

Relocatable (Portable) Classrooms

For the definition of relocatable and permanent facilities, see Section 2 of King County Code 21A.06.

As enrollment fluctuates, portables provide flexibility to accommodate immediate needs and interim housing. Because of this, all our school sites are planned to accommodate the potential of adding portables in order to address increasing capacity challenges. In addition, the use and need for portable will be balanced against program needs. Portables are not a solution for housing students on a permanent basis, and the District would like to continue to reduce the percentage of students that are housed in portable classrooms.

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

Table 5.1

School Enrollment and Capacity Projections 2019-20 through 2025-26

Elementary (K - 5)	2019-20 Actual*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Projected enrollment	1,485	1,502	1,519	1,538	1,557	1,576	1,595
Capacity in permanent facilities	1,176	1,176	1,176	1,176	1,176	1,676	1,676
Added capacity new permanent	0	0	0	0	500	0	0
Total permanent capacity	1,176	1,176	1,176	1,176	1,676	1,676	1,676
Net Surplus or (Deficit) in Perm. Facilities	-309	-326	-343	-362	119	100	81
Capacity in Relocatables**	233	281	329	329	264	264	264
Number of Relocatables	24	26	27	27	23	23	23
Capacity with Relocatables	1,409	1,457	1,505	1,505	1,940	1,940	1,940
Net Surplus or (Deficit) in all Facilities	-76	-45	-14	-33	383	364	345

Middle School (6-8)	2019-20 Actual*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Projected Enrollment	798	807	816	825	834	843	852
Capacity in permanent facilities	672	672	672	672	672	672	672
Added capacity new permanent	0	0	0	0	0	0	0
Total permanent capacity	672	672	672	672	672	672	672
Net Surplus or (Deficit) in Perm. Facilities	-126	-135	-144	-153	-162	-171	-180
Capacity in Relocatables	168	168	168	216	216	216	216
Number of Relocatables	8	8	8	9	9	9	9
Capacity with Relocatables	840	840	840	888	888	888	888
Net Surplus or (Deficit) in all Facilities	42	33	24	63	54	45	36

High School (9-12)	2019-20 Actual*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Projected Enrollment	985	992	999	1,006	1,013	1,020	1,027
Capacity in permanent facilities	849	849	849	849	849	1,008	1,008
Added capacity new permanent	0	0	0	0	159	0	0
Total permanent capacity	849	849	849	849	1,008	1,008	1,008
Net Surplus or (Deficit) in Perm. Facilities	-136	-143	-150	-157	-5	-12	-19
Capacity in Relocatables	216	216	216	216	120	120	120
Number of Relocatables	9	9	9	9	5	5	5
Capacity with Relocatables	1,065	1,065	1,065	1,065	1,128	1,128	1,128
Net Surplus or (Deficit) in all Facilities	80	73	66	59	115	108	101

Surplus/Deficiency Capacity (K-12)	2019-20 Actual*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Projected Enrollment	3,268	3,301	3,334	3,369	3,404	3,439	3,474
Capacity in Permanent Facilities	2,697	2,697	2,697	2,697	3,197	3,356	3,356
Capacity in Perm. Facil. and Relocatables	3,314	3,362	3,410	3,458	3,956	3,956	3,956
Surplus Capacity with Relocatables	46	61	76	89	552	517	482
Surplus Capacity without Relocatables	-571	-604	-637	-672	-207	-83	-118

* thru 5/2020

**Relocatables (Portables) older Relocatables are single unit with capacity of 24, new Relocatables are double units with capacity of 48; calculations done in per unit increments

SECTION 6 - CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, voter approved levies, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are retired through collection of property taxes. Riverview was unable to pass the most recent bond measure ran in February of 2020, but the school board is preparing a new proposal to submit to voters if feasible in 2021.

Capital Projects Levies

Capital Projects Levies are typically used to fund small construction projects and other capital improvements or acquisitions. A simple majority of voter approval is required to pass a levy. Money comes to the district through the collection of property taxes. The district passed a four-year capital improvement levy in February of 2018 for the upgrade of technology assets including new computers, upgrades to the network infrastructure, and software. In addition, the levy supports other capital improvements including the acquisition of sites and portables. The district is planning to run another levy in February of 2022.

State Financial Assistance

State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system.

State matching funds can be applied to school construction projects only. Site acquisition and improvements are not eligible to receive matching funds from the state. Because availability of state matching funds has not kept pace with the rapid enrollment growth occurring in many of Washington's school districts, matching funds from the State may not be received by a school district until two to three years after a matched project has been completed. In such cases, the district must "front fund" a project. That is, the district must finance the complete project with local funds.

Impact Fees

Impact fees have been adopted by a number of jurisdictions as a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. Impact fees are generally collected on new residential construction by the permitting agency at the time of final plat approval or when building permits are issued.

Budget and Financing Plan

The Financing Plan below demonstrates how the Riverview School District plans to finance improvements for the years of 2020-2026. The financing of additional portables are planned though secured funding (via the current approved levy measure). The district anticipates asking its voters to approve a bond measure to fund a new K-5 elementary, high school addition/remodel and security updates. Subject to Board approval, this proposal is expected to be on the ballot if feasible in 2021.

2019 Financing Plan

Facility:	Estimated Cost:	Secured Sources of Funds			Unsecured Source of Funds		
		Bond/Local	State Match*	Impact Fees	Bond/Local	State Match*	Impact Fees
New K-5 Elementary*	\$ 53,466,000.00				\$ 53,466,000.00		TBD
Cedarcrest High School Addition*	\$ 10,430,545.00				\$ 7,930,545.00	\$ 2,500,000.00	TBD
Tolt Middle School Modernization	\$ 5,077,000.00				\$ 5,077,000.00		
Major Facility Maintenance	\$12,630,000.00	\$ 2,500,000.00			\$ 10,130,000.00		
Technology Upgrades	\$ 4,000,000.00	\$ 4,000,000.00					
Security Upgrades	\$ 12,450,000.00	\$ 500,000.00			\$ 11,950,000.00		
Portable Classrooms*	\$ 1,500,000.00	\$ 500,000.00		\$ 1,000,000.00			TBD

Listed here are estimated total project costs that have not been formally bid

*Additional Permanent Capacity Related Projects

** Please note that only construction costs are used in the calculation of school impact fees:

New K-5 Elementary: New Construction Costs: \$34,945,000 Soft Costs \$18,521,000

Cedarcrest High School Addition: New Construction Addition: \$6,725,175 Soft Costs \$3,705,370

SECTION 7 -- IMPACT FEES

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The calculation contained in this Plan yields impact fees to be collected during calendar year 2020.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees are calculated based on the district's estimated cost per new dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables).

Student Factors

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type - single-family dwellings and multiple-family dwellings.

The District was unable to obtain sufficient permit data to calculate its own student generation factors; it instead chose to use generation rates representative of unweighted averages based on neighboring school districts. In accordance with KCC 21A.06.1260, the definition for student factor, when such information is not available in the district, is the data from adjacent districts, districts with similar demographics, or countywide averages.

Table 8.1 and 8.2 set forth those student factors and the Impact fee schedule.

**Table 7.1
2020 Composite Student Generation Rates**

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average
Elementary	0.250	0.181	0.394	0.370	0.328	0.305
Middle	0.131	0.069	0.189	0.153	0.108	0.130
High	0.152	0.099	0.185	0.147	0.101	0.137
Total	0.533	0.349	0.768	0.670	0.537	0.572

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average
Elementary	0.433	0.506	0.226	0.082	0.052	0.198
Middle	0.185	0.252	0.107	0.035	0.019	0.087
High	0.175	0.252	0.128	0.033	0.014	0.088
Total	0.793	1.010	0.461	0.151	0.085	0.373

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

The impact fee calculations in accordance with the formulas applicable to each jurisdiction are shown below:

Table 7.2
Impact Fee Schedule - City of Carnation and Duvall

Housing Type	Impact Fee per Unit
Single-family	\$13,931
Multi-family	\$9,942

Impact Fee Schedule - King County

Housing Type	Impact Fee per Unit
Single-family	\$9,288
Multi-family	\$6,628

- (1) The District's student generation rates are based on a selected school district average as provided for in King County Ordinances.

Table 7.3

ATTACHMENT C

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT: Riverview School District #407
 YEAR: 2019
 JURISDICTION: King County, Cities of Carnation and Duvall

School Site Acquisition Cost:

Acres x Cost per Acre / Facility Capacity x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.0	\$0	0	0.305	0.198	\$0.00	\$0.00
Middle	0.0	\$0	0	0.130	0.087	\$0.00	\$0.00
Senior	0.0	\$0	0	0.137	0.088	\$0.00	\$0.00
TOTAL		\$0	0			\$0.00	\$0.00

School Construction Cost

Facility Cost / Facility Capacity x Student Generation Factor x Permanent/Total Sq. Ft

	% Perm/ Total Sq/Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	93.27%	\$34,945,000	500	0.305	0.198	\$19,881.85	\$12,906.91
Middle	93.27%	\$0	0	0.130	0.087	\$0.00	\$0.00
Senior	93.27%	\$6,725,175	159	0.137	0.088	\$5,404.67	\$3,471.61
TOTAL		\$41,670,175	659			\$25,286.52	\$16,378.52

Temporary Facility Costs

Facility Cost / Facility Capacity x Student Generation Factor x Temporary/Total Sq. Ft

	%Temp/ Total Sq/Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	6.48%	\$500,000	48	0.305	0.198	\$205.88	\$133.65
Middle	6.48%	\$500,000	48	0.130	0.087	\$87.75	\$58.73
Senior	6.48%	\$500,000	48	0.137	0.088	\$92.48	\$0.00
TOTAL		\$1,500,000	144			\$386.11	\$192.38

State Matching Credit

Boeckh Index x SPI Square Footage x District Match % x Student Factor

	Boeckh Index	SPI Footage	State Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$238.22	0	0.0%	0.305	0.198	\$0.00	\$0.00

Middle	\$238.22	0	0.0%	0.130	0.087	\$0.00	ATTACHMENT C
Senior	\$238.22	130	44.1%	0.137	0.088	\$1,871.03	\$1,201.83
TOTAL						\$1,871.03	\$1,201.83

Tax Payment Credit:	SFR	MFR
Average Assessed Value	\$616,569	\$ 249,260.74
Capital Bond Interest Rate (Bond Payer's Index)	2.44%	2.44%
Years Amortized	10	10
Property Tax Bond Rate	0.9656	0.9656
Present Value of Revenue Stream	\$5,226.81	\$2,113.05

Fee Summary	Single Family	Multiple Family
Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$25,287	\$16,379
Temporary Facility Cost	\$386	\$192
State Match Credit	(\$1,871.03)	(\$1,201.83)
Tax Payment Credit	(\$5,226.81)	(\$2,113.05)
FEE (AS CALCULATED)	\$18,575.16	\$13,256.12
25% FEE for Cities (AS DISCOUNTED)	\$4,643.79	\$3,314.03
FINAL City of Carnation and Duvall FEE	\$13,931.37	\$9,942.09
FEE (AS CALCULATED)	\$18,575.16	\$13,256.12
50% FEE for King County (AS DISCOUNTED)	\$9,287.58	\$6,628.06
FINAL King County FEE	\$9,287.58	\$6,628.06

2020 CAPITAL FACILITIES PLAN

Issaquah School District No. 411 Issaquah, Washington

Adopted May 28, 2020
Resolution No. 1148

The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.

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EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "District") as the District's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in April 2020.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. Most of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also legislation that requires the State to fund Full-Day Kindergarten by 2018. The District provided Full-Day Kindergarten beginning in the 2016-2017 school year. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

The King County decision to no longer allow schools to be built outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school could not be used for its long planned purpose. The District sold this planned site to a third party. The District has acquired one high school site, two elementary school sites and one middle school site inside the UGBL. The State does not provide funding for property purchases.

Approved Bond funding provides for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools.

TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school, a new middle school, two new elementary schools, and the expansion of an existing elementary school to meet the needs of elementary, middle school and high school capacity needs. The need for new schools and school additions is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond passed on April 26, 2016, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E.

DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our schools from future developments. Generation rates for elementary school, middle school and high school student per new single-family residence and new multi-family housing is shown on page 10 and page 11.

NEED FOR IMPACT FEES AND GROWTH-RELATED CAPACITY NEEDS

The District relies on school impact fee revenue to help fund growth-related capacity needs. However, by law, impact fees can only be used to fund a portion of a capacity project. State funding and impact fees are also not reliable sources of revenue. As a result, the District must also rely on local funding to fund school construction. On April 26, 2016 voters approved bond funding for the construction of a new high school, a new middle school and two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools.

As demonstrated in Appendix A, (page 18) the District currently has a permanent capacity (at 100%) to serve 8,676 students at the elementary level. Appendix B, (page 19) shows a permanent capacity (at 100%) for 4,496 students at the middle school level. Appendix C (page 20) shows a permanent capacity (at 100%) of 5,124 students at the high school level. Current enrollment is identified on page 9. The District elementary projected Oct 2020 FTE is 9,349. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1,107 students (Appendix A). At the middle school level, the projected Oct 2020 headcount is 5,215. This is 944 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 929 students (Appendix C).

Based on the District's student generation rates, the District expects that **0.768** students will be generated from each new single family home and **0.461** students will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 9 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2025-26, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1,259 students, over permanent capacity at the middle school level by 861 students, and over by 1,378 students at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility Expansions	Projected / Final Completion Date	Location	Additional Capacity
New High School	2022	Issaquah	1600
New Elementary #17	2022	Issaquah	560
New Middle School	2021	Issaquah	850
Expand Maple Hills Elementary	2021	King County	120
New Elementary #16	2021	Sammamish	560

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces that amount by credits for the anticipated state match and future tax payments. The resulting impact fee is then discounted as required by local ordinances. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .110 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
 - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
 - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
 - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2020-2021 through 2034-2035 are shown in Table One. Student generation factors are shown in Table Two and Table Three.

**TABLE ONE:
ACTUAL STUDENT COUNTS 2011-12 through 2019-20
ENROLLMENT PROJECTIONS 2020-21 through 2034-35**

FTE Enrollment																		
Year	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH	Total	K-5	6-8	9-12	Total
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	18,445	8511	4671	5264	18,445
2016-17*	1408	1483	1623	1609	1650	1604	1626	1626	1585	1565	1475	1290	1063	19,606	9376	4837	5393	19,606
2017-18	1447	1561	1535	1691	1641	1680	1627	1655	1651	1629	1546	1243	1165	20,072	9556	4933	5584	20,072
2018-19	1337	1519	1591	1555	1720	1645	1723	1631	1638	1677	1565	1308	1061	19,971	9367	4992	5612	19,971
2019-20	1453	1467	1593	1654	1603	1743	1680	1731	1648	1651	1626	1263	1134	20,245	9511	5059	5674	20,245
2020-21	1333	1534	1521	1641	1691	1629	1775	1697	1743	1677	1619	1390	1111	20,361	9349	5215	5796	20,361
2021-22	1466	1450	1588	1568	1674	1716	1661	1789	1707	1771	1641	1374	1240	20,645	9462	5157	6026	20,645
2022-23	1413	1575	1502	1635	1603	1694	1747	1674	1796	1734	1729	1389	1216	20,705	9421	5217	6067	20,705
2023-24	1400	1513	1626	1545	1670	1620	1727	1756	1678	1819	1687	1473	1224	20,739	9375	5161	6203	20,739
2024-25	1413	1506	1569	1674	1582	1690	1652	1737	1765	1700	1776	1427	1311	20,802	9435	5154	6214	20,802
2025-26	1497	1516	1560	1615	1710	1603	1723	1664	1746	1791	1660	1526	1270	20,879	9501	5132	6246	20,879
2026-27	1512	1604	1569	1606	1650	1730	1635	1734	1672	1771	1749	1407	1368	21,007	9672	5041	6294	21,007
2027-28	1505	1617	1657	1616	1641	1670	1762	1646	1741	1696	1728	1495	1247	21,022	9706	5150	6166	21,022
2028-29	1523	1610	1670	1703	1651	1661	1702	1773	1653	1766	1653	1473	1334	21,174	9819	5129	6226	21,174
2029-30	1545	1628	1663	1717	1738	1672	1693	1714	1781	1678	1723	1399	1314	21,265	9963	5188	6114	21,265
2030-31	1566	1650	1682	1710	1752	1759	1704	1705	1721	1806	1636	1470	1240	21,399	10118	5130	6152	21,399
2031-32	1585	1671	1703	1728	1745	1773	1791	1715	1712	1746	1763	1382	1311	21,625	10205	5218	6202	21,625
2032-33	1603	1690	1724	1749	1763	1765	1805	1802	1722	1737	1703	1509	1222	21,797	10296	5329	6172	21,797
2033-34	1623	1708	1744	1771	1785	1784	1797	1816	1810	1747	1694	1449	1350	22,078	10414	5423	6241	22,078
2034-35	1658	1728	1761	1790	1806	1805	1816	1809	1823	1834	1705	1441	1290	22,266	10549	5448	6269	22,266

* 2016-17 Enrollment reflects the addition of State Funded Full Day Kindergarten

TABLE TWO: STUDENT FACTORS - SINGLE FAMILY

2019-20 Single Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Single Family Development										
Belvedere	94	93	42	19	17	78	0.452	0.204	0.183	0.839
Cedarcroft	27	26	11	2	2	15	0.423	0.077	0.077	0.577
Chestnut Estates	38	38	16	4	9	29	0.421	0.105	0.237	0.763
Claremont @ Renton	91	91	16	8	4	28	0.176	0.088	0.044	0.308
Dalton Park	39	39	10	3	2	15	0.256	0.077	0.051	0.385
Forest Heights	24	17	0	0	2	2	0.000	0.000	0.118	0.118
Glencoe, Preswick & Kinlock @ Trossachs	211	210	111	64	73	248	0.529	0.305	0.348	1.181
Heritage Estates	86	86	43	21	21	85	0.500	0.244	0.244	0.988
Highcroft @ Sammamish	121	121	65	29	26	120	0.537	0.240	0.215	0.992
Issaquah Highlands - Ichijo Sun Ridge	35	35	13	3	4	20	0.371	0.086	0.114	0.571
Issaquah Highlands - Westridge South	72	71	8	6	10	24	0.113	0.085	0.141	0.338
Lawson Park	31	31	20	12	5	37	0.645	0.387	0.161	1.194
Liberty Gardens	36	36	5	1	0	6	0.139	0.028	0.000	0.167
Meadowleaf	115	64	13	7	1	21	0.203	0.109	0.016	0.328
Overlook @ Brookshire	38	38	18	4	7	29	0.474	0.105	0.184	0.763
Providence Ridge	38	34	8	1	2	11	0.235	0.029	0.059	0.324
Summit Pickering/Inneswood Estates	30	30	10	8	10	28	0.333	0.267	0.333	0.933
Rivenwood	52	52	41	15	14	70	0.788	0.288	0.269	1.346
Shorelane Vistas	38	38	8	10	9	27	0.211	0.263	0.237	0.711
Symphony Ridge	57	57	18	11	5	34	0.316	0.193	0.088	0.596
TOTALS	1273	1207	476	228	223	927	0.394	0.189	0.185	0.768
SINGLE FAMILY										
Elementary School			0.394							
Middle School 6 - 8			0.189							
High School 9 - 12			0.185							
TOTAL			0.768							

These developments are currently under construction or have been completed within the past five years.

TABLE THREE: STUDENT FACTORS - MULTI-FAMILY
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2019-20 Multi Family**STUDENTS****AVERAGE PER UNIT**

Multi Family Development	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Avalon Bay Apartments	771	100	30	10	11	51	0.300	0.100	0.110	0.510
Aldea at Newcastle Commons	129	63	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands - View Ridge	38	38	4	9	6	19	0.105	0.237	0.158	0.500
Issaquah Highlands - The Brownstones	176	176	25	8	17	50	0.142	0.045	0.097	0.284
Lakehouse	41	38	7	3	3	13	0.184	0.079	0.079	0.342
Overlook @ Brookshire	42	42	18	4	7	29	0.429	0.095	0.167	0.690
Towns at Westridge	110	83	38	24	25	87	0.458	0.289	0.301	1.048
TOTALS	1307	540	122	58	69	249	0.226	0.107	0.128	0.461

MULTI FAMILY

Elementary School	0.226
Middle School 6 - 8	0.107
High School 9 - 12	0.128

TOTAL **0.461**

These developments are currently under construction or have been completed within the past five years.

INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house **17,381** students in permanent facilities and **4,366** students in portables. The projected student enrollment for the 2020-2021 school year is expected to be **20,361** including K-5 FTE which leaves a permanent capacity deficit of **2,980**. Adding portable classrooms into the capacity calculations gives us a capacity of **21,747** with a surplus capacity of **1,387** for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map.

EXISTING FACILITIES

LOCATION

GRADE SPAN K-5:

Apollo Elementary	15025 S.E. 117 th Street, Renton
Briarwood Elementary	17020 S.E. 134 th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. S.E., Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	335 First Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167 th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 th Street, Sammamish
Discovery Elementary	2300 228 th Ave. S.E., Sammamish
Endeavour Elementary	26205 S.E. Issaquah-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204 th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 th Ave S.E., Newcastle
Sunny Hills Elementary	3200 Issaquah-Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Sammamish Pkwy. S.E., Issaquah

GRADE SPAN 6-8:

Beaver Lake Middle School	25025 S.E. 32 nd Street, Issaquah
Issaquah Middle School	600 2 nd Ave. Ave. S.E., Issaquah
Maywood Middle School	14490 168 th Ave. S.E., Renton
Pacific Cascade Middle School	24635 SE Issaquah-Fall City Rd, Issaquah
Pine Lake Middle School	3095 Issaquah-Pine Lake Rd., Sammamish

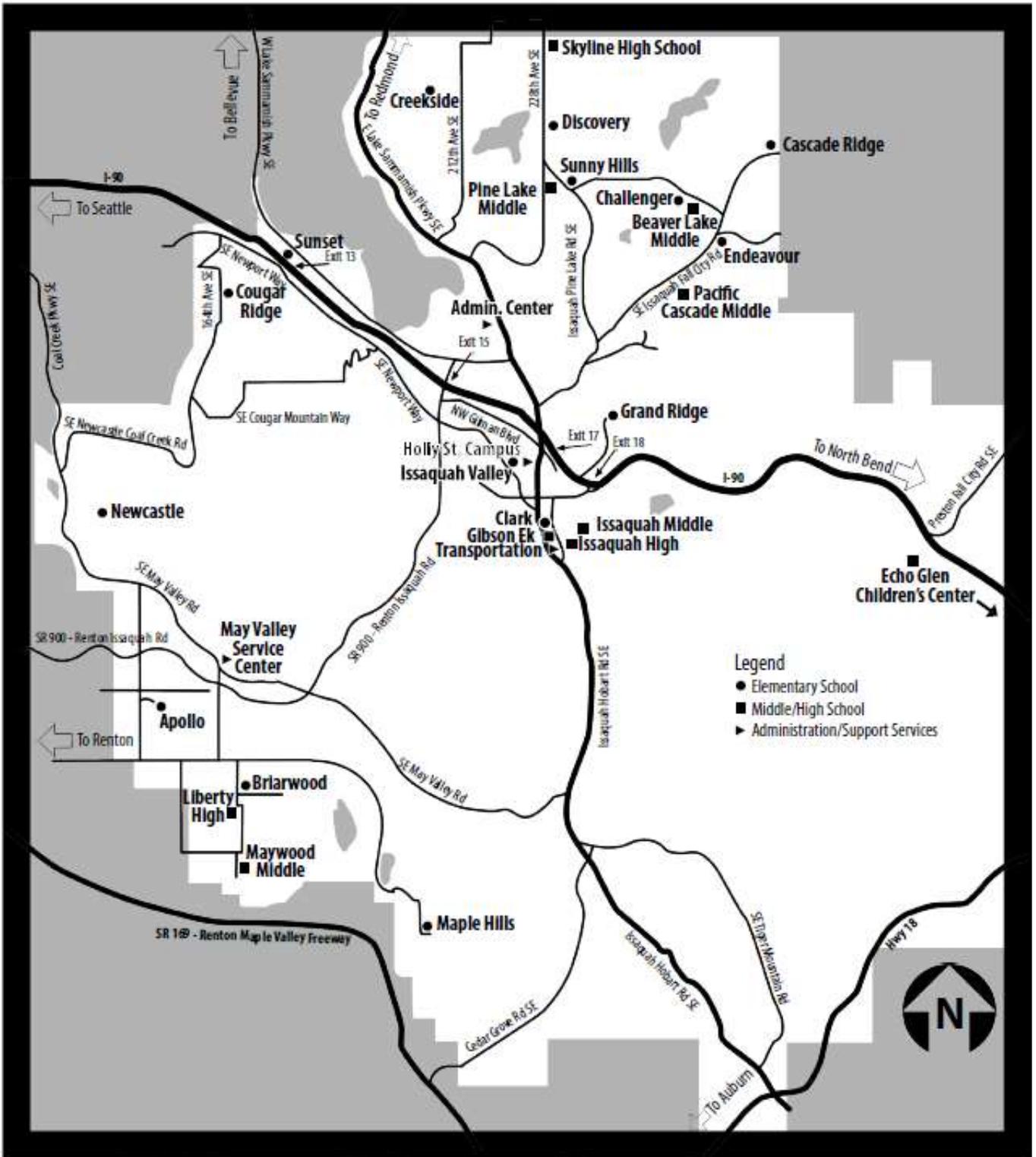
GRADE SPAN 9-12:

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136 th Street, Renton
Skyline High School	1122 228 th Ave. S.E., Sammamish
Gibson Ek High School	379 First Ave. S.E., Issaquah

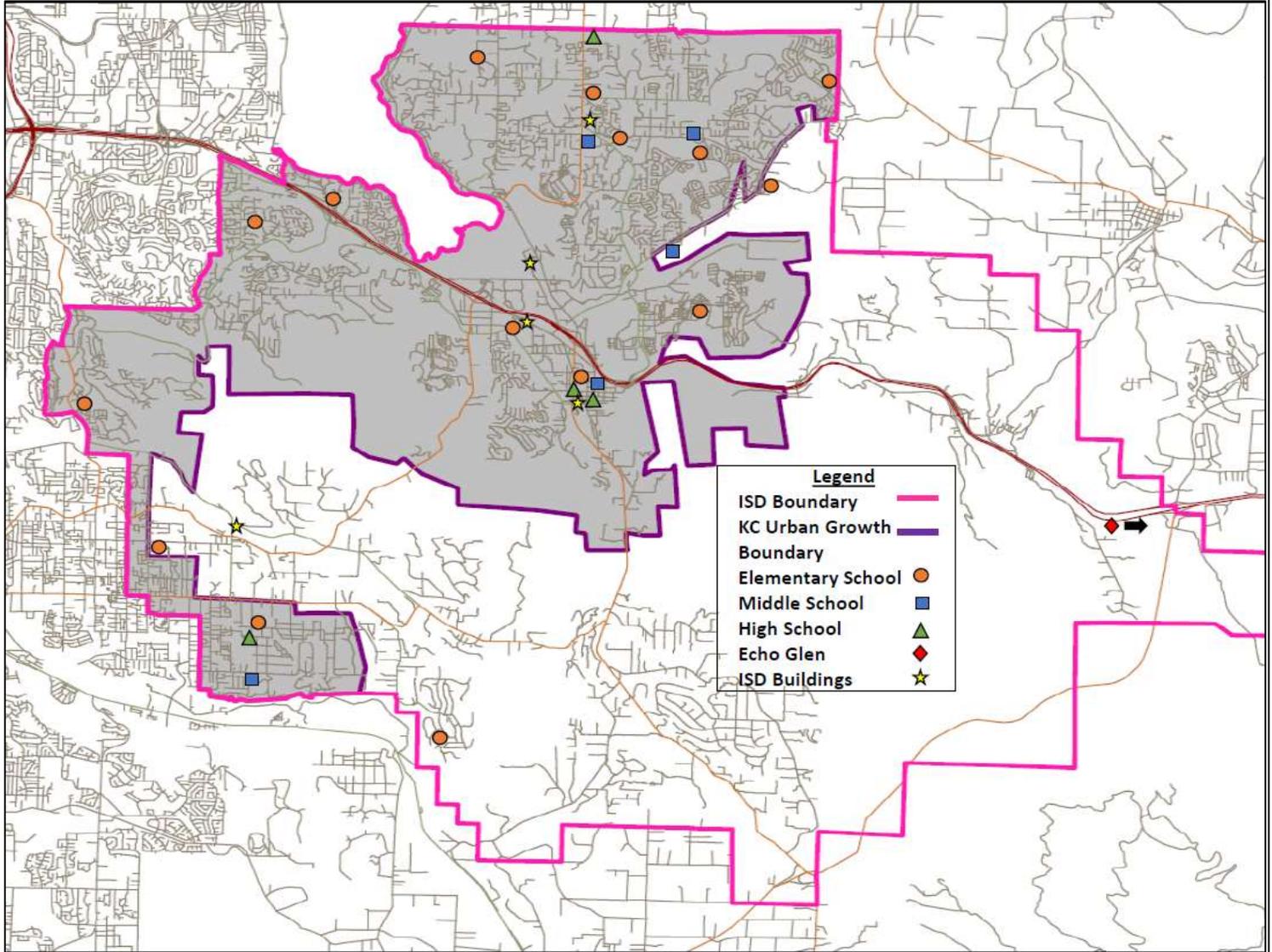
SUPPORT SERVICES:

Administration Building	5150 220 th Ave S.E., Issaquah
Holly Street Campus	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 th Ave. S.E., Sammamish

SITE LOCATION MAP



URBAN GROWTH BOUNDARY MAP



THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table Four is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$533 million bond in April 2016 to fund the purchase of land for and construction of a new high school, a new middle school, two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools. The District does anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects **20,361** FTE students for the 2020-2021 school year and **20,879** FTE students in the 2025-2026 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of the unfunded growth-related need is assigned to impact fees and half is the local share.

TABLE FOUR: PROJECTED CAPACITY TO HOUSE STUDENTS

Projected Capacity to House Students

Years	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Permanent Capacity	18,296	18,296	19,826	21,986	21,986	21,986
High School			1,600			
Middle School		850				
Elementary School		680	560			
Gross Totals	18,296	19,826	21,986	21,986	21,986	21,986
*Subtotal (Sum at 95% Utilization Rate)	17,381	18,835	20,887	20,887	20,887	20,887
Portables @ 95%	4,366	4,366	4,366	4,366	4,366	4,366
Total Capacity	21,747	23,201	25,253	25,253	25,253	25,253
Projected FTE Enrollment**	20,361	20,645	20,705	20,739	20,802	20,879
Permanent Capacity @ 95% (surplus/deficit)	-2,980	-1,810	182	148	85	8
Permanent Cap w/Portables (surplus/deficit)	1,386	2,556	4,548	4,514	4,451	4,374

*Permanent Capacity and New Construction calculations are based on the 95% utilization factors (See Appendix D)

The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

SCHOOL IMPACT FEE CALCULATIONS

SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411
YEAR 2020

School Site Acquisition Cost:

((Acres x Cost per Acre)/Facility Capacity) x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.00	\$0	560	0.394	0.226	\$0	\$0
Middle/Jr High	10.00	\$0	850	0.189	0.107	\$0	\$0
High	30.00	\$0	1,600	0.185	0.128	\$0	\$0
TOTAL						\$0	\$0

School Construction Cost:

((Facility Cost/Facility Capacity) x Student Generation Factor) x (Permanent/Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	92.37%	\$36,000,000	560	0.394	0.226	\$23,418	\$13,416
Middle/Jr High	92.37%	\$67,000,000	850	0.189	0.107	\$13,754	\$7,820
High	92.37%	\$120,000,000	1,600	0.185	0.128	\$12,799	\$8,852
TOTAL						\$49,971	\$30,088

Temporary Facility Cost:

((Facility Cost/Facility Capacity) x Student Generation Factor) x (Temporary/Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.63%	\$250,000	80	0.394	0.226	\$94	\$54
Middle/Jr High	7.63%	\$250,000	56	0.189	0.107	\$64	\$37
High	7.63%	\$250,000	224	0.185	0.128	\$16	\$11
TOTAL						\$174	\$101

State Matching Credit:

Area Cost Allowance x SPI Square Footage x District Match % x Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$238.22	90	0.00%	0.394	0.226	\$0	\$0
Middle/Jr High	\$238.22	108	0.00%	0.189	0.107	\$0	\$0
High School	\$238.22	130	0.00%	0.185	0.128	\$0	\$0
TOTAL						\$0	\$0

Tax Payment Credit:

	SFR	MFR
Average Assessed Value	\$898,063	\$399,485
Capital Bond Interest Rate	2.44%	2.44%
Net Present Value of Average Dwelling	\$7,884,330	\$3,507,181
Years Amortized	10	10
Property Tax Levy Rate	\$1.74	\$1.74
Present Value of Revenue Stream	\$13,719	\$6,102

Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$49,970.69	\$30,088.03
Temporary Facility Cost	\$174.11	\$101.34
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$13,718.73)	(\$6,102.49)
FEE (AS CALCULATED)	\$36,426.06	\$24,086.87
Local Share	\$18,213.03	\$12,043.43
FINAL FEE	\$18,213	\$12,043

Each city or county sets and adopts the amount of the school impact fee.

For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

SCHOOL SITE ACQUISITION COST:

- The District previously purchased sites for the new elementary schools, middle school and high school.

SCHOOL CONSTRUCTION COST:

- Elementary \$36,000,000 is the estimated construction cost of the project providing additional elementary capacity
- Middle School \$67,000,000 is the estimated construction cost of the project providing additional middle school capacity
- High School \$120,000,000 is the estimated construction cost of the project providing additional high school capacity

PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:

Total Square Footage	2,712,697
Permanent Square Footage (OSPI)	2,518,228
Temporary Square Footage	194,469

STATE MATCH CREDIT:

Current Area Cost Allowance	\$238.22
Percentage of State Match	38.99%

APPENDIX A

2019-20 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	Projected Oct. 2020 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @95%**	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95% ****
APOLLO	28	560	3	36	596	566	7	140	736	699	0	0	736	7	622	-56	77
BRIARWOOD	27	540	2	24	564	536	11	220	784	745	0	0	784	11	683	-147	62
CASCADE RIDGE	21	420	5	60	480	456	8	160	640	608	0	0	640	8	488	-32	120
CHALLENGER	22	440	4	48	488	464	14	280	768	730	0	0	768	14	521	-57	209
CLARK	29	580	5	60	640	608	10	200	840	798	0	0	840	10	792	-184	6
COUGAR RIDGE	26	520	4	48	568	540	8	160	728	692	0	0	728	8	574	-34	118
CREEKSIDE	27	540	4	48	588	559	10	200	788	749	0	0	788	10	721	-162	28
DISCOVERY	27	540	4	48	588	559	8	160	748	711	0	0	748	8	632	-73	79
ENDEAVOUR	28	560	3	36	596	566	12	240	836	794	0	0	836	12	552	14	242
GRAND RIDGE	25	500	4	48	548	521	12	240	788	749	0	0	788	12	670	-149	79
ISSAQUAH VALLEY	31	620	2	24	644	612	10	200	844	802	0	0	844	10	644	-32	158
MAPLE HILLS	20	400	4	48	448	426	4	80	528	502	0	0	528	4	417	9	85
NEWCASTLE	27	540	4	48	588	559	8	160	748	711	0	0	748	8	620	-61	91
SUNNY HILLS	30	600	3	36	636	604	12	240	876	832	0	0	876	12	816	-212	16
SUNSET	31	620	7	84	704	669	4	80	784	745	0	0	784	4	597	71	147
TOTAL	399	7980	58	696	8676	8242	138	2760	11436	10864	0	0	11436	138	9349	-1107	1515

*Minus excluded spaces for special program needs

**Average of staffing ratios 1:20 K-2, 1:23 3-5

***Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

****Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX B

2019-2020 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY (26)	MAXIMUM SCHOOL CAPACITY	Projected Oct. 2020 Headcount	PERMANENT CAP OVERAGE or SHORTAGE @95% **	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95% ***
BEAVER LAKE	29	754	3	36	790	751	10	260	1050	998	0	0	1050	10	871	-121	127
ISSAQUAH MIDDLE	31	806	7	84	890	846	8	208	1098	1043	0	0	1098	8	1019	-174	24
MAYWOOD	39	1014	5	60	1074	1020	6	156	1230	1169	0	0	1230	6	1239	-219	-71
PACIFIC CASCADE	28	728	7	84	812	771	8	208	1020	969	0	0	1020	8	1085	-314	-116
PINE LAKE	33	858	6	72	930	884	2	52	982	933	0	0	982	2	1001	-118	-68
TOTAL	160	4160	28	336	4496	4271	34	884	5380	5111	0	0	5380	34	5215	-944	-104

*Minus excluded spaces for special program needs

**Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

***Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX C

2019-2020 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @95%	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDTL PORTABLE CLASSROOMS	MAXIMUM PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	Projected Oct. 2020 Headcount	PERM CAP OVER OR SHORT	WITH EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95%***
ISSAQUAH HIGH	73	2044	4	48	2092	1987	10	280	2372	2253	0	0	2372	10	2202	-215	51
LIBERTY HIGH	39	1092	5	60	1152	1094	8	224	1376	1307	0	0	1376	8	1392	-298	-85
GIBSON EK HIGH	9	252	0	0	252	239	0	0	252	239	0	0	252	0	194	45	45
SKYLINE HIGH	56	1568	5	60	1628	1547	16	448	2076	1972	0	0	2076	16	2008	-462	-36
TOTAL	177	4956	14	168	5124	4868	34	952	6076	5772	0	0	6076	34	5796	-929	-24

*Minus excluded spaces for special program needs

** Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

*** Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

APPENDIX D

2019-2020 TOTAL CAPACITIES

# OF CLASSROOMS*	ROOM CAPACITY	# OF SPECIAL ED ROOMS	SPECIAL ED ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%*	PERMANENT CAPACITY @ 95%*	# OF EXISTING PORTABLE CLASSROOMS	PORTABLE CAPACITY @ 100%	PORTABLE CAPACITY @ 95%	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLE CLASSROOMS	ADDT'L PORTABLE CLASSROOMS	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLE CLASSROOMS	OCT. 2020 PROJ. HEADCOUNT	PERMANENT CAPACITY @ 95%	TOTAL CAPACITY WITH EXISTING PORTABLES @ 95%
736	17096	100	1200	18296	17381	206	4596	4366	22892	21747	0	0	22892	206	20361	-2980	1387

*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

APPENDIX E

Six-Year Finance Plan

BUILDING	N/M*	2020	2021	2022	2023	2024	2025	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***	UNSECURED LOCAL***
New High School	N	\$32,000,000	\$51,000,000	\$46,500,000	\$16,000,000			\$145,500,000	\$145,500,000		
New Elementary #17	N	\$10,000,000	\$10,000,000	\$14,500,000	\$5,885,000			\$40,385,000	\$40,385,000		
New Middle School	N	\$29,000,000	\$42,000,000	\$10,200,000				\$81,200,000	\$81,200,000		
New Elementary #16	N	\$22,000,000	\$24,900,000					\$46,900,000	\$46,900,000		
Expand Maple Hills El	M	\$4,000,000	\$2,000,000					\$6,000,000	\$6,000,000		
Portables	N	\$1,000,000	\$1,000,000					\$2,000,000	\$2,000,000	\$500,000	\$500,000
Land	N							\$0	\$0		
TOTALS		\$98,000,000	\$130,900,000	\$71,200,000	\$21,885,000	\$0	\$0	\$321,985,000	\$321,985,000	\$500,000	\$500,000

*N = New Construction M = Modernization/Rebuild

**The Issaquah School District, with voter approval, has front funded these projects.

***School impact fees may be utilized to offset front funded expenditures associated with the cost of new growth-related facilities.

Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaquah School District.

****Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2020



Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 4, 2020

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

**2020-2025
SIX-YEAR CAPITAL FACILITIES PLAN**

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For information about this plan, call the District Business Services Office
(425.831.8011)

Snoqualmie, Washington
(425) 831-8000

Board of Directors

	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, Vice-President	1	1/1/18 - 12/31/21
Geoff Doy	2	1/1/19 - 12/31/22
Carolyn Simpson, President	3	1/1/19 - 12/31/22
Gary Fancher	4	1/1/18 - 12/31/21
Ram Dutt Vedullapalli	5	1/1/19 - 12/31/22

Central Office Administration

Superintendent	Robert Manahan
Assistant Superintendent - Finance & Operations	Ryan Stokes
Executive Director of Student Services	Nancy Meeks
Executive Director of Teaching and Learning	Dan Schlotfeldt
Executive Director of Teaching and Learning	Ginger Callison
Executive Director of Human Resources	Beth Porter

Snoqualmie Valley School District No. 410
Snoqualmie, Washington

Administration Building

8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000

Robert Manahan, Superintendent

Mount Si High School

8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
John Belcher, Principal

Cascade View Elementary

34816 SE Ridge Street
Snoqualmie, WA 98065
Jim Frazier, Principal

Two Rivers School

330 Ballarat Ave.
North Bend, WA 98045
Rhonda Schmidt, Principal

Snoqualmie Elementary

39801 S.E. Park Street
Snoqualmie, WA 98065
John Norberg, Principal

North Bend Elementary

400 East Third Street
North Bend, WA 98045
Stephanie Shepherd, Principal

Snoqualmie Middle School

9200 Railroad Ave S.E.
Snoqualmie, WA 98065
Megan Botulinski, Principal

Fall City Elementary

33314 S.E. 42nd
Fall City, WA 98027
Katelyn Long, Principal

Chief Kanim Middle School

32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
Michelle Trifunovic, Principal

Timber Ridge Elementary

34412 SE Swenson Drive
Snoqualmie, WA 98065
Amy Wright, Principal

Twin Falls Middle School

46910 SE Middle Fork Road
North Bend, WA 98045
Jeff D'Ambrosio, Principal

Opstad Elementary

1345 Stilson Avenue S.E.
North Bend, WA 98045
Greg Forrest, Principal

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley School District (the "District") as the organization's primary facility planning document, in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in the spring of 2020 and is consistent with prior capital facilities plans adopted by the District; however, this plan is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan, as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See Appendix A for the current single family residence and multi-family residence calculations.

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level, but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as more details surrounding the implementation of Initiative 1351 are known.

It should also be noted that although the State Superintendent of Public Instruction establishes square foot guidelines for capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act and King County Code 21A.43 authorize the District to make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	20 Students
Middle	27 Students
High	28 Students

School capacity for the 2020-21 school year is based on the District standard of service and use of existing inventory (including projects coming on line in the 2020-21 school year). Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). Using reduced class size at the K-3 level, the District's 2020-21 overall permanent capacity is 6,431 students (with an additional 2,004 student capacity available in portable classrooms). October enrollment for the 2019-20 school year was 6,946 full time equivalents ("FTE"). FTE enrollment is projected to increase by 9% to 7,571 in 2025, based on the mid-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, required all kindergarten classes in the State to convert to full day kindergarten by 2018. The District converted to full day kindergarten in 2016. This transition doubled the number of classrooms needed for kindergarteners, including those which require additional special educational services. HB 2776 also stipulates K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 21:1 average currently funded). This transition has also required significant increases in the number of classrooms needed to adequately serve our grades 1-3 population. As noted in Section 7, the elementary school portable classrooms in the district house the equivalent of 2 elementary schools, or approximately one-third of all elementary students.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data released a few years ago indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2025, while growth in unincorporated King County and the city of Sammamish should experience minimal housing growth in the District, unless annexations occur.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005, Twin Falls Middle School in 2008, a 12-classroom portable expansion at Mount Si High School in 2009 and the conversion of Snoqualmie Middle School into a Freshman Campus for Mount Si High School in 2013, as well as the addition of numerous portable classrooms throughout the District.

In the February 2015, a bond proposition was passed to construct a 6th elementary school and expand and modernize the main campus of Mount Si High School. The new Timber Ridge Elementary School was complete in 2016 and the Mount Si High School project will be complete during the the 2020-21 school year. The MSHS project has available capacity to serve growth needs. The MSHS project also provided the District with the means to create additional middle school capacity by converting the "Freshman Campus" back to a middle school (Snoqualmie Middle School). The District will need to continue to address field capacity needs at MSHS, which were not funded as a part of the 2016 Bond. The District will also need to address continuing elementary capacity needs related to growth. A new elementary school, Elementary #7, is currently included within the six year planning period. However, a Facilities Study Committee, launched in the spring of 2020, is examining alternatives and expected to provide a final recommendation to the Board in 2020. Future updates to this CFP will incorporate any changes to the current capacity planning. See Section 6 for more details on the District' capacity planning.

Section 2. Current District "Standard of Service"

(as defined by King County Code 21A.06)

King County Code 21A.06 refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors (determined by the district), which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as the permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs. Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level, but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as more details surrounding the implementation of Initiative 1351 are known.

Standard of Service for Elementary Students

- | | |
|--|-------------|
| • Average target class size for grades K – 2: | 17 students |
| • Average target class size for grade 3: | 17 students |
| • Average target class size for grades 4-5: | 27 students |
| • Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: | 12 students |

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- Computer rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 30 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization due to these considerations, the district uses a standard utilization rate of 83% (5 out of 6 periods) for determining middle school capacity.

Beginning in the 2019-20 school year, Mount Si High School converted to a 7 period schedule. Teachers teach 5 of those periods, resulting in an expected room utilization of 71% (5 out of 7). As a result of lower room utilization rates, the average target class size for capacity purposes for Mount Si has also been increased from 27 to 31. Adjustments to the class size and classroom utilization rates may occur in future revisions to this plan, based on revisions to the new high school schedule as it is implemented.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity for the 2020-21 school year is expected to be 8,435, comprised of permanent classroom capacity of 6,431 students, and temporary classroom capacity of 2,004 students. October enrollment for the 2019-20 school year was 6,946 full time equivalents ("FTE"). FTE enrollment is projected to increase by 9% to 7,571 in 2025, based on the mid-range of enrollment projections provided by a third-party demographer.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further in Section 7.

The physical condition of the District's facilities was evaluated by the 2012 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

Inventory of Permanent School Facilities and Related Program Capacity 2019-20 School Year

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2019-20 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	472	563
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	287	546
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	332	538
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	431	516
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	279	483
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	557	719
Total Elementary School			2,358	3,365
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2019-20 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	697	583
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	552
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	564
Total Middle School			1,798	1,699
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2019-20 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,275	1,673
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	71
Total High School			2,275	1,744
TOTAL DISTRICT			6,431	6,808

* Does not include capacity for special programs as identified in Standards of Service section.

** Difference between enrollment (pg.13) is due to rounding, Parent Partner Program, and out of district Placements.

Section 4. Relocatable (Portable) Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 103 portable classrooms that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 24% of capacity District-wide. The rebuild of Mount Si High School and the re-opening of Snoqualmie Middle schools has significantly reduced the percentage of secondary students in portable classrooms. At the elementary level, 36% of facility capacity is housed in portable classrooms, which is the equivalent of over 2 entire elementary schools. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional portables at the elementary level during the next six-year period.

As enrollment fluctuates, portables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned to accommodate the potential of adding portables in order to address temporary fluctuations in enrollment. In addition, the use and need for portables will be balanced against program needs. Portables are not a solution for housing students on a permanent basis, and the District would like to continue to reduce the percentage of students that are housed in portable classrooms.

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

The District has an additional 15 portable classrooms in its inventory that are used for special program purposes or districtwide support services and are not available for regular classroom needs.

Section 5. Six Year Enrollment Projections

The District contracts with Educational Data Solutions, LLC (“EDS”) to project student enrollment over the next six years. EDS provides the District a low, middle and high-range projections that are based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in February 2020 by EDS, enrollment is expected to increase by 625 students (9%) over the next six years.

The enrollment projections shown below have been adjusted beginning in 2016 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of approximately 260 FTE kindergarteners beginning in 2016.

**Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2019 and Projected Enrollment from 2020 through 2025**

GRADE:	Actual										Enrollment Projections through 2025					
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Kindergarten **	236	233	257	245	267	241	548	508	548	603	596	600	582	558	572	581
1st Grade	505	490	495	540	530	578	526	574	530	552	616	618	612	594	570	584
2nd Grade	530	501	491	504	559	536	614	560	569	549	574	639	641	634	616	591
3rd Grade	491	522	510	509	515	567	559	608	564	572	556	584	650	651	644	627
4th Grade	527	493	534	517	509	566	597	566	585	566	572	570	598	665	666	659
5th Grade	506	517	492	528	538	526	570	596	557	584	565	581	578	606	674	676
K-5 Subtotal	2,795	2,756	2,779	2,843	2,918	3,014	3,414	3,412	3,353	3,426	3,479	3,592	3,661	3,708	3,742	3,718
6th Grade	475	491	504	472	514	570	529	580	582	574	594	572	588	585	613	683
7th Grade	469	480	488	512	481	525	572	511	581	590	577	598	576	592	588	618
8th Grade	430	473	481	476	505	486	508	563	514	570	590	574	595	572	588	585
6-8 Subtotal	1,374	1,444	1,473	1,460	1,500	1,581	1,609	1,654	1,677	1,734	1,761	1,744	1,759	1,749	1,789	1,886
9th Grade	431	408	467	477	489	525	475	510	567	523	577	600	583	604	580	597
10th Grade	420	400	406	473	469	473	500	472	499	556	517	565	587	570	591	568
11th Grade	383	385	364	369	396	357	310	360	317	369	396	368	402	418	406	421
12th Grade	346	372	410	363	388	372	321	283	315	338	348	371	345	377	392	381
9-12 Subtotal	1,580	1,565	1,647	1,682	1,742	1,727	1,606	1,625	1,698	1,786	1,838	1,904	1,917	1,969	1,969	1,967

K-12 TOTAL	5,749	5,765	5,899	5,985	6,160	6,322	6,629	6,691	6,728	6,946	7,078	7,240	7,337	7,426	7,500	7,571
	1.4%	0.3%	2.3%	1.5%	2.9%	2.6%	4.9%	0.9%	0.6%	3.2%	1.9%	2.3%	1.3%	1.2%	1.0%	1.0%

* Enrollment Projections above reflect mid-range enrollment projections provided by Educational Data Solutions, LLC (EDS); February 2020.

** Kindergarteners are counted as 1/2 FTE until 2016, when kindergarten classes transitioned to full day programming.

*** The district experienced large increases in Running Start enrollment for grades 11-12 recently. It is still too early to determine if this is a trend or an anomaly based on current circumstances (construction, high school schedule, etc.) Future enrollment will continue to be monitored and projections may be adjusted in subsequent updates to the Capital Facilities Plan.

Section 6. Six-Year Planning and Construction Plan

The District plans to use the following strategies in order to address future needs districtwide:

- Construction of new schools: full reconstruction and expansion of MSHS, and planning and construction of a new elementary school;
- Reinstatement of Snoqualmie Middle School upon partial completion of high school expansion and relocation of current Freshman Campus onto existing main high school campus location;
- Use of additional portables to provide housing of students not provided for under other strategies;
- Field improvements needed to serve the expanded capacity at MSHS; and
- Acquisition of land needed for expansion of transportation facility needs related to growth.

In the fall of 2014, the Board concluded that it would pursue an expanded Mount Si High School and proceeded to adopt a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components. The bond proposition was passed by the voters in February 2015.

The expanded and modernized Mount Si High School, completed in 2020, facilitated the relocation of the freshman campus onto the main high school campus, which in turn created needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School). The bond proposition did not address the need for expanded field capacity to adequately serve the anticipated larger student body. The District is currently working on land acquisition and/or alternative field solutions in order to address those known capacity needs.

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6. The construction of Timber Ridge Elementary, completed in 2016 provided initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge. Despite the addition of Timber Ridge and recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools operating at capacity. Future enrollment growth, when combined with these reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however, many of the District's current elementary schools have reached the capacity to add more portable classrooms due to a number of factors, including: land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. As such, the District anticipates the need for a 7th Elementary School in 2023, in order to provide adequate capacity for future enrollment growth.

In the spring of 2020, the district launched a Facilities Study Committee to begin the process of determining the appropriate solution for elementary capacity. This process will involve community input and feedback. The goal of the committee is to review all available options for elementary capacity, as well as to convey a recommended long-

term plan related to the reduction of portables at the elementary level. Options being considered include a 7th Elementary school, additions to existing schools, and the construction of a new Middle School, which would allow for the current SMS to be used in other ways; potentially as elementary capacity, an elementary magnet school, a swing school to be used during remodel projects at existing schools, etc. The goal of the committee was to present a final recommendation to the board prior to the end of the current school year. However, with the Stay-At-Home order from the Governor this spring, progress on the recommendation has slowed. Should the Board accept a recommendation from the Committee, we will incorporate any changes in the following annual Capital Facilities Plan update.

Also of note, the 2015 bond proposition included consideration for the construction of a separate preschool facility that will serve the growing special education needs of our District. This facility would increase the capacity at the elementary school, which currently houses the preschool program, and will allow for expansion of our preschool capacity in response to overall population growth. The timing and location of that facility is current under review, based on a number of changes since the planning of the 2015 bond - primarily, the vast geographic area of the District, combined with the expansion of centralized programs requiring transportation to a central facility in the district. One such example is the STREAM program, which has replaced Hi-C programs in each elementary school with a centralized magnet program currently housed at Snoqualmie Elementary. The transportation requirements of this program, when combined with the transportation needs of the preschool program are significant. When combined with a growing shortage of available bus drivers, the location and timing of the new preschool facility requires thoughtful consideration.

The District also needs to identify additional land for an expanded transportation facility to serve enrollment growth adequately. The District's current transportation facility is inadequate for meeting future District needs. The District has no space at the current facility to park additional busses needed to meet the growing student population. In planning for the most recent bond measure, the Board considered adding a new transportation facility to the project list. In an attempt to control the overall cost of the bond proposition, this facility was the first capital improvement left off of the prioritized list of needed improvements recommended by administration. However, at a minimum, additional land must be identified in the near future to meet short term needs, even prior to securing funding for a full-scale transportation facility that will support the future enrollment growth of the district.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

After considering K-3 class size reductions to quantify current capacity, future enrollment projections, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and portable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at ALL levels. Some of those needs were partially addressed with the opening of Elementary #6 (Timber Ridge Elementary School). The expansion of Mount Si High School, when complete, results in significant improvements in permanent capacity at the high school and middle school levels. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment growth from new development, even after opening Timber Ridge, the District will face a need to plan for additional capacity at the K-5 level. Some of those additional capacity needs will require remediation in the short-term with portable classrooms. The construction of Elementary #7 will address the longer-term capacity needs.

As summarized in the table, the District is anticipated to have 23% of its districtwide classroom capacity in portable classrooms for the 2020-21 school year. At the elementary level, 36% of the anticipated classroom capacity is in portable classrooms. With the addition of portable classrooms and the construction of two new facilities over the period of this Plan, the District would have 22% of its overall classroom capacity in portable classrooms in 2025, assuming older portable classrooms are not removed from service. The addition of Elementary #7 in 2023 would reduce the overall elementary classroom capacity in portables from 36% to 32%.

The District will continue to work towards reducing the percentage of students housed in portable classrooms, while also monitoring the future elementary school needs in the district.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2020	2021	2022	2023	2024	2025
Permanent Capacity	2,358	2,358	2,418	2,418	3,002	3,002
New Construction: <i>Preschool, ES#7</i>	-	60	-	584	-	-
Permanent Capacity subtotal:	2,358	2,418	2,418	3,002	3,002	3,002
Projected Enrollment:	3,479	3,592	3,661	3,708	3,742	3,718
Surplus/(Deficit) of Permanent Capacity:	(1,121)	(1,174)	(1,243)	(706)	(740)	(716)
Portable Capacity Available:	1,354	1,354	1,394	1,394	1,394	1,394
Portable Capacity Changes (+/-):	-	40	-	-	-	-
Surplus/(Deficit) with Portables:	233	220	151	688	654	678

Middle School 6-8

PLAN YEARS: *	2020	2021	2022	2023	2024	2025
Permanent Capacity	1,798	1,798	1,798	1,798	1,798	1,798
Conversion of Freshman Campus to MS	-	-	-	-	-	-
Permanent Capacity subtotal:	1,798	1,798	1,798	1,798	1,798	1,798
Projected Enrollment:	1,761	1,744	1,759	1,749	1,789	1,886
Surplus/(Deficit) of Permanent Capacity:	37	54	39	49	9	(88)
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	687	704	689	699	659	562

High School 9-12

PLAN YEARS: *	2020	2021	2022	2023	2024	2025
Permanent Capacity **	2,275	2,275	2,335	2,335	2,335	2,335
New Construction: MSHS expansion	-	60	-	-	-	-
Total Capacity:	2,275	2,335	2,335	2,335	2,335	2,335
Projected Enrollment:	1,838	1,904	1,917	1,969	1,969	1,967
Surplus/(Deficit) Permanent Capacity:	437	431	418	366	366	368
Portable Capacity Available: **	0	0	0	0	0	0
Portable Capacity Changes (+/-):	-	-	-	-	-	-
Surplus/(Deficit) with Portables:	437	431	418	366	366	368

K-12 TOTAL

PLAN YEARS: *	2020	2021	2022	2023	2024	2025
Total Permanent Capacity:	6,431	6,551	6,551	7,135	7,135	7,135
Total Projected Enrollment:	7,078	7,240	7,337	7,426	7,500	7,571
Surplus/(Deficit) Permanent Capacity:	(647)	(689)	(786)	(291)	(365)	(436)
Total Portable Capacity	2,004	2,044	2,044	2,044	2,044	2,044
Total Permanent and Portable Capacity	8,435	8,595	8,595	9,179	9,179	9,179
Surplus/(Deficit) with Portables:	1,357	1,355	1,258	1,753	1,679	1,608

* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

Section 8. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays for a portion of the cost of the facilities necessitated by new development. The following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit and each new multi-family dwelling unit. These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, **not** total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address needs created by existing housing units.

The construction cost, as described above, is reduced by any State matching dollars anticipated to be awarded to the District, and the present value of future tax payments related to the debt service on school construction bonds. This adjusted construction cost quantifies the cost of additional capacity per new residence during the six year period of this Plan.

However, in accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2020 through 2025. The financing components are primarily composed of secured funding (via the recently approved bond proposition). The District currently owns land in Snoqualmie or North Bend for a new elementary school #7. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these capacity-related projects and their associated construction costs.

2020 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds/Local	State Match*	Impact Fees	Bonds	State Match	Impact Fees
<i>MSSH New/Modernization, Land Acquisition and Field Improvements</i>	\$219,800,000	\$0	\$21,389,169	\$500,000	\$197,410,831	\$0	\$500,000
<i>Preschool</i>	\$4,700,000	\$0	\$0	\$450,000	\$4,000,000	\$0	\$250,000
<i>Elementary School #7</i>	\$51,100,000	\$49,100,000	\$0	\$2,000,000	\$0	\$0	\$0
<i>Portable Classrooms - ES</i>	\$500,000	\$0	\$0	\$325,000	\$0	\$0	\$175,000
<i>Land Acquisition/Development - Transportation Facility Expansion</i>	\$4,500,000	TBD	\$0	\$0	\$0	\$0	\$0

* Note that State Match funds will be held and used to offset costs of unforeseen conditions, unanticipated cost escalation, and/or project change orders, etc. At the completion of construction of all projects in the 2015 Bond Proposition, any unused State Match funds will be used to pay down principal outstanding on remaining debt. Such funds may also be used to make other capital improvements to the facilities of the District, but only after holding a public hearing thereon pursuant to RCW 28A.530.020.

¹ Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year.

Please note that only construction cost (not total anticipated project cost) is used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: Estimated total project cost = \$51,000,000 Estimated cost of construction = \$38,300,000
Added High School Capacity: Estimated total project cost = \$219,800,000 Estimated cost of construction = \$178,900,000

For the purposes of this Plan’s construction costs, the District is using actual and construction bid amounts for the Mount Si High School project and actual costs of recent portable acquisitions and the construction of Timber Ridge for the estimated Elementary #7 costs. Where applicable, these costs include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. Matching funds are calculated using grade level capacity grouped into two categories: grades K-8 and grades 9-12.

For purposes of the impact fee calculation, only new construction matching funds are applicable. The Mount Si High School expansion and rebuild project qualified for modernization matching funds for most of the existing square footage of the building. Based on the most recent OSPI estimates using the 2025 enrollment projections, the District would not qualify for State matching funds for the new construction of Elementary #7. The OSPI calculation related to elementary schools is based on K-8 capacity. With current Freshman Campus being converted back to Snoqualmie Middle school, that building is added to the overall K-8 square footage count. While our calculations show a combined K-8 deficit of permanent capacity of over 1,000 students in 2020, the State’s calculation based on square footage currently does not show the District as qualifying for K-8 state matching funds for new construction. We are hopeful that in the coming years, the State will address this obvious deficiency in how state matching funds are allocated.

The Mount Si High School Project, with Phase I complete in 2019 and Phase II complete in 2021, continues to have capacity available to serve new growth, and therefore, is included in the District’s school impact fee calculations along with the planned Elementary #7.

Appendix A: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.3820	\$0.00
Middle	25	\$0	n/a	0.1710	\$0.00
High	40	\$0	n/a	0.1660	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$38,300,000	584	0.3820	0.8503	\$21,302.05
Middle	\$0	0	0.1710	0.9013	\$0.00
High	\$178,900,000	2,300	0.1660	1.0000	\$12,911.91
B----->					\$34,213.96

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$300,000	20	0.3820	0.1497	\$857.78
Middle	\$0	27	0.1710	0.0987	\$0.00
High	\$0	28	0.1660	0.0000	\$0.00
C----->					\$857.78

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	\$238.22	90	n/a	0.3820	n/a
Middle	\$238.22	117	n/a	0.1710	n/a
High	\$238.22	130	10.25%	0.1660	\$526.93
D----->					\$526.93

Tax Credit Per Residence

Average Residential Assessed Value	\$665,672
Current Debt Service Tax Rate	\$2.3005
Annual Tax Payment	\$1,531.38
Bond Buyer Index Annual Interest Rate	2.44%
Discount Period (Years Amortized)	10
TC----->	
	\$13,444.37

Fee Per Residence Recap:

Site Acquisition Cost	\$0.00	
Permanent Facility Cost	\$34,213.96	
Temporary Facility Cost	\$857.78	
Subtotal		\$35,071.74
State Match Credit	(\$526.93)	
Tax Payment Credit	(\$13,444.37)	
Subtotal		\$21,100.44
50% Local Share		(\$10,550.22)
Impact Fee, net of Local Share		\$10,550.22

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1540	\$0.00
Middle	25	\$0	n/a	0.0710	\$0.00
High	40	\$0	n/a	0.0810	\$0.00
A----->					\$0.00

Permanent Facility Construction Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$38,300,000	584	0.1540	0.8503	\$8,587.28
Middle	\$0	0	0.0710	0.9013	\$0.00
High	\$178,900,000	2,300	0.0810	1.0000	\$6,300.39
B----->					\$14,887.67

Temporary Facilities Cost Per Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$300,000	20	0.1540	0.1497	\$345.81
Middle	\$0	27	0.0710	0.0987	\$0.00
High	\$0	28	0.0810	0.0000	\$0.00
C----->					\$345.81

State Match Credit Per Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	\$238.22	90	n/a	0.1540	n/a
Middle	\$238.22	117	n/a	0.0710	n/a
High	\$238.22	130	10.25%	0.0810	\$257.12
D----->					\$257.12

Tax Credit Per Residence

Average Residential Assessed Value	\$273,068
Current Debt Service Tax Rate	\$2.3005
Annual Tax Payment	\$628.19
Bond Buyer Index Annual Interest Rate	2.44%
Discount Period (Years Amortized)	10
TC----->	
	\$5,515.07

Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$14,887.67
Temporary Facility Cost	\$345.81
Subtotal	\$15,233.48
State Match Credit	(\$257.12)
Tax Payment Credit	(\$5,515.07)
Subtotal	\$9,461.29
50% Local Share	(\$4,730.65)
Impact Fee, net of Local Share	\$4,730.65

Appendix B: Composite Student Generation Factors

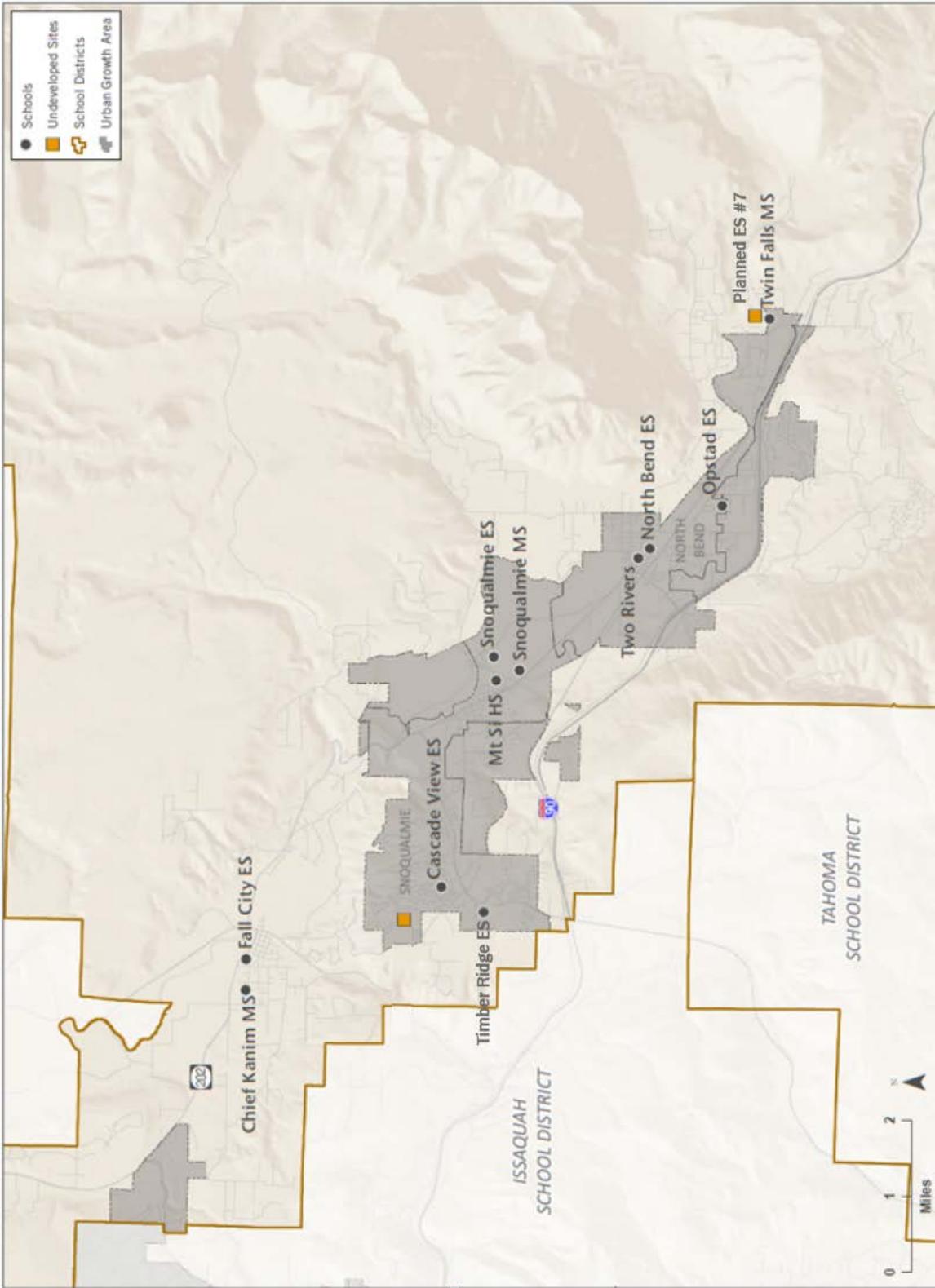
Single Family Dwelling Unit:			
	Issaquah	Lake Wash.	Average:
Elementary	0.394	0.370	0.382
Middle	0.189	0.153	0.171
High	0.185	0.147	0.166
Total:	0.768	0.670	0.719

Multi Family Dwelling Unit:			
	Issaquah	Lake Wash.	Average:
Elementary	0.226	0.082	0.154
Middle	0.107	0.035	0.071
High	0.128	0.033	0.081
Total:	0.461	0.150	0.306

Notes: The above student generation rates represent unweighted averages, based on adjacent school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1:
 "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Schools and Undeveloped Sites in Snoqualmie Valley School District



HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2020-2025



Adopted: July 8, 2020

HIGHLINE SCHOOL DISTRICT NO. 401

CAPITAL FACILITIES PLAN

2020-2025

BOARD OF DIRECTORS

Angelica Alvarez, President
Bernie Dorsey, Vice President
Aaron Garcia
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SUPERINTENDENT

Dr. Susan Enfield

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For information regarding the Highline School District’s 2020-2025 Capital Facilities Plan, contact Rodney Sheffer, Executive Director, Capital Planning and Construction, Highline School District No. 401, 17810 8th Avenue South, Building A, Burien, Washington 98148. Telephone: (206) 631-7500

SECTION ONE: INTRODUCTION

Purpose of the Capital Facilities Plan

This Six-Year Capital Facilities Plan has been prepared by the Highline School District (the “District”) as the District’s primary facility planning document, in compliance with the requirements of Washington’s Growth Management Act (the “GMA”) and King County Council Code Title 21A. The Plan was prepared using data available in May 2020. The GMA outlines 13 broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Highline School District (the “District”) has prepared this Capital Facilities Plan (the “CFP”) to provide King County (the “County”) and the cities of Burien, Des Moines, Kent, Normandy Park, SeaTac, and Tukwila with a schedule and financing program for capital improvements over the next six years (2020-2025).

The District will update this Plan annually and include any necessary changes to the impact fee schedule.

Executive Summary

The District experienced steady enrollment increases between 2010 and 2017. However, 2018 2019 enrollment decreased from the previous years. January 2020 enrollment projections show a continuing decline in K-12 enrollment through 2027 (with enrollment gradually increasing thereafter). However, enrollment in grades 9-12 will increase over the six year period of this CFP. The District intends to monitor actual enrollment figures closely in order to determine if the January 2020 enrollment projections hold true or need to be adjusted to reflect actual enrollment figures and updated development data.

The District currently serves an approximate student population of 18,189 (October 1, 2019 enrollment). The District reconfigured grade levels in the fall of 2019 and now serves grades K-5 in 18 elementary schools, grades 6-8 in middle level schools, and grades 9-12 in five high schools. In addition, the District has alternative programs: Big Picture (MS and HS) at the Manhattan site; CHOICE Academy (MS and HS) at the Woodside site; New Start (9-12) at the Salmon Creek Site; and Puget Sound Skills Center (“PSSC”).

Over the last 14 years, the District has embarked on a major capital improvement effort to enhance its facilities to meet current educational and life-safety standards. Since 2002, the District has passed three major capital bonds: one in 2002 for approximately \$189,000,000, one in 2006 for approximately \$148,000,000, and one in 2016 for approximately \$299,850,000. The 2002 and 2006 bonds were used for replacement of existing facilities and not to accommodate increased enrollment. The 2016 bonds are earmarked for a combination of improvements to/replacement of existing facilities and the provision of new capacity.

With the approved capital bond funds and reimbursements from the Office of the Superintendent of Public Instruction, the State of Washington, the Port of Seattle, the Federal Aviation Administration and private donations for a new Raisbeck Aviation High School, the District has designed, permitted and constructed 14 new elementary schools, 1 new middle school, 2 new high schools, renovated 3 schools as interim facilities, and renovated portions of Memorial Field and Camp Waskowitz. In addition, the new Highline High School is currently under construction. All of this work has been done since March 2002.

The District's 2016 bond proposal was based on the recommendations of a Capital Facilities Advisory Committee ("CFAC"), a citizens' committee representing every part the District. The committee met for a year to study the District's facilities needs, review data, such as enrollment projections and building conditions, and analyze various solutions. CFAC developed a long-term facilities plan, which includes the 2016 bond as the first phase of a four-phase plan to meet students' needs over the next 20 years.

The 2016 bond projects include new capacity at the elementary and middle school levels to accommodate enrollment needs and the implementation of recent legislation. Specifically, the District constructed a new Des Moines Elementary to replace the existing school and increase its student capacity, added classrooms at existing elementary schools, and built the new Glacier Middle School. The District does not anticipate the need at this time for additional land to accommodate the new schools; however, land will be necessary in the future to support the District's long-range facilities plan and the Educational Strategic Plan.

CFAC provided recommendations in the Spring of 2019 regarding the second phase plan for a bond proposal. Those recommendations included rebuilding (with added capacity) Evergreen High School, Tyee High School, and Pacific Middle School, as well as several noncapacity replacement and critical need projects. The design of Tyee and Evergreen High Schools and Pacific Middle School, through 50% schematic design, was included in the 2016 Bond and is currently in progress. The District's Board of Directors has not yet made a decision regarding the timing and scope of a future bond.

This CFP identifies the current enrollment, the current capacity of each educational facility as well as programmed improvements, and the projected enrollment over the six-year planning period. This CFP does not recommend a schedule of impact fees for new development. However, as noted above, the District intends to closely monitor enrollment patterns and future updates to this CFP may include an impact fee recommendation where supported by projected enrollment increases and related capacity needs.

<i>SECTION 2 – STANDARD OF SERVICE</i>

King County Code 21A.06 refers to a “Standard of Service” that each school district must establish in order to ascertain its overall capacity. School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District’s adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of relocatable classrooms (portables).

District educational program standards may change in the future as a result of changes in the education program, special programs class sizes, grade span configurations, and use of new technology, as well as other physical aspects of the school facilities. In addition, the District implemented reduced K-3 class sizes in the fall of 2019, which impacted school capacity and educational program standards. (The District implemented full-day kindergarten previously.) The school capacity inventory will be reviewed periodically and adjusted for any changes to the educational program standards. These changes will also be reflected in future updates of this CFP.

The Standard of Service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of school buildings. The special programs listed below require classroom space, thus the permanent capacity of some buildings housing these programs has been reduced.

Table 1
Class Size – Standard of Service

<i>Grade Level</i>	<i>Average Class Size Based on Standard of Service</i>
Kindergarten	17
Grades 1 – 3	17
Grades 4 – 6	27
Grades 7 – 8	30
Grades 9 – 12	32

It is not possible to achieve 100% utilization of all regular teaching stations throughout the day. Therefore, classroom capacity is adjusted using a utilization factor of available teaching stations depending on the physical characteristics of the facility and educational program needs.

Elementary School Standard of Service Models

- Special education for students with disabilities may be provided in self-contained classrooms.
- All students are provided music instruction in a separate classroom.
- Identified students will also be provided other educational opportunities in classrooms designated as follows:
 - Resource Rooms
 - English Language Learners (ELL)
 - Education for Disadvantaged Students (Title I)
 - Gifted Education
 - Learning Assisted Programs
 - Severely Behavior Disorder
 - Transition Rooms
 - Mild, Moderate, and Severe Disabilities
 - Developmental Kindergarten
 - Extended Daycare Programs and Preschool Programs

Secondary School Standard of Service Models

- Identified students will also be provided other educational opportunities in classrooms designated as follows:
 - Resource Rooms
 - English Language Learners (ELL)
 - Science Labs
 - Career and Vocational Rooms
 - Daycare Programs
 - Alternative Program Spaces

SECTION THREE: CAPITAL FACILITIES INVENTORY

This section provides an inventory of capital facilities owned and operated by the District including schools and relocatable classrooms (modulars or portables). School facility capacity was inventoried based on the space required to accommodate the District's adopted educational program standards. *See Section Two: Standard of Service.* A map showing locations of District facilities is provided in Appendix A.

Schools

See *Section One* for a description of the District's schools and programs.

School capacity was determined based on the number of teaching stations (or general classrooms) within each building and the space requirements of the District's adopted current educational program and internal targets as reported to the Information and Condition of Schools (ICOS) system with the Office of the Superintendent of Public Instruction. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 2, 3, and 4.

Relocatable Classrooms (Portables)

Relocatable classrooms (portables) are used as interim classroom space to house students until funding can be secured to construct permanent classrooms. The District currently uses 52 relocatable classrooms at various school sites throughout the District to provide additional interim general classroom capacity. A typical relocatable classroom can provide capacity for a full-size class of students. Current use of relocatable classrooms throughout the District is summarized in Table 5.

Table 2
Elementary School Level Inventory

<i>Elementary School</i>	<i>Building Area (sq. ft.)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Beverly Park at Glendale ES	58,145	22	447
Bow Lake ES	76,108	30	609
Cedarhurst ES	68,916	26	528
Des Moines ES	83,402	34	700
Gregory Heights ES	65,978	27	548
Hazel Valley ES	65,346	26	528
Hilltop ES	51,532	24	487
Madrona ES	69,240	25	508
Marvista ES	68,462	27	548
McMicken Heights ES	69,979	25	508
Midway ES	66,096	25	508
Mount View ES	67,783	26	528
North Hill ES	68,410	30	609
Parkside ES	68,857	26	528
Seahurst ES	59,967	27	548
Shorewood ES	60,326	22	447
Southern Heights ES	32,942	15	305
White Center ES	69,314	30	609
TOTAL	1,170,803	467	9,493

* Teaching Station definition: A space designated as a classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

Table 3
Middle School Level Inventory***

<i>Middle School</i>	<i>Building Area (sq. ft.)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Cascade MS	90,582	34	986
Chinook MS	87,476	27	783
Glacier MS	132,800	35	950
Pacific MS	73,941	24	696
Sylvester MS	92,617	30	870
Big Picture MS (at Manhattan)		2	58
Choice (at Woodside)		2	58
TOTAL	477,416	154	4,401

* Teaching Station Definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

Table 4
High School Level Inventory***

<i>High School</i>	<i>Building Area (sq. ft.)</i>	<i>Teaching Stations*</i>	<i>Permanent Capacity**</i>
Raisbeck Aviation HS	87,934	14	448
Big Picture HS (at Manhattan)^	29,141	10	320
Evergreen HS	161,456	48	1,536
Highline HS^	214,919	59	1,500
Mount Rainier HS	205,159	47	1,504
Tyee HS	143,101	38	1,216
TOTALS	841,710	227	6,524

* Teaching Station definition: A space designated as a general classroom. Other stations include spaces designated for special education and pull-out programs.

** Regular classrooms.

***Does not include alternative programs: CHOICE HS capacity at Woodside site; New Start HS at Salmon Creek site; and Puget Sound Skills Center.

^Highline High School is currently being rebuilt on site with HHS students located temporarily at the Olympic Interim Campus. The new Highline High School, with the same capacity, is scheduled to open in the fall of 2021.

Table 5
Relocatable Classrooms (Portable) Inventory

<i>Elementary School</i>	<i>Relocatables**</i>	<i>Other***</i>	<i>Interim Capacity</i>
Beverly Park at Glendale	0	2	0
Bow Lake	4	0	81
Cedarhurst	4	0	81
Des Moines	0	0	0
Gregory Heights	0	0	0
Hazel Valley	3	1	61
Hilltop	5	1	102
Madrona	2	0	41
Marvista	2	0	41
McMicken Heights	0	0	0
Midway	4	0	81
Mount View	4	0	81
North Hill	0	0	0
Parkside	0	0	0
Seahurst	2	2	41
Shorewood	1	3	20
Southern Heights	2	1	41
White Center	1	3	20
TOTAL	34	13	691

<i>Middle School</i>	<i>Relocatables**</i>	<i>Other ***</i>	<i>Interim Capacity</i>
Cascade	0	3	0
Chinook	5	1	145
Glacier	0	0	0
Pacific	4	0	116
Sylvester	2	2	58
Big Picture MS	4	7	116
TOTAL	15	13	435

<i>High School</i>	<i>Relocatable**</i>	<i>Other***</i>	<i>Interim Capacity</i>
Raisbeck Aviation HS	0	0	0
Big Picture HS	0	0	0
Evergreen HS	3	0	0
Highline HS	0	0	0
Mount Rainier HS	0	0	0
Tyee HS	0	1	0
TOTALS	3	1	0

**Used for regular classroom capacity.

***The relocatables referenced under “other relocatables” are used for special pull-out programs, storage, community use, etc.

SECTION FOUR: STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Generally, enrollment projections using historical calculations are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. Monitoring birth rates in the County and population growth for the area are essential yearly activities in the ongoing management of the CFP. In the event that enrollment growth slows, plans for new facilities can be delayed. It is much more difficult, however, to initiate new projects or expedite projects in the event enrollment growth exceeds the projections.

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2020 through 2030. These factors include: projected births, projected growth in the K-12 population, and a model that considers growth in population and housing within the District's boundaries. The methodology also considers the impacts on enrollment related to charter school enrollment within the District's boundaries. Certain assumptions are made regarding the continued enrollment at the charter school. Therefore, the methodology and the resulting projections should be considered conservative.

District enrollment has increased in recent years, including a 1.55% increase since 2009, but has declined in the last two years after steady increases in the preceding years. The projections show a continuing K-12 decline over the six-year planning period before stabilizing and then increasing again thereafter. Using the modified cohort survival projections, the District expects a total enrollment of 17,912 students in 2025 and a total enrollment of 18,236 by 2030. *See Appendix B (Enrollment projections from Les Kendrick, January 2020).* The District intends to closely monitor actual enrollment figures and, as necessary, make adjustments if any of the underlying assumptions change or actual enrollment varies notably from the projections. Future updates to this CFP will identify any adjustments or changes.

Table 6
Projected Student Enrollment
2020-2025

<i>Projection</i>	<i>2019*</i>	<i>2020</i>	<i>2021</i>	<i>2022</i>	<i>2023</i>	<i>2024</i>	<i>2025</i>	<i>Actual Change</i>	<i>Percent Change</i>
	18,189	18,046	17,979	17,927	17,812	17,892	17,912	(277)	-1.52%

*Actual October 2019 enrollment.

SECTION FIVE: CAPITAL FACILITIES PROJECTIONS FOR FUTURE NEEDS

Projected future capacity needs, shown in Table 7, are derived by applying the projected number of students to the projected permanent capacity. It is not the District's policy to include relocatable classrooms when determining future capital facility needs; therefore, interim capacity provided by relocatable classrooms is not included in this analysis. The District will utilize relocatables as necessary to address interim capacity needs. Information on relocatable classrooms by grade level and interim capacity can be found in Table 5. Information on planned construction projects can be found in the Financing Plan, Table 8.

Table 7
Projected Student Capacity – 2020 through 2025

Elementary School Level -- Surplus/Deficiency

	2019*	2020	2021	2022	2023	2024	2025
Existing Permanent Capacity	9,037 [^]	9,493	9,493	9,493	9,493	9,493	9,493
Added Permanent Capacity	456 [’]	0	0	0	0	0	0
Total Permanent Capacity**	9,493	9,493	9,493	9,493	9,493	9,493	9,493
Enrollment	8,594	8,434	8,423	8,396	8,349	8,323	8,407
Surplus (Deficiency)** Permanent Capacity	899	1,059	1,070	1,097	1,144	1,170	1,086

*Actual October 2019 enrollment

**Does not include portable capacity

[^]Implementation of reduced K-3 class size and adjusted Standard of Service;

Movement of 6th grade to middle school level

[’]Addition of new classrooms at existing elementary schools and New Des Moines Elementary School opened at the Zenith site with added capacity

Middle School Level -- Surplus/Deficiency

	2019*	2020	2021	2022	2023	2024	2025
Existing Permanent Capacity	3,451 [^]	4,400	4,400	4,400	4,400	4,400	4,400
Added Permanent Capacity	950 [’]	0	0	0	0	0	0
Total Permanent Capacity**	4,400	4,400	4,400	4,400	4,400	4,400	4,400
Enrollment	4,025	4,160	4,048	3,928	3,773	3,812	3,778
Surplus (Deficiency)** Permanent Capacity	375	240	352	472	627	588	622

*Actual October 2019 enrollment

**Does not include portable capacity

[^]Movement of 6th grade to middle school level

[’]New Glacier Middle School opens

High School Level -- Surplus/Deficiency

	2019*	2020	2021	2022	2023	2024	2025
Existing Permanent Capacity	6,524	6,524	6,524 [“]	6,524	6,524	6,524	6,524
Added Permanent Capacity	0	0	0	0	0	0	0
Total Permanent Capacity**	6,524	6,524	6,524	6,524	6,524	6,524	6,524
Enrollment	5,570	5,452	5,509	5,603	5,690	5,757	5,727
Surplus (Deficiency)** Permanent Capacity	954	1,072	1,105	921	834	767	797

*Actual October 2019 enrollment

**Does not include portable capacity.

[”]Highline High School re-opens with at current site with same net capacity.

SECTION SIX: FINANCING PLAN

Planned Improvements

The Finance Plan focuses on capacity related projects needed to accommodate recent and projected growth in the District.

Pursuant to the Board's approval of the Capital Facilities Advisory Committee's final recommendations and the voters' approval of the 2016 bond, the District: (1) added the new Des Moines Elementary School, (2) constructed new elementary school classrooms at various sites, and (3) constructed a the New Glacier Middle School on land owned by the District. These projects accommodate recent growth within the District.

The District has identified "non-capacity" capital needs at existing schools including the replacement of Highline High School and safety/security improvements at various schools. The District is also planning for the replacement of both Evergreen and Tyee High Schools, as well as replacement of Pacific Middle School, as a part of a future planned bond proposal.

Financing for Planned Improvements

Funding for planned improvements is typically secured from a number of sources including voter-approved bonds, State match funds, and impact fees.

General Obligation Bonds: Bonds are typically used to fund construction of new schools and other capital improvement projects, and require a 60% voter approval. The District's voters in November 2016 approved by 66.99% a \$299.85 million school construction bond to fund the projects identified in this Plan.

State School Construction Assistance Program Funds: State School Construction Assistance funds come from the Common School Construction Fund. The State deposits revenue from the sale of renewable resources from State school lands set aside by the Enabling Act of 1889 into the Common School Account. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation Bond funds or the Superintendent of Public Instruction can prioritize projects for funding. School districts may qualify for State School Construction Assistance funds for specific capital projects based on a prioritization system.

The District received funding in the amount of \$6.27 million from Senate Bill 6080 to address a portion of the classrooms needed for implementation of reduced K-3 class sizes.

Impact Fees: Impact fees are a means of supplementing traditional funding sources for construction of public facilities needed to accommodate new development. See Section 7 School Impact Fees.

The District also receives some funding toward school construction from the Port of Seattle/Federal Aviation Administration. This funding applies to the new Des Moines Elementary project and the Highline High School replacement project.

The Six-Year Financing Plan shown on Table 8 demonstrates how the District intends to fund new construction capacity and improvements to school facilities for the years 2020-2025. The financing components include current and future planned bond funding, SCAP funds, Port/FAA funds, and impact fees.

Table 8
Capital Facilities Financing Plan
(Costs in Millions)

Project	2019*	2020	2021	2022	2023	2024	2025	Total Cost	Bonds/Local Funds	State Funds	Impact Fees^	Port/FAA
Elementary Schools												
New Des Moines Elementary School	57,782							\$57.782	X	X	X	X
Elementary School Classrooms – various sites	9.700							\$9.700	X	SB 6080 Funds	X	
Middle Schools												
Glacier Middle School (950 capacity)	91.401							\$91.401	X		X	
Pacific Middle School**	.500	1.00	8.0	12.0	37.0	48.144		\$105.144	X			X
Portables												
High Schools												
Highline High School	64.40	84.009						\$148.409	X	X		X
Evergreen High School**	1.00	1.50	10.00	15.00	32.863	98.586		\$158.949	X	X		
Tyee High School**	1.00	1.50	10.00	15.00	32.863	98.586		\$158.949	X	X		
Land Purchase (elementary site for future growth)							\$20.00		X		X	

*Some funds expended in previous years.

^Previously collected.

**2019-20 allocation funded by 2016 Bond; future allocations subject to future bond funding.

SECTION SEVEN: SCHOOL IMPACT FEES

The GMA authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

To be eligible to collect school impact fees for new capacity projects, a district must demonstrate expected grade level enrollment growth over the six-year planning period and a related need for new capacity. As discussed in Section 4 above, after several years of increasing enrollment the District's recent enrollment has declined and current enrollment projections show a continuing decline in elementary and middle school enrollment over the six-year planning period. The District plans to monitor actual enrollment in future years and will include updated information in future updates to this CFP.

When the District is eligible for impact fees to fund growth-related capacity needs, impact fees are calculated utilizing the formula in the King County Code. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools, and purchase/install relocatable classrooms (portables). As required under the GMA, credits are applied in the formula to account for State Match Funds to be reimbursed to the District and projected future property taxes to be paid by the dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. The student generation rate is the average number of students generated by each housing type; in this case, single family dwellings and multi-family dwellings. The District has developed its own student generation rate data based on actual permit data from local jurisdictions. *See Appendix C.*

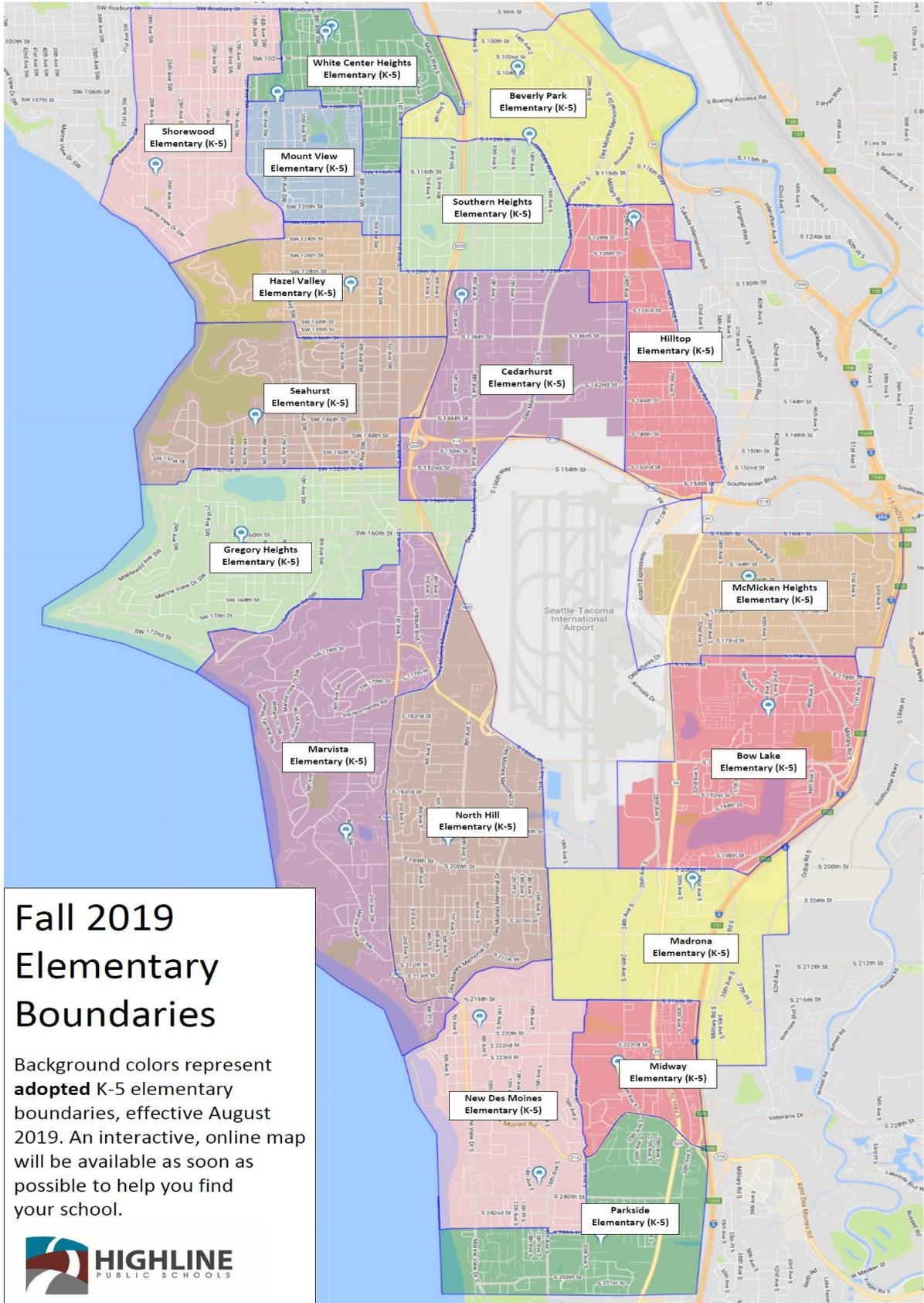
The District applies a 50% discount rate required by the King County School Impact Fee Ordinance to the fee calculated using the variables and formula described above.

King County and the City of Kent currently have adopted school impact fee ordinances and collect school impact fees on behalf of the District when requested. The District has asked the other cities that it serves to consider adoption of a school impact fee ordinance. These requests are necessary as the District anticipates once again establishing eligibility to request school impact fees in the future.

Table 9
School Impact Fees
2020

<i>Housing Type</i>	<i>Impact Fee Per Dwelling Unit</i>
Single Family	N/A
Multi-Family	N/A

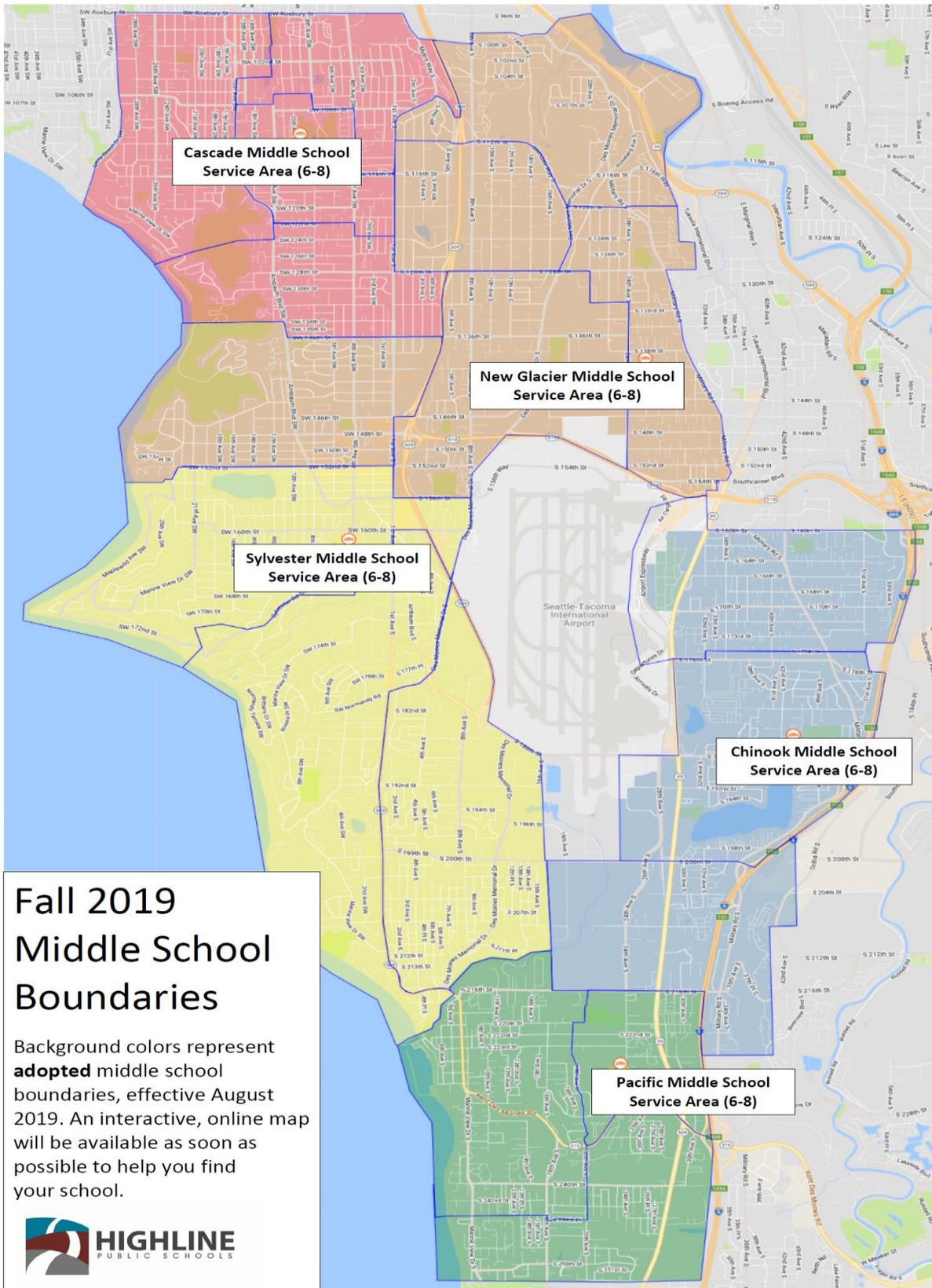
APPENDIX A
DISTRICT MAP

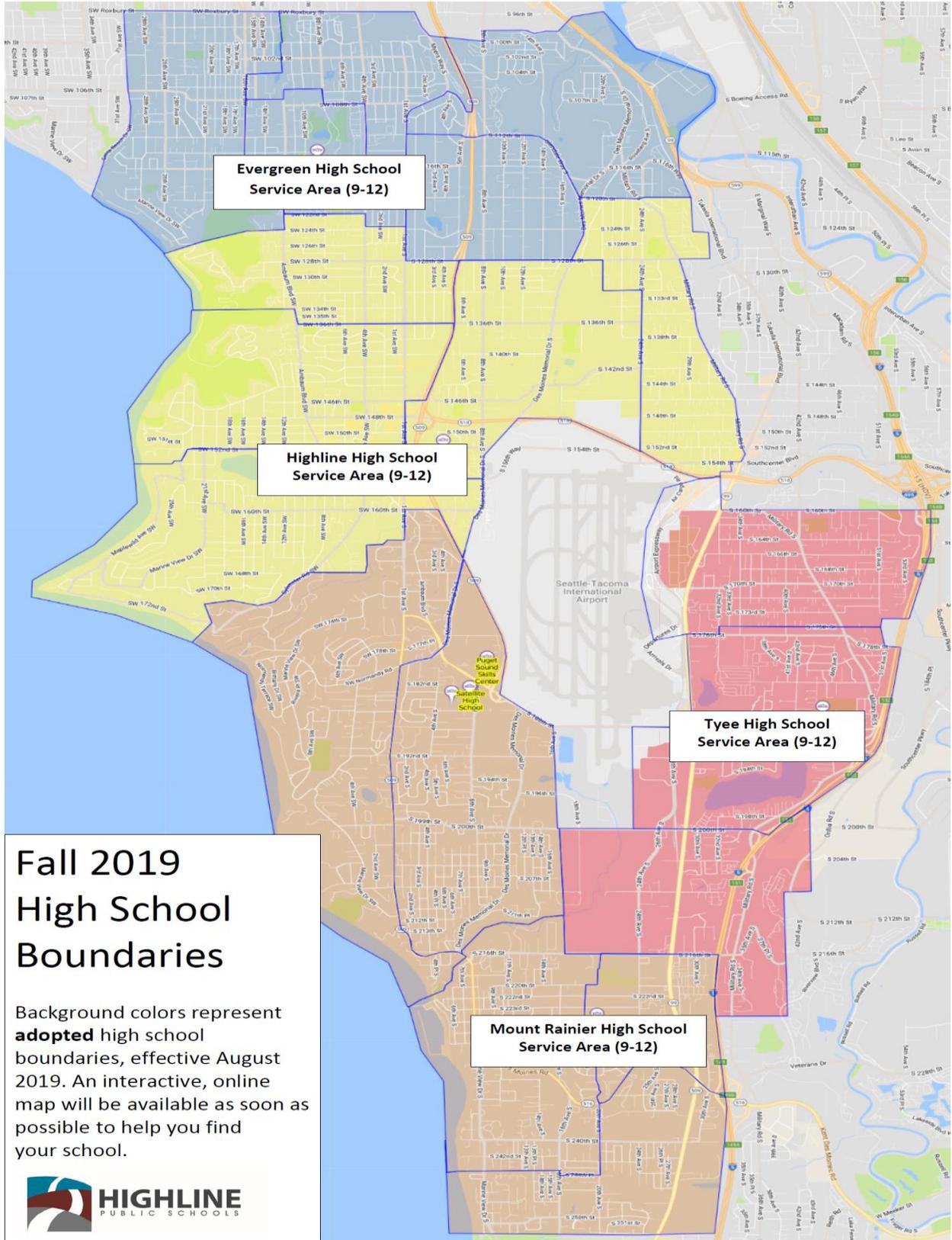


**Fall 2019
Elementary
Boundaries**

Background colors represent **adopted** K-5 elementary boundaries, effective August 2019. An interactive, online map will be available as soon as possible to help you find your school.







Fall 2019 High School Boundaries

Background colors represent **adopted** high school boundaries, effective August 2019. An interactive, online map will be available as soon as possible to help you find your school.



APPENDIX B

POPULATION AND ENROLLMENT DATA

Highline Enrollment Projection

Births	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014
King County	22,874	22,680	24,244	24,899	25,190	25,057	24,514	24,630	25032	24,910	25,348
K Enroll as %	5.79%	6.29%	5.96%	6.20%	6.72%	6.46%	6.34%	6.16%	5.96%	5.85%	5.44%

October P223 Enrollment (Headcount)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
K	1324	1427	1445	1543	1694	1618	1553	1516	1492	1456	1378
1	1337	1392	1456	1475	1564	1723	1643	1515	1518	1447	1478
2	1363	1332	1374	1430	1491	1594	1683	1622	1506	1449	1429
3	1346	1409	1362	1368	1429	1498	1580	1676	1583	1455	1419
4	1354	1335	1393	1323	1385	1436	1490	1540	1630	1548	1389
5	1282	1387	1323	1408	1319	1391	1369	1439	1464	1525	1501
6	1273	1312	1381	1316	1420	1307	1262	1363	1390	1384	1409
7	1238	1218	1253	1317	1241	1369	1271	1234	1289	1270	1331
8	1252	1227	1220	1267	1319	1270	1377	1284	1253	1247	1285
9	1814	1832	1589	1585	1665	1643	1604	1457	1337	1332	1384
10	1414	1462	1498	1424	1456	1510	1510	1420	1445	1318	1309
11	1353	1274	1482	1442	1408	1446	1356	1527	1375	1412	1361
12	1561	1494	1450	1586	1506	1517	1360	1594	1501	1430	1516
Total	17,911	18,101	18,226	18,484	18,897	19,322	19,058	19,187	18,783	18,273	18,189

Medium Range Forecast

Projected Births

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
King County	25,487	26,011	25,273	24,337	25,073	25,237	25,029	24,807	25,681	25,477	25,373
K Enroll as %	5.58%	5.55%	5.60%	5.63%	5.64%	5.66%	5.69%	5.69%	5.69%	5.69%	5.69%

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
K	1421	1443	1416	1371	1413	1428	1424	1411	1461	1449	1443
1	1390	1431	1454	1429	1383	1426	1441	1437	1424	1474	1462
2	1465	1372	1415	1442	1420	1378	1428	1443	1439	1426	1476
3	1415	1444	1355	1401	1431	1413	1378	1429	1444	1439	1426
4	1397	1387	1418	1334	1382	1416	1405	1371	1421	1436	1431
5	1345	1346	1339	1373	1294	1345	1385	1374	1340	1389	1404
6	1448	1288	1290	1284	1320	1248	1303	1342	1332	1299	1346
7	1360	1388	1236	1240	1236	1274	1211	1265	1302	1292	1260
8	1352	1372	1401	1249	1255	1256	1301	1236	1291	1329	1319
9	1350	1442	1464	1502	1359	1366	1367	1416	1345	1405	1446
10	1364	1323	1406	1428	1487	1346	1353	1353	1402	1332	1391
11	1313	1368	1314	1397	1440	1500	1357	1364	1365	1413	1343
12	1425	1376	1419	1363	1471	1515	1579	1429	1436	1436	1488
Total	18,046	17,979	17,927	17,812	17,892	17,912	17,932	17,869	18,000	18,120	18,236

Change	198	190	125	258	413	425	-264	129	-404	-510	-84	-143	-67	-52	-115	80	20	20	-64	131	120	117
% Change	1.1%	1.1%	0.7%	1.4%	2.2%	2.2%	-1.4%	0.7%	-2.1%	-2.7%	-0.5%	-0.8%	-0.4%	-0.3%	-0.6%	0.4%	0.1%	0.1%	-0.4%	0.7%	0.7%	0.6%

Totals by Level

K-5	8,006	8,282	8,353	8,547	8,882	9,260	9,318	9,308	9,193	8,880	8,594	K-5	8,434	8,423	8,396	8,349	8,323	8,407	8,462	8,465	8,528	8,613	8,643
6-8	3,763	3,757	3,854	3,900	3,980	3,946	3,910	3,881	3,932	3,901	4,025	6-8	4,160	4,048	3,928	3,773	3,812	3,778	3,815	3,842	3,925	3,920	3,926
9-12	6,142	6,062	6,019	6,037	6,035	6,116	5,830	5,998	5,658	5,492	5,570	9-12	5,452	5,509	5,603	5,690	5,757	5,727	5,656	5,562	5,547	5,586	5,668

APPENDIX C

STUDENT GENERATION RATE DATA

The District did not prepare updated student generation rate data for the 2020 Capital Facilities Plan as the District is not requesting the collection of school impact fees. Future CFP updates may include updated student generation rates to support impact fee calculations.

Six-Year Capital Facilities Plan

2020 – 2025



Juanita High School – Phase II To Open Fall 2020

Board Adopted: June 1, 2020

Lake Washington School District #414

Serving Redmond, Kirkland, Sammamish, and King County, Washington

Lake Washington School District #414

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Lake Washington School District's Six-Year Capital Facilities Plan 2020-2025

**For information about this plan, call the District Support Services Center
(425.936.1102)**

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I. Executive Summary

This Six-Year Capital Facilities Plan (the plan) has been prepared by the Lake Washington School District (the district). It is the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. It is also used as a basis for requesting the collection of school impact fees. This plan was prepared using data available in the spring of 2020.

King County was the first jurisdiction in the State of Washington to adopt a Growth Management Act school impact fee ordinance in 1991 (with fee collection first becoming effective in 1992). The King County Council adopted the ordinance, including the school impact fee formula, following a stakeholder process that included representatives from school districts and the development community. The adopted formula requires that the calculated fee be reduced by fifty percent. This discount factor was negotiated as a part of the stakeholder process. Most cities in King County (and in other areas) adopted the King County school impact fee formula, including the discount factor, in whole as a part of their school impact fee ordinances.

In order for school impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan. The cities of Redmond, Kirkland and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See *Appendix B* for the current single-family calculation and *Appendix C* for the current multi-family calculation.

The district's plan establishes a standard of service in order to ascertain current and future capacity. This plan reflects the current student/teacher standard of service ratio and service model for other special programs. Future state funding decisions could have an additional impact on class sizes and facility needs.

I. Executive Summary (*continued*)

While the State Superintendent of Public Instruction establishes square foot guidelines for funding, those guidelines do not account for the local program needs in the district. The Growth Management Act and King County Code 21A.43 authorize the district to determine a standard of service based on the district's specific needs.

The district's current standard provides the following (see *Section III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	23 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory of available classrooms, including both permanent and relocatable (portable) classrooms. As shown in *Appendix A1* and *A2*, the district's overall total capacity is 37,770. The total net available capacity is 32,923 including net permanent capacity of 29,128 and 3,795 in relocatables. Student headcount enrollment as of October 1, 2019 was 30,521.

The district experienced actual growth of 1,119 students in 2019. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2020 to 2025, enrollment is projected to increase by 3,171 students to a total of 34,277. Growth is projected at all levels.

The Lake Washington School District is the fastest growing school district in King County and one of the fastest growing school districts in the state. In the last five years, from 2014 to 2019, the district went from being the sixth largest school district to the second largest school district in the state. Enrollment growth has resulted in overcrowding in many district schools.

I. Executive Summary (*continued*)

In December 2014, a Long-Term Facilities Planning Task Force, comprised of community members and representatives from each of the district's schools, was convened to develop recommendations on long-term facilities planning. From December 2014 to October 2015, this Task Force and a smaller Working Subcommittee met 20 times to learn about and have detailed discussions on topics ranging from construction costs to classroom space usage to facilities funding. In November 2015, the Board of Directors accepted the recommendations of the Task Force.

The recommendations provide a 15-year framework to address growing enrollment, provide needed space to reduce class size and reduce the reliance on relocatables. The recommendations prioritize building new schools and enlarging aging schools to address capacity needs. Subsequent to the work of the Task Force, the district proposed a bond measure for April 2016. Voters approved that bond measure which includes funding for the following projects:

- Timberline Middle School, a new middle school in Redmond Ridge (Site 72) with a permanent capacity for 896 students. This school is complete and opened in the fall of 2019.
- Rebuilding and expanding Juanita High School from a permanent capacity of 1,325 to 1,829 students (an increase of 504 students). The final phase of this rebuild is scheduled to open in the Fall of 2020.
- Rebuilding and expanding Kirk Elementary School for a permanent capacity of 690 students (an increase of 299). This school is complete and opened in the fall of 2019.
- Rebuilding and expanding Mead Elementary School for a capacity of 690 students (an increase of 230). This school is complete and opened in the fall of 2019.
- Remodeling Old Redmond School House for preschool classrooms. The building is scheduled to open in the fall of 2020.
- Clara Barton Elementary School, a new elementary school in North Redmond (Site 28) with a permanent capacity of 690 students. The school is complete and opened in the fall of 2018
- Ella Baker Elementary School, a new elementary school in Redmond Ridge East (Site 31) with a permanent capacity of 690 students. This school is complete and opened in the fall of 2018.

I. Executive Summary (*continued*)

- Rebuilding Explorer Community Elementary School. The school is complete and opened in the fall of 2017.

In addition, within the six-year window of this plan, the framework of the long-term plan included a bond measure proposed for 2018. The following projects were presented to District voters in February 2018:

- A new elementary school in the Lake Washington Learning Community
- An addition at Lake Washington High School
- Rebuild and enlarge Alcott Elementary School
- Rebuild and enlarge Kamiakin Middle School
- A Choice high school in Sammamish
- Property for new schools

The February 2018 bond measure did not receive a sufficient majority to pass. However, the need for these projects still remains. Therefore, projects are presented in this report as occurring within the six-year window of the Lake Washington School District 2020-2025 Six-Year Capital Facilities Plan on a revised timeline.

In April 2019, voters approved a six-year Capital Project Levy measure which incorporated two projects from the 2018 bond as well as additional projects needed to provide for critical capacity needs. Voters approved the Levy measure which included funding for the following projects:

- A 20-classroom addition to Lake Washington High School (Site 84) which will increase permanent capacity by 500. The addition is scheduled to open in the fall of 2020.
- An eight-classroom addition to Franklin Elementary School (Site 16) which will increase permanent capacity by 184. The addition is scheduled to open in the fall of 2021.
- An eight-classroom addition to Rose Hill Elementary School (Site 15) which will increase permanent capacity by 184. The addition is scheduled to open in the fall of 2021.
- A four-classroom addition to Twain Elementary School (Site 14) which will increase permanent capacity by 92. The addition is scheduled to open in the fall of 2021.

I. Executive Summary (*continued*)

- A four-classroom addition to Carson Elementary School (Site 52) which will increase permanent capacity by 92. The addition is scheduled to open in the fall of 2022.

Given that the Long-Term Facilities Planning Task Force recommendations were based on assumptions from 2014 and enrollment and growth patterns continue to change, the district formed a new Facilities Advisory Committee in November 2019 to review and update the 2014 Task Force Recommendations. The Facility Advisory Committee will make recommendations for future facility planning informed by enrollment trends, community expectations and district programs. The facility strategy will align with the district's strategic plan and make recommendations to accommodate our rapid enrollment growth and continue to provide quality learning environments. The Superintendent and School Board will consider these recommendations as it plans for future ballot measures to fund construction. The Facility Advisory Committee will provide its initial recommendations to the board in June and the district will solicit additional community feedback in the fall.

Because the Facility Advisory Committee recommendations will not be finalized at the time of the adoption of this plan, the proposed projects included in the plan continue to be the remaining projects from the 2018 bond. Next year's Capital Facilities Plan will be updated with the Facility Advisory Committee recommendations.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2020 through 2025. The financing components include secured and unsecured funding.

II. Six-Year Enrollment Projection and Long-Term Planning

Six-Year Enrollment Projection

The district developed long-term enrollment projections to assess facility capacity needs. Based on these projections the district expects enrollment to increase by over 3,171 students from the 2020 school year through 2025.

The district experienced actual growth of 1,119 students in 2019. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2020 to 2025, enrollment is projected to increase by 3,171 students resulting in a 10.2% increase over the current student population. Growth is expected to impact all levels.

Student enrollment projections have been developed using two methods: (1) *cohort survival* – which applies historical enrollment trends to the classes of existing students progressing through the system; and (2) *development tracking* – which projects students anticipated from new development. The cohort survival method was used to determine base enrollments. Development tracking uses information on known and anticipated housing development. This method allows the district to more accurately project student enrollment resulting of new development by school attendance area.

Cohort Survival

King County live birth data is used to predict future kindergarten enrollment. Actual King County live births through 2018 are used to project kindergarten enrollment through the 2023-2024 school year. After 2024, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, cohort survival trends compare students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

II. Six-Year Enrollment Projection and Long-Term Planning
(continued)

Development Tracking

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 81 known new housing developments within the district. This information is obtained from the cities and county and provides the foundation for a database of known future developments, as well as city and county housing growth targets. This assures the district's plan is consistent with the comprehensive plans of the local permitting jurisdictions. Contact is made with each developer annually to determine the number of homes to be built and the anticipated development schedule.

Student Generation Rates

Developments that are near completion, or have been completed, within the last five years are used to forecast the number of students generated by new development. District wide statistics show that each new single-family home currently generates a 0.370 elementary student, 0.153 middle school student, and 0.147 senior high student, for a total of 0.670 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.082 elementary student, 0.035 middle school student, and 0.033 senior high student for a total of 0.151 school age child per multi-family home (see *Appendix C*). Since 2019 the student generation numbers have decreased for single-family developments and increased for multi-family units. These student generation factors (see *Appendix D*) are used to forecast the number of students expected from the new developments that are planned over the next six years.

Enrollment Projection Scenarios

The district works with Flo Analytics, an outside planning, GIS and data analytic consulting firm, to review enrollment trends and demographics, provide land use and development mapping and to prepare 10-year enrollment forecast. Flo Analytics 6-year enrollment projections along with a 10-year high, medium, and low projection are shown in *Table 1* and *Table 1A*.

III. Current District “Standard of Service”

King County Code 21A.06 refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district, which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space and as a result reduce the total permanent capacity of the buildings that house them. Newer buildings have been constructed to accommodate some of these programs. Older buildings require additional reduction of capacity to accommodate these programs. At both the elementary and secondary levels, the district considers the ability of students to attend neighborhood schools to be a component of the standard of service.

The district’s standard of service, for capital planning purposes, and the projects identified in this plan, include space needed to serve students in All Day Kindergarten. Beginning in the 2016-2017 school year, the State funded All Day Kindergarten for all students.

Standard of Service for Elementary Students

School capacity at elementary schools is calculated on an average class size in grades K-5 of 23; based on the following student/teacher staffing ratios:

- Grades K - 1 @ 20:1
- Grades 2 - 3 @ 23:1
- Grades 4 - 5 @ 27:1

III. Current District "Standard of Service" (continued)

The elementary standard of service includes spaces to accommodate:

- Special Education for students with disabilities which may be served in a self-contained classroom
- Music instruction provided in a separate classroom
- Art/Science rooms in modernized schools
- Resource rooms to serve students in:
 - Safety Net / Remedial programs
 - Special Education programs
 - English Language Learners (ELL)
- Gifted education (pull-out Quest programs)
- Special Education, Head Start and Ready Start Preschool

Standard of Service for Secondary Students

School capacity at secondary school is based on the following class size provisions:

- Class size for grades 6-8 should not exceed 30 students
- Class size for grades 9-12 should not exceed 32 students

In the secondary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- English Language Learners (ELL)

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations at secondary schools due to scheduling conflicts for student programs, the

III. Current District “Standard of Service” (*continued*)

need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods.

The district has determined a standard utilization rate of 70% for non-rebuilt secondary schools. For secondary schools that have been rebuilt, rebuilt and enlarged, or have been remodeled to accommodate teacher planning spaces, the standard utilization rate is 83%.

IV. Inventory and Evaluation of Current Facilities

As of May 2020 the district has total classrooms of 1,569, including 1,409 permanent classrooms and 160 relocatable classrooms (see *Appendix A-1*). These classrooms represent a theoretical capacity to serve 37,770 if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for special programs, such as Special Education, English Language Learners and Safety Net programs. These programs serve students at much lower student to teacher ratios than general education classrooms or serve the same students for a portion of the day when they are pulled out of the regular classroom.

As a result, the net capacity of these school buildings is adjusted. A total of 225 classroom spaces are used for special programs as shown in Appendix A-2. The remaining classrooms establish the net available capacity for general education purposes and represent the district's ability to house projected student enrollment based on the Standard of Service defined in Section III, Current District Standard of Service.

After providing space for special programs the district has a net available classroom capacity to serve 32,923 students. This includes 3,795 in relocatable (portable) capacity and 29,128 in permanent capacity of which 432 is for self-contained program capacity.

Enrollment in 2019 was 31,106 and is expected to increase to 34,227 in 2025 (see *Table 1*).

The physical condition of the district's facilities is documented in the 2017 State Study and Survey of School Facilities completed in accordance with WAC 392-341-025. As schools are modernized or replaced, the survey of school facilities is updated. That report is incorporated herein by reference.

V. Six-Year Planning and Construction Plan

Enrollment projections show that enrollment will increase at all grade spans. Based on the enrollment projections contained in *Table 5*, student enrollment is anticipated to reach 34,277 by 2025. The district current inventory of existing net permanent capacity is 29,128.

To address existing and future capacity needs, the district contemplates using the following strategies:

- Construction of new schools
- Additions for existing schools
- Rebuilding and enlarging existing schools
- Use of relocatables as needed
- Boundary adjustments

Construction of new capacity in one area of the district could indirectly create available capacity at existing schools in other areas of the district through area specific boundary adjustments.

Strategies to address capacity needs employed over the prior six-year planning timeline (2014-2019) included:

- Two boundary adjustments were completed: (1) Because of overcrowding at Einstein and Rockwell Elementary Schools a temporary boundary adjustment was conducted to move unoccupied new developments from those schools to Mann Elementary; and, (2) District-wide boundary adjustments were identified in 2014 for implementation in the fall of 2015.

V. Six-Year Planning and Construction Plan (*continued*)

- Four additional relocatables were added to Mann Elementary and to Wilder Elementary in the summer of 2014 to accommodate additional students.
- Twenty-two relocatable classrooms were added at various locations in the summer of 2015 (as identified in *Section VI*) to help relieve capacity issues.
- Eight additional relocatables were added in summer of 2016 to accommodate enrollment growth.
- A seven-classroom addition was opened at Redmond Elementary School in Fall 2016.
- Ten relocatable classrooms were added in Fall 2018 to five elementary schools.
- The April 2016 Bond funded the construction of six projects:
 - Replacing Explorer Community Elementary with a new modular school that opened in fall of 2017.
 - Ella Baker Elementary School in Redmond Ridge East (King County) and Clara Barton Elementary School in North Redmond (Redmond) opened in fall of 2018.
 - Kirk rebuild & enlarge and Mead Rebuild and enlarge - opened fall 2019
 - Timberline MS - opened fall 2019
- Boundary adjustments were identified in 2017 for implementation in Fall 2018 to accommodate the opening of these two elementary schools.
- Ten relocatable classrooms will be added in the summer of 2020 in the Juanita area to accommodate enrollment growth.
- Ten relocatable classrooms will be moved from Lake Washington High School to Kirkland Middle School (2); Rose Hill Middle School (6) and Inglewood Middle School (2) in the summer of 2020.

Based on the student enrollment and facility capacity outlined in *Table 5*, the district has funding from the April 2016 bond measure to construct the following projects within the period of this plan:

- Rebuilding and expanding Juanita High School (Kirkland)
- Upgrading Old Redmond School House for Preschool

A bond measure presented to voters in February 2018 did not receive a sufficient majority to pass. However, the need for the projects still remains. The 2018 bond measure included the following projects:

V. Six-Year Planning and Construction Plan *(continued)*

- One new elementary school (Lake Washington Learning Community)
- An addition at Lake Washington High School (Kirkland)
- Rebuilding and expanding Alcott Elementary School (King County)
- Rebuilding and expanding Kamiakin Middle School (Kirkland)
- One new Eastside Choice high school in Sammamish
- Land purchases for new schools

In April 2019, voters approved a Capital Projects Levy measure which incorporated two projects from the 2018 bond as well as additional projects needed to provide required capacity. The district has funding from the 2019 levy measure to construct the following projects within the period of this plan:

- An addition at Lake Washington High School (Kirkland)
- An addition at Franklin Elementary School (Kirkland)
- An addition at Rose Hill Elementary School (Kirkland)
- An addition at Twain Elementary School (Kirkland)
- An addition at Carson Elementary School (Sammamish)

The District may also need to purchase and use relocatables to address capacity needs at sites able to accommodate additional relocatables.

VI. Relocatable and Transitional Classrooms

The district facility inventory includes 160 relocatables (i.e. portable classroom units). Relocatables provide standard capacity and special program space as outlined in *Section III* (see *Appendix A-1*).

Relocatable classrooms have been used over the prior six-year planning timeline to address capacity needs in the following schools:

- In 2014 the district placed ten relocatable classrooms needed as a result of enrollment growth. Four relocatables were placed at Mann Elementary School in Redmond and two at Redmond Elementary School. Four relocatables were placed at Wilder Elementary School.
- In 2015 the district added twenty-two relocatables to address enrollment growth. These were placed at various schools throughout the district
 - Six at Lake Washington High School (Kirkland)
 - Four at Redmond Elementary School (Redmond)
 - Three at Alcott Elementary School (King County)
 - Three at Rush Elementary School (Redmond)
 - Two at Evergreen Middle School (King County)
 - One at Audubon Elementary School (Redmond)
 - One at Franklin Elementary School (Kirkland)
 - One at Frost Elementary School (Kirkland)
 - One at Redmond Middle School (Redmond)
- The district added another eight relocatables to schools in the summer of 2016.
 - Four at Lake Washington High School (Kirkland)
 - Two at Evergreen Middle School (King County)
 - One at Alcott Elementary School (King County)
 - One at Keller Elementary School (Kirkland)
- In the summer of 2018, the District added 10 relocatables.
 - Two at Lakeview Elementary School (Kirkland)
 - Two at Muir Elementary School (Kirkland)
 - Two at Rose Hill Elementary School (Kirkland)
 - Three at Twain Elementary School (Kirkland)
 - One at Rush Elementary School (Redmond)

VI. Relocatable and Transitional Classrooms (*continued*)

- In the Summer of 2020, the District plans to add 10 relocatables to schools in the Juanita area.
 - One at Sandburg Elementary (Kirkland)
 - Three at Bell Elementary (Kirkland)
 - Three at Frost Elementary (Kirkland)
 - Three at Thoreau Elementary School (Kirkland)
- Ten relocatable classrooms will be moved from Lake Washington High School to Kirkland Middle School (2); Rose Hill Middle School (6) and Inglewood Middle School (2) in the summer of 2020.

The district's long-term plan anticipates providing new and expanded permanent facilities to serve student enrollment. When these permanent facilities are funded and completed, the district may be able to reduce the reliance on relocatables.

For a definition of relocatables and permanent facilities, see *Section 2 of King County Code 21A.06*.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and rebuilt/enlarged school sites are planned for the potential of adding up to four relocatables to accommodate the changes in demographics. The use and need for relocatable classrooms will be balanced against program needs.

VII. Six-Year Classroom Capacities: Availability / Deficit Projection

As demonstrated in *Appendix A-2*, the district currently has permanent capacity (classroom and special education) to serve 13,615 students at the elementary level, 7,547 students at the middle school level, and 7,966 students at the high school level. Current enrollment at each grade level is identified in *Appendix A-2*. Completed projects, as shown in Table 5, would result in an increased permanent capacity for 2,684 students in 2025. Relocatable facilities will be used to address capacity needs that cannot be immediately served by permanent capacity.

Differing growth patterns throughout the district may cause some communities to experience overcrowding. This is especially true in portions of the district where significant housing development has taken place. A strong residential building market, growth, and the number of developments under construction continues to increase. The continued development of north and northwest Redmond, the Sammamish Plateau, the downtown and Totem Lake areas of Kirkland, and in-fill and short plats in multiple municipalities will put additional pressure on schools in those areas.

VIII. Impact Fees and the Finance Plan

The school impact fee formula calculates a proportionate share of the costs of system improvements that are reasonably related to new development. The formula multiplies the per student costs of site acquisition and construction costs for new capacity projects by a student generation rate to identify the per dwelling unit share of the facilities that are needed to serve new growth. (The student generation rate is the average number of students generated by dwelling unit type - new single family and multi-family dwelling units.) The formula then provides a credit against the calculated costs per dwelling unit for any School Construction Assistance Program funding that the District expects to receive for a new capacity project from the State of Washington and for the estimated taxes that a new homeowner will pay toward the debt service on school construction bonds. The calculated fee (see *Appendix B* and *Appendix C*) is then discounted, as required by ordinance, by fifty percent.

For the purposes of this plan and the impact fee calculations, the actual construction cost data from recently completed projects (Peter Kirk Elementary School, Timberline Middle School, and Juanita High School all opened in 2019) have been used (see *Appendix E*).

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2020 through 2025. The financing components include secured and unsecured funding. This plan is based on current and future project approval, securing state construction assistance, and collection of impact fees under the state's Growth Management Act.

IX. Appendices

Appendices A 1-2: Calculations of Capacities for Elementary Schools,
Middle Schools, and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family
Residences

Appendix C: Calculations of Impact Fees for Multi-Family
Residences

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

Lake Washington School District

Calculations of Capacities for
Elementary, Middle, and High Schools

Capital Facilities Plan 2020-2025

	TOTAL ALL CLASSROOMS						
	Number of Classrooms			Capacity			
Elementary Schools	Permanent	Relocatable	Total	Permanent	Relocatable	Total	
				23	23		
ALCOTT	26	12	38	598	276	874	
AUDUBON	26	3	29	598	69	667	
BELL	27	0	27	621	0	621	
BLACKWELL	24	3	27	552	69	621	
CARSON	23	4	27	529	92	621	
CLARA BARTON	34	0	34	782	0	782	
COMMUNITY	3	0	3	69	0	69	
DICKINSON	23	4	27	529	92	621	
DISCOVERY	3	0	3	69	0	69	
EINSTEIN	24	1	25	552	23	575	
ELLA BAKER	34	0	34	782	0	782	
EXPLORER	4	0	4	92	0	92	
FRANKLIN	23	3	26	529	69	598	
FROST	24	1	25	552	23	575	
JUANITA	23	0	23	529	0	529	
KELLER	21	1	22	483	23	506	
KIRK	34	0	34	782	0	782	
LAKEVIEW	22	6	28	506	138	644	
MANN	22	4	26	506	92	598	
MCAULIFFE	23	7	30	529	161	690	
MEAD	34	0	34	782	0	782	
MUIR	23	2	25	529	46	575	
REDMOND	31	8	39	713	184	897	
ROCKWELL	25	5	30	575	115	690	
ROSA PARKS	27	10	37	621	230	851	
ROSE HILL	24	4	28	552	92	644	
RUSH	28	4	32	644	92	736	
SANDBURG	25	0	25	575	0	575	
SMITH	26	8	34	598	184	782	
THOREAU	22	0	22	506	0	506	
TWAIN	26	7	33	598	161	759	
WILDER	23	8	31	529	184	713	
Totals	757	105	862	17,411	2,415	19,826	
	Number of Classrooms			Capacity			
Middle Schools	Permanent	Relocatable	Total	Capacity Percent	Permanent (30 x Capacity %)	Relocatable (30 x Capacity %)	Total
ENVIRONMENTAL****	5	0	5	83%	125	0	125
EVERGREEN	38	13	51	83%	946	324	1,270
FINN HILL****	28	0	28	83%	697	0	697
INGLEWOOD	54	0	54	83%	1,345	0	1,345
INTERNATIONAL ****	21	0	21	83%	523	0	523
KAMIAKIN	30	7	37	70%	630	147	777
KIRKLAND****	28	0	28	83%	697	0	697
NORTHSTAR	4	0	4	70%	84	0	84
REDMOND ****	37	7	44	83%	921	174	1,095
TIMBERLINE	39	0	39	83%	971	0	971
RENAISSANCE	4	0	4	70%	84	0	84
ROSE HILL ****	41	0	41	83%	1,021	0	1,021
STELLA SCHOLA	3	0	3	83%	75	0	75
Totals	332	27	359		8,119	645	8,764
	Number of Classrooms			Capacity			
Senior High Schools	Permanent	Relocatable	Total	Capacity Percent	Permanent (32 x Capacity %)	Relocatable (32 x Capacity %)	Total
EMERSON HIGH	10	2	12	70%	224	45	269
EASTLAKE	96	0	96	83%	2,550	0	2,550
FUTURES	3	0	3	70%	67	0	67
JUANITA	55	8	63	83%	1,461	212	1,673
LAKE WASHINGTON****	59	10	69	83%	1,567	266	1,833
REDMOND ****	73	8	81	83%	1,939	212	2,151
TESLA STEM ****	24	0	24	83%	637	0	637
Totals	320	28	348		8,445	735	9,180
TOTAL DISTRICT	1,409	160	1,569		33,975	3,795	37,770
Key:	Total Enrollment on this chart does not include Emerson K-12, contractual, and WANIC students						
	Self-contained rooms have a capacity of 12						
	Non-modernized secondary schools have standard capacity of 70%						
	****Modernized secondary schools have standard capacity of 83%						

Elementary Schools	Permanent Classrooms	SPECIAL PROGRAM CLASSROOMS USED							Number of Classrooms		NET AVAILABLE CAPACITY				ENROLLMENT Oct 2019
		Self Cont.	Resource Rooms	ELL Rooms	Pre-School	Music Rooms	Arts/Sci Rooms	Pull-out Quest	Net Permanent	Relocatable	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	
ALCOTT	26	0	2	1	0	2	0	0	21	12	483	0	276	759	724
AUDUBON	26	0	2	1	0	1	1	0	21	3	483	0	69	552	560
BELL	27	0	2	1	4	1	1	0	18	0	414	0	0	414	440
BLACKWELL	24	0	1	1	0	1	0	0	21	3	483	0	69	552	557
CARSON	23	0	1	1	3	1	1	0	16	4	368	0	92	460	438
CLARA BARTON	34	2	1	1	0	1	1	0	28	0	644	24	0	668	612
COMMUNITY	3	0	0	0	0	0	0	0	3	0	69	0	0	69	72
DICKINSON	23	2	3	1	0	2	0	0	15	4	345	24	92	461	353
DISCOVERY	3	0	0	0	0	0	0	0	3	0	69	0	0	69	70
EINSTEIN	24	0	2	1	0	1	0	0	20	1	460	0	23	483	425
ELLA BAKER	34	0	1	1	0	1	1	0	30	0	690	0	0	690	550
EXPLORER	4	0	0	0	0	0	0	0	4	0	92	0	0	92	72
FRANKLIN	23	2	2	1	0	1	1	0	16	3	368	24	69	461	481
FROST	24	2	2	1	0	1	1	0	17	1	391	24	23	438	441
JUANITA	23	0	1	1	3	1	1	0	16	0	368	0	0	368	355
KELLER	21	2	2	1	0	1	1	0	14	1	322	24	23	369	313
KIRK	34	0	1	1	0	1	1	0	30	0	690	0	0	690	639
LAKEVIEW	22	0	1	1	0	1	1	0	18	6	414	0	138	552	558
MANN	22	2	2	1	0	1	1	0	15	4	345	24	92	461	383
MCMAULIFFE	23	2	1	1	0	1	0	1	17	7	391	24	161	576	586
MEAD	34	0	1	1	0	1	1	0	30	0	690	0	0	690	666
MUIR	23	0	3	1	1	1	1	0	16	2	368	0	46	414	397
REDMOND	31	2	4	1	0	2	0	0	22	8	506	24	184	714	654
ROCKWELL	25	0	2	1	0	2	0	0	20	5	460	0	115	575	547
ROSA PARKS	27	1	2	1	0	2	1	0	20	10	460	12	230	702	650
ROSE HILL	24	2	1	1	0	1	1	0	18	4	414	24	92	530	487
RUSH	28	0	2	1	0	1	1	0	23	4	529	0	92	621	681
SANDBURG	25	0	3	1	1	1	1	0	18	0	414	0	0	414	444
SMITH	26	0	4	1	0	2	0	0	19	8	437	0	184	621	677
THOREAU	22	0	2	1	0	1	0	1	17	0	391	0	0	391	482
TWAIN	26	2	2	1	0	1	1	0	19	7	437	24	161	622	659
WILDER	23	0	2	0	2	2	0	1	16	8	368	0	184	552	369
Totals	757	21	55	28	14	36	19	3	581	105	13,363	252	2,415	16,030	15,342
Middle Schools	Permanent Classrooms	Number of Classrooms							Number of Classrooms		NET AVAILABLE CAPACITY				ENROLLMENT Oct 2019
		Self Cont.	Resource Rooms	ELL Rooms	Pre-School	Music Rooms	Arts/Sci Rooms	Pull-out Quest	Net Permanent	Relocatable	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	
ENVIRONMENTAL****	5	0	0	0	0	0	0	0	5	0	125	0	0	125	140
EVERGREEN	38	2	4	0	0	0	0	0	32	13	797	24	324	1,145	650
FINN HILL****	28	1	1	1	0	0	0	0	25	0	623	12	0	635	678
INGLEWOOD	54	1	2	0	0	0	0	0	51	0	1,270	12	0	1,282	1,289
INTERNATIONAL****	21	0	0	0	0	0	0	0	21	0	523	0	0	523	431
KAMIAKIN	30	2	1	1	0	0	0	0	26	7	546	24	147	717	604
KIRKLAND****	28	1	1	1	0	0	0	0	25	0	623	12	0	635	619
NORTHSTAR	4	0	0	0	0	0	0	0	4	0	84	0	0	84	90
REDMOND****	37	1	0	1	0	0	0	0	35	7	872	12	174	1,058	1,009
TIMBERLINE	39	0	2	1	0	0	0	0	36	0	896	0	0	896	779
RENAISSANCE	4	0	0	0	0	0	0	0	4	0	84	0	0	84	94
ROSE HILL****	41	1	2	1	0	0	0	0	37	0	921	12	0	933	1,028
STELLA SCHOLA	3	0	0	0	0	0	0	0	3	0	75	0	0	75	90
Totals	332	9	13	6	0	0	0	0	304	27	7,439	108	645	8,192	7,501
Senior High Schools	Permanent Classrooms	Number of Classrooms							Number of Classrooms		NET AVAILABLE CAPACITY				ENROLLMENT Oct 2019
		Self Cont.	Resource Rooms	ELL Rooms	Pre-School	Music Rooms	Arts/Sci Rooms	Pull-out Quest	Net Permanent	Relocatable	Net Permanent Classrooms	Self Contained Classroom	Relocatable Capacity	Total	
EMERSON HIGH	10	0	2	0	0	0	0	0	8	2	179	0	45	224	53
EASTLAKE	96	2	5	1	0	0	0	0	88	0	2,337	24	0	2,361	2,028
FUTURES	3	0	0	0	0	0	0	0	3	0	67	0	0	67	21
JUANITA	55	2	3	1	0	0	0	0	49	8	1,301	24	212	1,537	1,445
LAKE WASHINGTON****	59	1	1	1	0	0	0	0	56	10	1,487	12	266	1,765	1,599
REDMOND****	73	1	0	1	0	0	0	0	71	8	1,886	12	212	2,110	1,928
TESLA STEM****	24	0	0	0	0	0	0	0	24	0	637	0	0	637	604
Totals	320	6	11	4	0	0	0	0	299	28	7,894	72	735	8,701	7,678
TOTAL DISTRICT	1,409	36	79	38	14	36	19	3	1,184	160	28,696	432	3,795	32,923	30,521
Key:															
Total Enrollment on this chart does not include Emerson K-12, contractual, and WANIC students															
Self-contained rooms have a capacity of 12															
Non-modernized secondary schools have standard capacity of 70%															
****Modernized secondary schools have standard capacity of 83%															

Estimated School Impact Fee Calculation Based on King County Code 21.A.43

Single Family Residence ("SFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10	\$0	690	\$0	0.3700	\$0
Middle	20	\$0	900	\$0	0.1530	\$0
Senior	40	\$0	1800	\$0	0.1470	\$0
TOTAL						\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	90%	\$44,257,160	690	\$57,727	0.3700	\$21,359
Middle	90%	\$74,903,140	900	\$74,903	0.1530	\$11,460
Senior	90%	\$112,158,810	1800	\$56,079	0.1470	\$8,244
TOTAL						\$41,063

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10%	\$225,000	23	\$978	0.3700	\$362
Middle	10%	\$225,000	30	\$750	0.1530	\$115
Senior	10%	\$225,000	32	\$703	0.1470	\$103
TOTAL						\$580

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	238.22	90.0	28.39%	\$6,087	0.3700	\$2,252
Middle	238.22	108.0	28.39%	\$7,304	0.1530	\$1,118
Senior	238.22	130.0	28.39%	\$8,792	0.1470	\$1,292
TOTAL						\$4,662

Lake Washington School District

ATTACHMENT G
Capital Facilities Plan 2020-2025

Estimated School Impact Fee Calculation Based on King County Code 21.A.43

Single Family Residence ("SFR")

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$925,483
Current Capital Levy Rate (2020)/\$1000	\$0.84
Annual Tax Payment	\$779.16
Years Amortized	10
Current Bond Interest Rate	2.44%
Present Value of Revenue Stream	\$6,840

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$41,063
Temporary Facility Cost	\$580
State Assistance Credit	(\$4,662)
Tax Payment Credit	(\$6,840)
Sub-Total	\$30,140
50% Local Share	\$15,070

SFR Impact Fee	\$15,070
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Estimated School Impact Fee Calculation Based on King County Code 21.A.43

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10	\$0	690	\$0	0.0820	\$0
Middle	20	\$0	900	\$0	0.0350	\$0
Senior	40	\$0	1800	\$0	0.0330	\$0
TOTAL						\$0

School Construction Cost:

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	90%	\$44,257,160	690	\$57,727	0.0820	\$4,734
Middle	90%	\$74,903,140	900	\$74,903	0.0350	\$2,622
Senior	90%	\$112,158,810	1800	\$56,079	0.0330	\$1,851
TOTAL						\$9,206

Temporary Facility Cost:

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10%	\$225,000	23	\$978	0.0820	\$80
Middle	10%	\$225,000	30	\$750	0.0350	\$26
Senior	10%	\$225,000	32	\$703	0.0330	\$23
TOTAL						\$130

State Assistance Credit Calculation:

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	238.22	90.0	28.39%	\$6,087	0.0820	\$499
Middle	238.22	108.0	28.39%	\$7,304	0.0350	\$256
Senior	238.22	130.0	28.39%	\$8,792	0.0330	\$290
TOTAL						\$1,045

Estimated School Impact Fee Calculation Based on King County Code 21.A.43

Multiple Family Residence ("MFR")

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$390,829
Current Capital Levy Rate (2020)/\$1000	\$0.84
Annual Tax Payment	\$329.04
Years Amortized	10
Current Bond Interest Rate	2.44%

Present Value of Revenue Stream	\$2,889
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Impact Fee Summary for Multiple Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$9,206
Temporary Facility Cost	\$130
State Assistance Credit	(\$1,045)
Tax Payment Credit	(\$2,889)

Sub-Total	\$5,402
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50% Local Share	\$2,701
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MFR Impact Fee	\$2,701
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Lake Washington School District

2020 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
 Five Year History

ATTACHMENT G
 Capital Facilities Plan 2020-2025

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2020 STUDENTS				2020 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Ashford Chase	S	36	36	36	26	7	6	39	0.722	0.194	0.167	1.083
Barrington Park	S	44	44	44	22	12	11	45	0.500	0.273	0.250	1.023
Benjamin Estates	K	23	23	23	3	2	2	7	0.130	0.087	0.087	0.304
Bradford Place	S	16	16	16	11	5	1	17	0.688	0.313	0.063	1.063
Brauerwood Estates	S	33	33	33	25	9	10	44	0.758	0.273	0.303	1.333
Brixton	S	32	32	32	21	8	6	35	0.656	0.250	0.188	1.094
Brookside at The Woodlands	R	22	22	22	15	7	4	26	0.682	0.318	0.182	1.182
Callan Ridge	R	28	28	28	3	6	4	13	0.107	0.214	0.143	0.464
Canterbury Park	S	115	114	102	39	17	14	70	0.382	0.167	0.137	0.686
Clear Creek	K	19	19	19	6	2	0	8	0.316	0.105	0.000	0.421
Crestview	R	31	31	31	16	7	0	23	0.516	0.226	0.000	0.742
Duke's Landing	R	18	18	18	2	4	4	10	0.111	0.222	0.222	0.556
English Landing II	S	25	25	25	5	3	3	11	0.200	0.120	0.120	0.440
English Landing I	R	50	50	50	24	13	4	41	0.480	0.260	0.080	0.820
Gabrielle's Place	S	14	14	14	8	5	0	13	0.571	0.357	0.000	0.929
Glenshire at English Hill Div II	R	16	16	16	7	2	8	17	0.438	0.125	0.500	1.063
Glenshire at English Hill Div III	R	9	9	9	2	1	4	7	0.222	0.111	0.444	0.778
Greystone Manor I	R	90	90	90	49	28	22	99	0.544	0.311	0.244	1.100
Greystone Manor II	R	94	83	61	23	8	6	37	0.377	0.131	0.098	0.607
Hawthorne Park	R	38	26	25	8	5	6	19	0.320	0.200	0.240	0.760
Heather's Ridge	K	41	41	41	8	1	3	12	0.195	0.024	0.073	0.293
Hedgewood	R	11	11	11	2	1	3	6	0.182	0.091	0.273	0.545
Hedgewood East	R	15	15	15	3	1	0	4	0.200	0.067	0.000	0.267
Highland Ridge	K	18	18	18	3	1	2	6	0.167	0.056	0.111	0.333
Inglewood Landing	S	21	21	21	7	0	1	8	0.333	0.000	0.048	0.381
Kirkwood Terrace	KC	12	12	12	5	1	3	9	0.417	0.083	0.250	0.750
Lake Vista	S	18	18	18	10	3	2	15	0.556	0.167	0.111	0.833
Marinwood	K	48	48	48	9	4	4	17	0.188	0.083	0.083	0.354
Meritage Ridge	K	36	36	36	7	0	0	7	0.194	0.000	0.000	0.194
Morningside Estates	S	22	22	22	12	5	3	20	0.545	0.227	0.136	0.909
Panorama Estates	K	18	18	18	5	0	0	5	0.278	0.000	0.000	0.278
Pinnacle at Inglewood Hill	S	37	37	37	16	6	3	25	0.432	0.162	0.081	0.676
Preserve at Kirkland	K	35	35	35	4	1	7	12	0.114	0.029	0.200	0.343
Radke	K	20	20	20	0	1	1	2	0.000	0.050	0.050	0.100
Ray Meadows	R	27	27	27	2	0	2	4	0.074	0.000	0.074	0.148
Reese's Run	S	22	22	22	13	5	7	25	0.591	0.227	0.318	1.136
Sagebrook	R	15	15	15	10	4	2	16	0.667	0.267	0.133	1.067
Sammamish Ridge Estates	S	12	8	7	0	0	1	1	0.000	0.000	0.143	0.143
Sequoia Glen Cryder	R	52	52	52	23	10	3	36	0.442	0.192	0.058	0.692
Shadow Creek	R	15	15	15	8	3	3	14	0.533	0.200	0.200	0.933
Sheldon Estates / Hillbrooke Crest	R	15	15	15	10	2	1	13	0.667	0.133	0.067	0.867
Sycamore Park	R	12	12	12	4	1	1	6	0.333	0.083	0.083	0.500
The Retreat	R	14	14	14	2	0	0	2	0.143	0.000	0.000	0.143

2020 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
 Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2020 STUDENTS				2020 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
The Rise	R	23	23	23	4	1	1	6	0.174	0.043	0.043	0.261
Verona I/Vistas I/Vistas II	R	46	38	38	6	5	22	33	0.158	0.132	0.579	0.868
Vintner's Ridge	K	51	51	51	9	4	8	21	0.176	0.078	0.157	0.412
Willowmere Park	R	53	53	53	16	6	9	31	0.302	0.113	0.170	0.585
Willows Bluff	K	26	26	26	7	0	2	9	0.269	0.000	0.077	0.346
Wisti Lane	K	18	18	18	7	0	4	11	0.389	0.000	0.222	0.611
Woodhaven	KC	62	62	62	26	12	7	45	0.000	0.000	0.000	0.000
TOTALS		1,568	1,532	1,496	553	229	220	1,002	0.370	0.153	0.147	0.670

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2019 STUDENTS				2019 STUDENTS			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Alexan at Marymoor Apartments	R	222	95%	211	6	1	1	8	0.028	0.005	0.005	0.038
Allez Apartments	R	148	96%	143	4	0	1	5	0.028	0.000	0.007	0.035
Arete Apartments	K	62	98%	61	3	1	2	6	0.049	0.016	0.033	0.098
Artessa Condos	K	13	13	13	3	0	0	3	0.231	0.000	0.000	0.231
Capri Apartments	K	73	97%	71	4	0	0	4	0.056	0.000	0.000	0.056
Carter on the Park Apartments	R	180	96%	173	4	1	2	7	0.023	0.006	0.012	0.040
Core 83 Apartments	R	120	100%	120	2	4	4	10	0.017	0.033	0.033	0.083
Heron Flats & Lofts	R	95	95%	90	5	1	0	6	0.056	0.011	0.000	0.067
Kestrel Ridge Townhomes	S	35	35	35	6	2	3	11	0.171	0.057	0.086	0.314
Kirkland Crossing Apartments	K	185	99%	183	2	0	0	2	0.011	0.000	0.000	0.011
Marymoore Ridge Condos	R	44	44	44	7	2	1	10	0.159	0.045	0.023	0.227
Mile House Apartments	R	177	98%	173	2	1	1	4	0.012	0.006	0.006	0.023
Old Town Lofts Apartments	R	149	95%	142	3	2	0	5	0.021	0.014	0.000	0.035
Pure Apartments	R	105	97%	102	2	0	0	2	0.020	0.000	0.000	0.020
Ravello Apartments	R	20	75%	15	0	1	2	3	0.000	0.067	0.133	0.200
Redmond Ridge Apartments	KB	109	90%	98	83	55	35	173	0.847	0.561	0.357	1.765
Rose Terrace Condos	K	12	12	12	1	0	0	1	0.083	0.000	0.000	0.083
Rosehaven at Bradford Place Condos	K	16	16	16	1	0	3	4	0.063	0.000	0.188	0.250
Sky Sammamish Apartments	S	159	91%	145	10	5	10	25	0.069	0.034	0.069	0.172
Southeast Village Townhomes	S	75	70	70	21	5	6	32	0.300	0.071	0.086	0.457
State Street Condos	K	27	27	27	1	1	1	3	0.037	0.037	0.037	0.111
Station House Lofts	R	196	93%	183	7	2	0	9	0.038	0.011	0.000	0.049
The Luke Apartments	R	208	97%	201	9	2	1	12	0.045	0.010	0.005	0.060
The Rise Duplex	K	38	38	38	5	1	6	12	0.132	0.026	0.158	0.316
The Samm Apartments	S	92	92%	85	0	0	1	1	0.000	0.000	0.012	0.012
The Walk Condos	K	20	20	20	2	2	0	4	0.100	0.100	0.000	0.200
Villas @ Mondavia Townhomes	R	84	84	84	23	5	9	37	0.274	0.060	0.107	0.440
Voda Apartments	K	127	93%	118	4	1	0	5	0.034	0.008	0.000	0.042
Waterfront Condos	K	18	18	18	0	0	1	1	0.000	0.000	0.056	0.056
TOTALS		2,809		2,691	220	95	90	405	0.082	0.035	0.033	0.151

Peter Kirk Elementary School

<i>690 student capacity</i>	
Construction Cost (bid 2018, actual const. costs)	\$38,231,000
Projected Construction Cost in 2021 @ 690 student capacity @ 5% per year	\$44,257,160

Timberline Middle School

<i>900 student capacity</i>	
Construction Cost (bid 2017, actual const. costs)	\$61,623,000
Projected Construction Cost in 2021 @ 900 student capacity @ 5% per year	\$74,903,140

Juanita High School

<i>1,800 student capacity</i>	
Construction Cost (bid 2018 actual const. costs)	\$96,887,000
Projected Construction Cost in 2021 @ 1,800 student capacity @ 5% per year	\$112,158,810

X. Tables

Table 1, 1A: Six-Year Enrollment Projections and Ten-Year Low, Medium, High Enrollment Forecast

Table 2: Enrollment History

Table 3: Inventory and Capacities of Existing Schools

Table 4, 4A: Inventory of Undeveloped Land and District Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

Six-Year Enrollment Projections

	<u>2019*</u>	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>
County Live Births**	25,348	25,487	26,011	25,274	25,674	26,074	26,474
change	438	139	524	(737)	400	400	400
Kindergarten ***	2,359	2,362	2,411	2,334	2,457	2,454	2,453
Grade 1 ****	2,646	2,625	2,612	2,661	2,561	2,679	2,734
Grade 2	2,595	2,753	2,718	2,685	2,730	2,611	2,783
Grade 3	2,667	2,637	2,786	2,740	2,702	2,741	2,653
Grade 4	2,638	2,696	2,668	2,812	2,761	2,711	2,780
Grade 5	2,474	2,631	2,688	2,654	2,791	2,730	2,703
Grade 6	2,543	2,491	2,645	2,697	2,665	2,788	2,737
Grade 7	2,460	2,568	2,503	2,649	2,696	2,657	2,783
Grade 8	2,342	2,471	2,580	2,499	2,639	2,683	2,645
Grade 9	2,287	2,324	2,468	2,569	2,482	2,612	2,658
Grade 10	2,210	2,347	2,386	2,516	2,614	2,522	2,651
Grade 11	1,998	2,095	2,210	2,228	2,353	2,430	2,332
Grade 12	1,887	1,973	2,062	2,170	2,193	2,312	2,365
Total Enrollment	31,106	31,973	32,737	33,214	33,644	33,930	34,277
Yearly Increase		867	764	477	430	286	347
Yearly Increase		2.79%	2.39%	1.46%	1.29%	0.85%	1.02%
Cumulative Increase		867	1,631	2,108	2,538	2,824	3,171

* Number of Individual Students (10/1/19 Headcount).

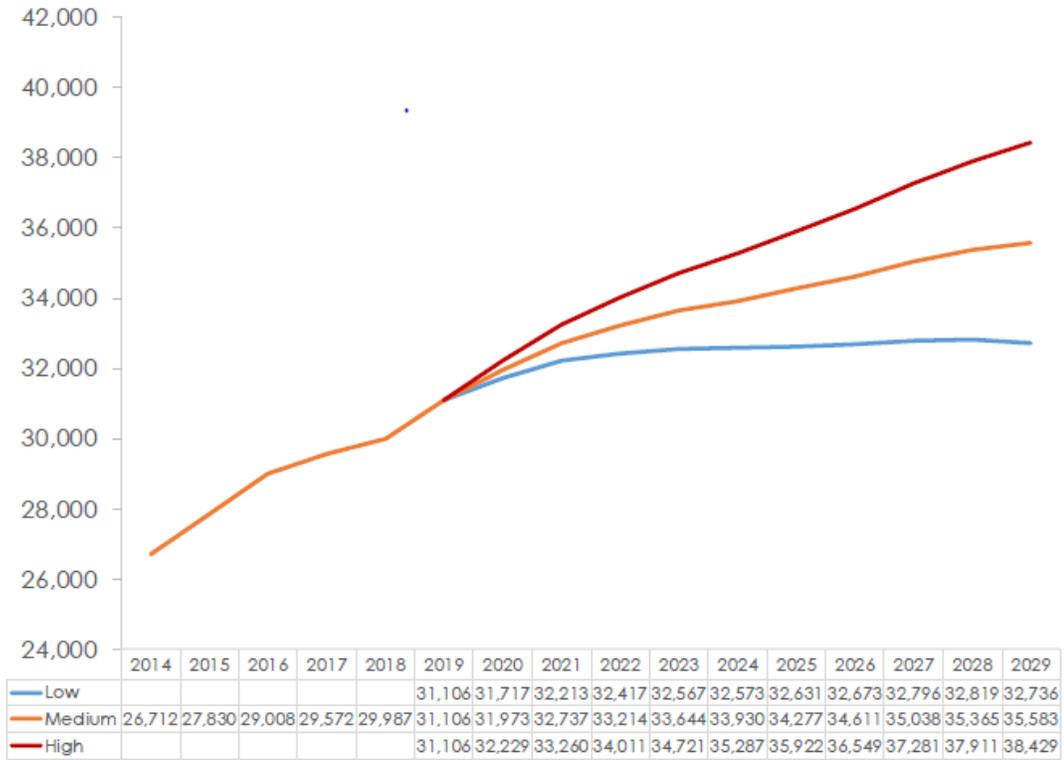
** County Live Births estimated based on OFM projections. 2023 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 8.61% of County Live Births plus anticipated developments.

**** First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.

Source: LWSD

Ten-Year Low, Medium, High Enrollment Forecast



Total District October 1st building attendance enrollment forecasts (headcount) through 2029—low-, medium-, and high-growth series. Includes all schools, and students living both within and outside the District. Excludes Preschool. Includes WANIC.

Source: Flo Analytics

Enrollment History *										
	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>
County Live Births **	22,680	24,244	24,899	25,222	25,057	24,514	24,630	25,032	24,910	25,348
Kindergarten / Live Birth	8.25%	7.87%	7.86%	8.08%	8.02%	8.97%	9.46%	8.93%	9.41%	9.31%
	Period Average									8.61%
Kindergarten	1,872	1,908	1,957	2,037	2,009	2,198	2,329	2,236	2,343	2,359
Grade 1	2,146	2,121	2,150	2,218	2,292	2,292	2,537	2,503	2,474	2,646
Grade 2	2,108	2,203	2,174	2,228	2,284	2,405	2,414	2,585	2,599	2,595
Grade 3	1,968	2,116	2,207	2,236	2,270	2,363	2,492	2,465	2,587	2,667
Grade 4	2,056	1,986	2,125	2,231	2,258	2,315	2,427	2,536	2,479	2,638
Grade 5	1,936	2,051	2,003	2,137	2,257	2,258	2,349	2,470	2,479	2,474
Grade 6	1,898	1,920	2,002	1,979	2,123	2,213	2,270	2,329	2,468	2,543
Grade 7	1,829	1,857	1,929	2,047	2,023	2,114	2,258	2,301	2,298	2,460
Grade 8	1,734	1,831	1,860	1,924	2,053	2,002	2,121	2,229	2,303	2,342
Grade 9	1,756	1,687	1,802	1,868	1,933	1,999	2,002	2,083	2,175	2,287
Grade 10	1,672	1,740	1,714	1,795	1,853	1,961	2,022	2,023	2,089	2,210
Grade 11	1,798	1,671	1,730	1,649	1,727	1,780	1,896	1,869	1,851	1,998
Grade 12	1,816	1,824	1,742	1,699	1,634	1,930	1,889	1,941	1,842	1,887
Total Enrollment	24,589	24,915	25,395	26,048	26,716	27,830	29,006	29,570	29,987	31,106
Yearly Change		326	480	653	668	1,114	1,176	564	417	1,119
* October 1st Headcount	Average increase in the number of students per year									724
** Number indicates actual births 5 years prior to enrollment year.	Total increase for period									6,517
	Percentage increase for period									27%
	Average yearly increase									2.94%

2019-20 Inventory and Capacities of Existing Schools

			<u>Total</u>	<u>Net Avail</u>
*	<u>Juanita Area</u>	<u>Address</u>	<u>Capacity**</u>	<u>Capacity**</u>
25	Frost Elementary	11801 NE 140th	575	438
03	Juanita Elementary	9635 NE 132nd	529	368
04	Keller Elementary	13820 108th NE	506	369
26	Muir Elementary	14012 132nd NE	575	414
06	Discovery Community	12801 84th NE	69	69
06	Sandburg Elementary	12801 84th NE	575	414
02	Thoreau Elementary	8224 NE 138th	506	391
60	Environmental & Adventure	8040 NE 132nd	125	125
63	Finn Hill Middle School	8040 NE 132nd	697	635
67	Kamiakin Middle School	14111 132nd NE	777	717
82	Futures School	10601 NE 132nd	67	67
82	Juanita High School	10601 NE 132nd	1,673	1,537
	<u>Kirkland Area</u>			
07	Bell Elementary	11212 NE 112th	621	414
96	Community School	11133 NE 65th	69	69
16	Franklin Elementary	12434 NE 60th	598	461
09	Kirk Elementary	1312 6th Street	782	690
10	Lakeview Elementary	10400 NE 68th	644	552
15	Rose Hill Elementary	8044 128th NE	644	530
18	Rush Elementary	6101 152nd NE	736	621
14	Twain Elementary	9525 130th NE	759	622
96	International Community School	11133 NE 65th	523	523
65	Kirkland Middle School	430 18th Avenue	697	635
80	Northstar Middle School	12033 NE 80th	84	84
69	Rose Hill Middle School	13505 NE 75th	1,021	933
61	Stella Schola Middle School	13505 NE 75th	75	75
80	Emerson High	10903 NE 53rd St	269	224
84	Lake Washington High	12033 NE 80th	1,833	1,765
	<u>Redmond Area</u>			
53	Alcott Elementary	4213 228th NE	874	759
19	Audubon Elementary	3045 180th NE	667	552
28	Clara Barton Elementary	12101 172nd Ave NE	782	668
46	Dickinson Elementary	7040 208th NE	621	461
24	Einstein Elementary	18025 NE 116th	575	483
31	Ella Baker Elementary	9595 Eastridge Dr. NE	782	690
46	Explorer Community School	7040 208th NE	92	92
22	Mann Elementary	17001 NE 104th	598	461
23	Redmond Elementary	16800 NE 80th	897	714
21	Rockwell Elementary	11125 162nd NE	690	575
41	Rosa Parks Elementary	22845 NE Cedar Park Crescent	851	702
32	Wilder Elementary	22130 NE 133rd	713	552
74	Evergreen Middle School	6900 208th NE	1,270	1,145
71	Redmond Middle School	10055 166th NE	1,095	1,058
85	Redmond High School	17272 NE 104th	2,151	2,110
73	Tesla STEM High School	400 228th Ave NE	637	637
	<u>Sammamish Area</u>			
54	Blackwell Elementary	3225 205th PL NE	621	552
52	Carson Elementary	1035 244th Ave NE	621	460
57	McAuliffe Elementary	23823 NE 22nd	690	576
58	Mead Elementary	1725 216th NE	782	690
56	Smith Elementary	23305 NE 14th	782	621
77	Inglewood Middle School	24120 NE 8th	1,345	1,282
86	Renaissance	400 228th NE	84	84
72	Timberline Middle School	9900 Redmond Ridge Drive	971	896
86	Eastlake High School	400 228TH NE	2,550	2,361

* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

** Note: "Total Capacity" = Total permanent/portable capacity as constructed
(Total Capacity does not account for space used by special programs)
"Net Available Capacity" = Total Capacity minus uses for special programs
(Net Available Capacity accounts for space used by special programs)

Inventory of Undeveloped Land

Area	Site #	Address	Jurisdiction	Status
Juanita	None			
Kirkland	None			
Redmond	33	194th NE/NE 122nd	King County	No School Use ¹
	75	22000 Novelty Hill Road	King County	In Reserve ²
	90	NE 95th and 196th Ave NE	King County	No School Use ¹
	91	NE 95 th Street and 173 rd Place NE	King County	In Reserve ²
Sammamish	59	Main and 228 th NE	Sammamish	In Reserve

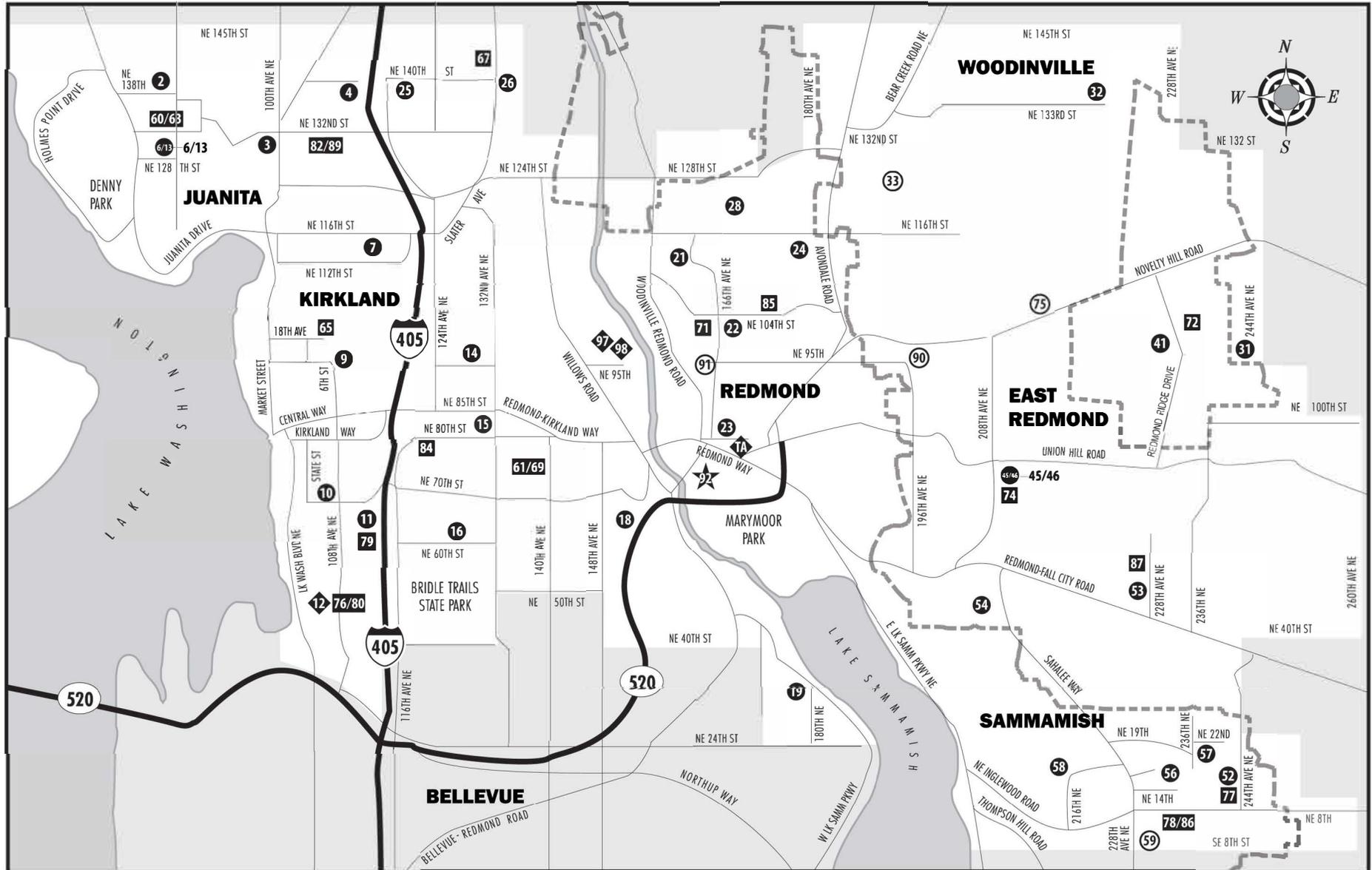
King County Rural Area Task Force Findings:

Site 33	20.0 acres located 1/4 mile east of Avondale Road; no school use allowed; potential conservation value.
Site 75	37.8 acres located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The district must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the district can use the site for a "small (5 acre) environmental school" while placing the remainder of the use into permanent conservation.
Site 90	26.9 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits; no school use allowed.
Site 91	N/A

¹ Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.

² Refers to district owned sites on which school construction is not anticipated within the six-year term of the current Capital Facilities Plan. The property is being held for the district's long term needs.

LAKE WASHINGTON SCHOOL DISTRICT



SYMBOLS:						
RESOURCE CENTER/ADMINISTRATION	ELEMENTARY SCHOOLS	MIDDLE SCHOOLS	HIGH SCHOOLS	OTHER PROGRAMS	UNDEVELOPED PROPERTIES	URBAN GROWTH BOUNDARY LINE

Projected Permanent Capacity to House Students

	2019	2020	2021	2022	2023	2024	2025
Permanent Capacity	29,128						
New Construction:							
Lake Washington High School Addition #84		500					
Franklin Elementary School Addition #16			184				
Rose Hill Elementary School Addition #15			184				
Twain Elementary School Addition #14			92				
Carson Elementary School Addition #52				92			
** New Eastside Choice High School in Sammamish						600	
Juanita High School #82		504					
** Alcott Elementary School #53						207	
** Kamiakin Middle School #67							321
Permanent Capacity Subtotal	29,128	30,132	30,592	30,684	30,684	31,491	31,812
Total Enrollment	31,106	31,787	32,374	32,984	33,187	33,305	33,341
Permanent Surplus/(Deficit) <u>without unsecured</u> Projects	(1,978)	(1,655)	(1,782)	(2,300)	(2,503)	(2,621)	(2,657)
Permanent Surplus / (Deficit) <u>with</u> Projects	(1,978)	(1,655)	(1,782)	(2,300)	(2,503)	(1,814)	(1,529)

** Projects that are not funded

Six-Year Finance Plan									
Fiscal Year *	<u>2020</u>	<u>2021</u>	<u>2022</u>	<u>2023</u>	<u>2024</u>	<u>2025</u>	<u>Total</u>	Est Secured <u>State</u>	<u>Local</u> ^
2016 Bond Projects (voter approved)									
Site 82 Rebuild/Enlarge - Juanita High School	9,000,000						9,000,000		9,000,000
2019 Levy Projects (voter approved)									
Site 84 Addition - Lake Washington High School	2,700,000						2,700,000		2,700,000
Site 16 Addition - Franklin Elementary School	11,000,000	1,000,000					12,000,000		12,000,000
Site 15 Addition - Rose Hill Elementary School	13,600,000	800,000					14,400,000		14,400,000
Site 14 Addition - Twain Elementary School	9,700,000	500,000					10,200,000		10,200,000
Site 52 Addition - Carson Elementary School	1,000,000	6,800,000	500,000				8,300,000		8,300,000
Proposed Projects **									
Site 59 New - Eastside Choice High School in Sammamish				21,100,000	21,900,000	500,000	43,500,000		43,500,000
Site 53 Rebuild/Enlarge - Alcott Elementary				28,600,000	29,800,000	700,000	59,100,000		59,100,000
Site 67 Rebuild/Enlarge - Kamiakin Middle School				49,200,000	51,200,000	1,100,000	101,500,000		101,500,000
Relocatable Classrooms (as needed)									
Relocatables	3,500,000	3,500,000	1,350,000	1,350,000	1,350,000	1,350,000	12,400,000		12,400,000
Totals									
	\$50,500,000	\$12,600,000	\$1,850,000	\$100,250,000	\$104,250,000	\$3,650,000	\$273,100,000	\$0	\$273,100,000

* Fiscal year is from September of the year stated through August of the following year (e.g. "2020" means "September 2020 through August 2021")

** Monies for the major projects above have not been secured but these projects are shown because of the need

^ Includes secured and unsecured local bond funding and impact fees. Impact fees may be applied to growth related capacity projects.



KENT SCHOOL DISTRICT
EQUITY | EXCELLENCE | COMMUNITY

Six-Year Capital Facilities Plan 2020-21 through 2025-2026

June 2020

Kent School District No. 415
12033 SE 256th Street
Kent, Washington 98030-6643
(253) 373-7295

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Adopted June 24, 2020

Six-Year Capital Facilities Plan

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I - Executive Summary

This Six-Year Capital Facilities Plan has been prepared by the Kent School District as the organization's capital facilities planning document, in compliance with the requirements of Washington's Growth Management Act, King County Code K.C.C. 21A.43 and Cities of Kent, Covington, Renton, Auburn, Black Diamond, Maple Valley, and SeaTac. This annual Plan update was prepared using data available in the spring of 2020 for the 2020-2021 school year. This annual update of the Plan reflects no new major capital projects, and an inflation-based adjustment to prior year impact fee rates.

This Plan is consistent with prior long-term capital facilities plans adopted by the Kent School District. This Plan is not intended to be the sole planning document for all of the District's needs. The District may prepare interim and periodic Long-Range Capital Facilities Plans consistent with Board Policies, taking into account a longer or shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required.

Prior Capital Facilities Plans of the Kent School District have been adopted by Metropolitan King County Council and Cities of Kent, Covington, Auburn and Renton and included in the Capital Facilities Plan element of the Comprehensive Plans of each jurisdiction. This Plan has also been submitted to cities of Black Diamond, Maple Valley, and SeaTac for their information and inclusion in their Comprehensive Plans.

In order for impact fees to be collected in the unincorporated areas of Kent School District, the Metropolitan King County Council must adopt this Plan and a fee-implementing ordinance for the District. For impact fees to be collected in the incorporated portions of the District, the cities of Kent, Covington, Renton and Auburn must also adopt this Plan and their own school impact fee ordinances.

This Capital Facilities Plan establishes a standard of service in order to ascertain current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for capacity, those guidelines do not account for local program needs in the District. The Growth Management Act, King County and City codes and ordinances authorize the District to make adjustments to the standard of service based on specific needs for students of the District.

This Plan includes the standard of service as established by Kent School District. Program capacity is based on an average capacity and updated to reflect changes to special programs served in each building. Portables in the capacity calculation use the same standard of service as the permanent facilities.

The capacity of each school in the District is calculated based on the District's standard of service and the existing inventory of permanent facilities. The District's program capacity

of permanent facilities reflects program changes and the state's mandated reduction of class size to meet the standard of service for Kent School District. Portables provide additional transitional capacity.

Kent School District is the fifth largest (FTE basis) district in the state. Enrollment is electronically reported monthly to the Office of the Superintendent of Public Instruction ("OSPI") on Form P-223. Although funding apportionment is based on Annual Average Full Time Equivalent (AAFTE), enrollment on October 1 is a widely recognized "snapshot in time" that is used to report the District's enrollment for the year as reported to OSPI.

The District's standard of service, enrollment history and projections, and use of transitional facilities are reviewed in detail in various sections of this Plan. The District plans to continue to satisfy concurrency requirements through the transitional use of portables.

This Plan currently represents projects in process funded primarily by the Kent School District's 2016 Bond. Additional information about these projects can be found at the district's capital projects homepage ([link](#)). Additionally, project updates sent to our community of stakeholders can be accessed on the KSD website ([link](#)).

II - Six - Year Enrollment Projection

For capital facilities planning, enrollment growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years (*See Table 2*).

King County live births and the District's relational percentage average were used to determine the number of kindergartners entering the system (*See Table 1*). 7.75% of 25,800 King County live births in 2015 is projected for 1,976 students expected in Kindergarten for October 1, 2020. This is an increase of 139 live births in King County over the previous year (*See Table 2*).

Early Childhood Education students (also identified as "ECE"), "Early Childhood Special Education ("ECSE") students are forecast and reported to OSPI separately on Form P-223H for Special Education Enrollment. Capacity is reserved to serve students in the ECE programs at elementary schools.

The first-grade population of Kent School District is traditionally 1-3% larger than the kindergarten population due to growth and transfers to the District. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year. Projections for October 1, 2020-2025 are from OSPI Report 1049 – Determination of Projected Enrollments.

Within practical limits, the District has kept abreast of proposed developments. The District will continue to track new development activity to determine impact to schools. Information on new residential developments and the completion of these proposed developments in all jurisdictions will be considered in the District's future analysis of growth projections.

The Kent School District serves eight permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, Renton, and Auburn and smaller portions of the cities of SeaTac, Black Diamond, and Maple Valley.

STUDENT GENERATION FACTOR

"Student Factor" is defined by King County code as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit" based on district records of average actual student generated rates for developments completed within the last ten years.

Following these guidelines, the student generation rate for Kent School District is as follows:

Single Family	Elementary	.334
	Middle School	.078
	Senior High	<u>.117</u>
	Total	.529
Multi-Family	Elementary	.117
	Middle School	.028
	Senior High	<u>.048</u>
	Total	.193

The student generation factor is based on a survey of 2,767 single-family dwelling units and 1,831 multi-family dwelling units with no adjustment for occupancy rates.

In preparing the 2020-2021 to 2025-2026 Capital Facilities Plan the District contracted with Davis Demographics and Planning (DDP) of Riverside California, a noted expert in demographic studies for school districts, to analyze and prepare the student generation factor. DDP used a larger sample of single-family residences than the district did in previous plans and included both "garden" and "urban style" apartments in the calculation for multi-family residences.

OCTOBER REPORT 1251H (HEADCOUNT) ENROLLMENT HISTORY ATTACHMENT H

For 2020 CFP - Headcount Enrollment History

LB = Live Births	LB in 2005	LB in 2006	LB in 2007	LB in 2008	LB in 2009	LB in 2010	LB in 2011	LB in 2012	LB in 2013	LB in 2014
October HC Enrollment	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
King County Live Births ¹	22,680	24,244	24,899	25,222	25,057	24,514	24,630	25,032	24,910	25,348
Increase / Decrease	-194	1,564	655	323	-165	-543	116	402	280	316
Kindergarten / Birth % ¹	8.13%	8.18%	8.57%	8.40%	8.34%	8.34%	8.17%	8.14%	7.98%	7.93%
Kindergarten	1845	1983	2134	2119	2090	2045	2013	2037	1989	2010
Grade 1	1996	1888	2017	2186	2127	2131	2067	2056	2061	2036
Grade 2	1942	2016	1905	2055	2190	2163	2163	2077	2008	2091
Grade 3	2002	1983	2082	1922	2070	2176	2195	2143	2043	1995
Grade 4	1956	2024	2000	2087	1956	2089	2195	2218	2118	2038
Grade 5	2086	1974	2044	2008	2116	1958	2103	2189	2169	2120
Grade 6	2135	2135	2026	2079	2023	2058	1952	2120	2184	2164
Grade 7 <small>Middle School</small>	2095	2105	2139	2046	2104	1974	2021	1922	2044	2166
Grade 8 " "	2153	2111	2139	2121	2091	2100	2021	2043	1882	2073
Grade 9 <small>Senior High</small>	2440	2471	2455	2483	2428	2093	2105	2006	2004	1888
Grade 10 " "	2238	2272	2092	2046	2151	2165	2099	2080	1946	2035
Grade 11 " "	2048	1995	1933	1873	1802	1818	1865	1823	1732	1663
Grade 12 " "	1694	1658	1646	1539	1576	1742	1730	1810	1654	1634
Total Enrollment ²	26,630	26,615	26,612	26,564	26,724	26,512	26,529	26,524	25,834	25,913
Yearly Headcount Increase / Decrease	-134	-15	-3	-48	160	-212	17	-5	-690	79
Cumulative Increase	-201	-216	-219	-267	-107	-319	-302	-307	-997	-918
<i>Change to Full Day Kindergarten for all schools</i>										

¹ This number indicates actual births in King County 5 years prior to enrollment year as updated by Washington State Department of Health, Center for Health Statistics. Kent School District percentage based on actual Kindergarten enrollment 5 years later.

² Enrollment reported to OSP1 on Form P-223 generates basic education funding and excludes Early Childhood Special Education ("ECSE" & "B2" or Birth to 2 Preschool Inclusive Education) and excludes College-only Running Start students.

**KENT SCHOOL DISTRICT No. 415
SIX - YEAR ENROLLMENT PROJECTION**

ATTACHMENT H

2019- 2025 Projections from OSPI Report 1049							
Full Day Kindergarten at all Elem	LB in 2014	LB in 2015	LB in 2016	LB in 2017	LB in 2018	LB in 2019	Est LB in 2020
	ACTUAL ENROLLMENT	PROJECTED ENROLLMENT					
October	2019	2020	2021	2022	2023	2024	2025
King County Live Births	25,348	25,487	26,011	26,011	26,011	26,011	26,011
Increase / Decrease	438	139	524	0	0	0	0
Kindergarten / Birth %	7.93%	7.75%	7.54%	7.48%	7.42%	7.36%	7.30%
FD Kindergarten	2,010	1,976	1,961	1,945	1,929	1,914	1,898
Grade 1	2,036	2,045	2,010	1,995	1,978	1,962	1,947
Grade 2	2,091	2,047	2,056	2,021	2,006	1,989	1,973
Grade 3	1,995	2,081	2,037	2,046	2,011	1,996	1,979
Grade 4	2,038	2,000	2,087	2,042	2,052	2,016	2,001
Grade 5	2,120	2,031	1,993	2,080	2,035	2,045	2,009
Grade 6	2,164	2,109	2,020	1,982	2,069	2,024	2,034
Grade 7	2,166	2,120	2,066	1,979	1,942	2,027	1,983
Grade 8	2,073	2,177	2,131	2,077	1,989	1,952	2,038
Grade 9	1,888	2,064	2,168	2,122	2,068	1,981	1,944
Grade 10	2,035	1,838	2,009	2,111	2,066	2,013	1,929
Grade 11	1,663	1,735	1,567	1,712	1,799	1,761	1,716
Grade 12	1,634	1,577	1,645	1,486	1,623	1,706	1,670
Total Enrollment Projection	25,913	25,800	25,750	25,598	25,567	25,386	25,121
Yearly Increase/Decrease	79	-113	-50	-152	-31	-181	-265
Yearly Increase/Decrease %	0.31%	-0.44%	-0.19%	-0.59%	-0.12%	-0.71%	-1.04%
Total Enrollment Projection	25,913	25,800	25,750	25,598	25,567	25,386	25,121

Urban style apartments typically have four stories, a central lobby and entrance, elevator access to all floors and have a central corridor with apartments on each side. These apartments have little or no surface street parking, with parking located beneath the building; retail may or may not be included with the building. If there is retail, it will generally be located on the first floor. These apartments seldom have swimming pools and do not have playgrounds for children.

Garden style apartments will have very little studio apartments and will have more three-bedroom apartments than the urban style and in theory generate more students enrolled in school. These apartments will also have lawns, club houses, swimming pools and places for children to play.

The District felt that it is important to include both styles of apartments for the student generation factor. Though it is anticipated that few students will come from the urban style, they are now part of the mix in Kent and thus should be included in mix of multi-family housing units.

Within the district's borders there are several low-income and multi-family housing projects coming on-line during 2020-2021. Once developed with occupancy occurring the District does recognize that the student generation for multi-family housing may impact future Capital Facilities Plan updates.

III - Current Kent School District "Standard of Service"

In order to determine the capacity of facilities in a school district, King County Code 21A.06 references a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district which would best serve the student population.

This Plan includes the standard of service as established by Kent School District. The District has identified schools with significant special needs programs as "impact" schools and the standard of service targets a lower-class size at those facilities. Portables included in the capacity calculation use the same standard of service as the permanent facilities.

The standard of service defined herein will continue to evolve in the future. Kent School District is continuing a long-term strategic planning process combined with review of changes to capacity and standard of service. This process will affect various aspects of the District's standard of service and future changes will be reflected in future capital facilities plans.

Current Standards of Service for Elementary Students

- Class size ratio for grades K - 3 is planned for an average of 23 students per class, not to exceed 26.
- Class size ratio for grades 4 - 6 is planned for an average of 27 students per class, not to exceed 29.

Some special programs require specialized classroom space and the program capacity of some of the buildings housing these programs is reduced. Some students, for example, leave their regular classroom for a short period of time to receive instruction in special programs and space must be allocated to serve these programs.

Students may also be provided music instruction and physical education in a separate classroom or facility.

Some identified students will also be provided educational opportunities in classrooms for special programs such as those designated as follows:

- English Learners (EL)
- Education for Disadvantaged Students (Title I) – Federal Program
- Learning Assisted Programs (LAP) – State Program
- Highly Capable Students – State Program
- Reading, math or science Labs
- Dual Language Programs in four elementary schools

Inclusive Education Service for Elementary and Secondary students with disabilities may be provided in a separate or self-contained classroom sometimes with a capacity of 10-15 depending on the program.

Current District Standards of Service for Secondary Students

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings per the negotiated collective bargaining agreement with KEA.

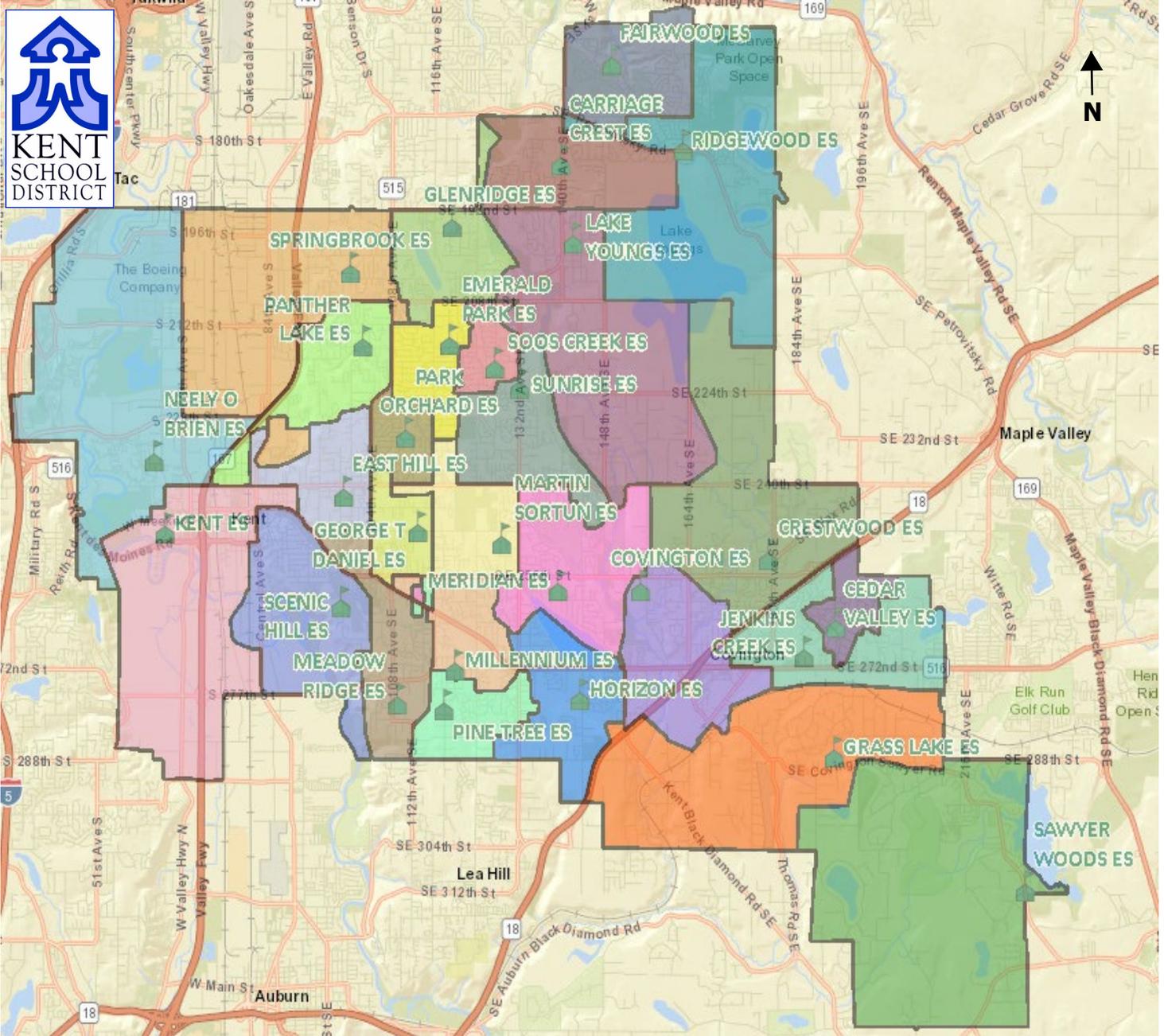
- The average class size ratio for grades 7–8 is 30 students per class and 143 students per day, with a maximum daily class load/enrollment of 150 based on five class periods per day.

KENT SCHOOL DISTRICT No. 415
INVENTORY and CAPACITY of EXISTING SCHOOLS

ATTACHMENT H

					2019-2020
SCHOOL	Year Opened	ABR	ADDRESS		Program Capacity
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058		428
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042		360
Covington Elementary	2018	CO	25811 156th Avenue SE, Covington 98042		630
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042		408
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031		464
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031		477
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058		386
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030		432
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058		431
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042		428
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042		477
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042		384
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032		454
Kent Valley Early Learning Center	2014	KV	317 ---4th Ave S, Kent, WA 98032		318
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042		497
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030		455
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030		454
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042		497
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030		478
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032		454
Panther Lake Elementary	2009	PL	12022 SE 216th Street, Kent, 98031		552
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031		463
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030		487
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058		477
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010		477
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030		454
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031		360
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031		396
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042		477
Elementary TOTAL					13,055
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042		895
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042		787
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058		832
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031		792
Mill Creek Middle School	2005	MC	620 North Central Avenue, Kent 98032		916
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058		926
Middle School TOTAL					5,148
Kent-Meridian High School	1951	KM	10020 SE 256th Street, Kent 98030		1,904
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042		1,957
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031		2,277
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042		2,159
Senior High TOTAL					8,297
Kent Mountain View Academy	1997	MV/LC	22420 Military Road, Des Moines 98198		396
Kent Phoenix Academy	2007	PH	11000 SE 264th Street, Kent 98030		414
DISTRICT TOTAL					27,310

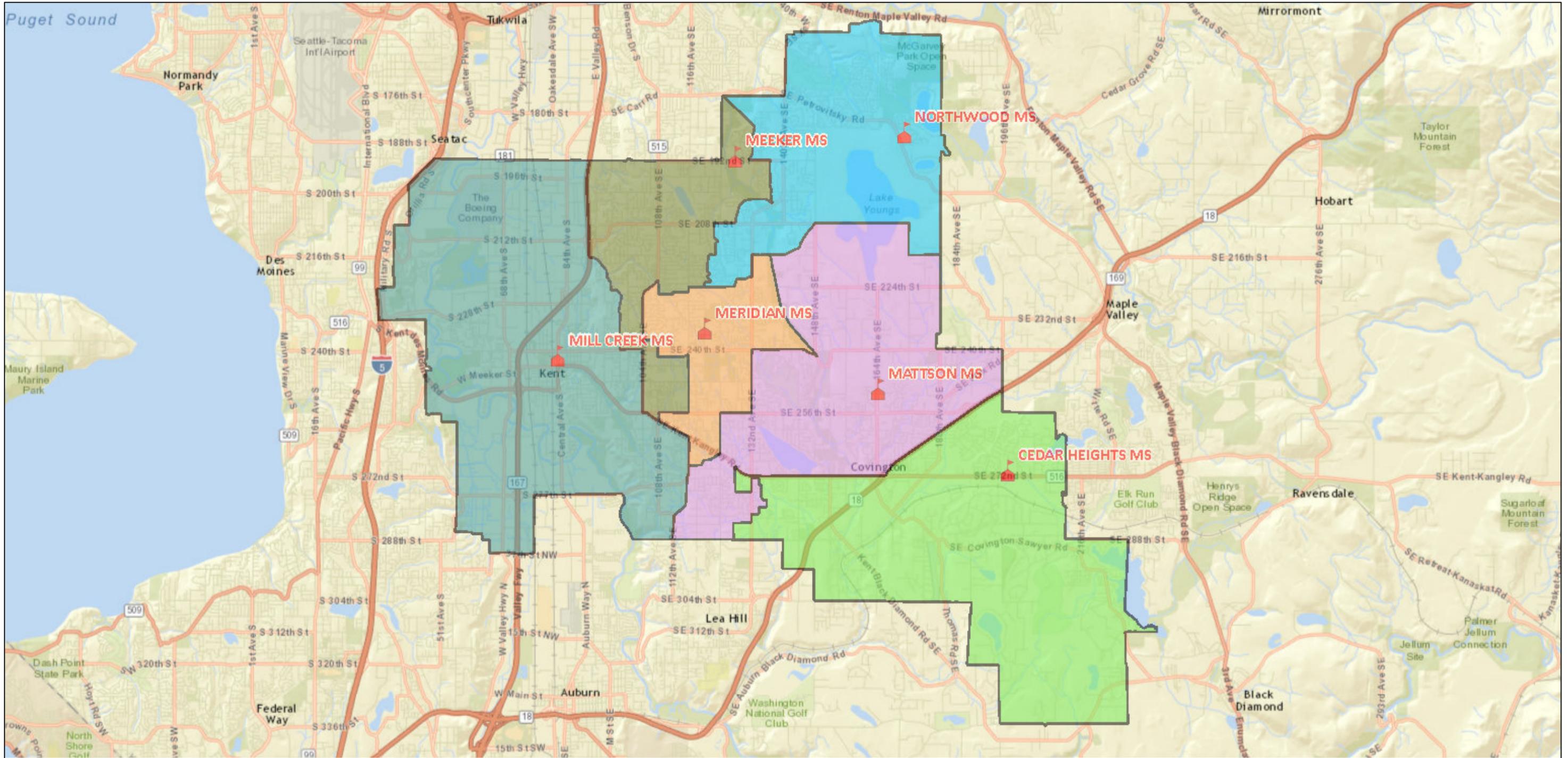
Kent School District Demographic Report



Elementary Schools and Current Enrollment

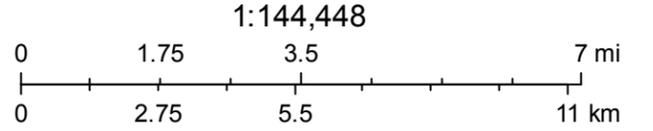
Carriage Crest - 457, Cedar Valley - 241, Covington - 628, Crestwood - 518, Daniel - 458, East Hill - 478, Emerald Park - 523, Fairwood - 349, Glenridge - 495, Grass Lake - 419, Horizon - 460, Jenkins Creek - 433, Kent - 671, Lake Youngs - 479, Martin Sortun - 661, Meadow Ridge - 492, Meridian - 540, Millennium - 596, Neely O'Brien - 768, Panther Lake - 664, Park Orchard - 453, Pine Tree - 436, Ridgewood - 506, Sawyer Woods - 441, Scenic Hill - 615, Soos Creek - 365, Springbrook - 496, Sunrise - 696

Kent School District Demographic Report - Middle Schools



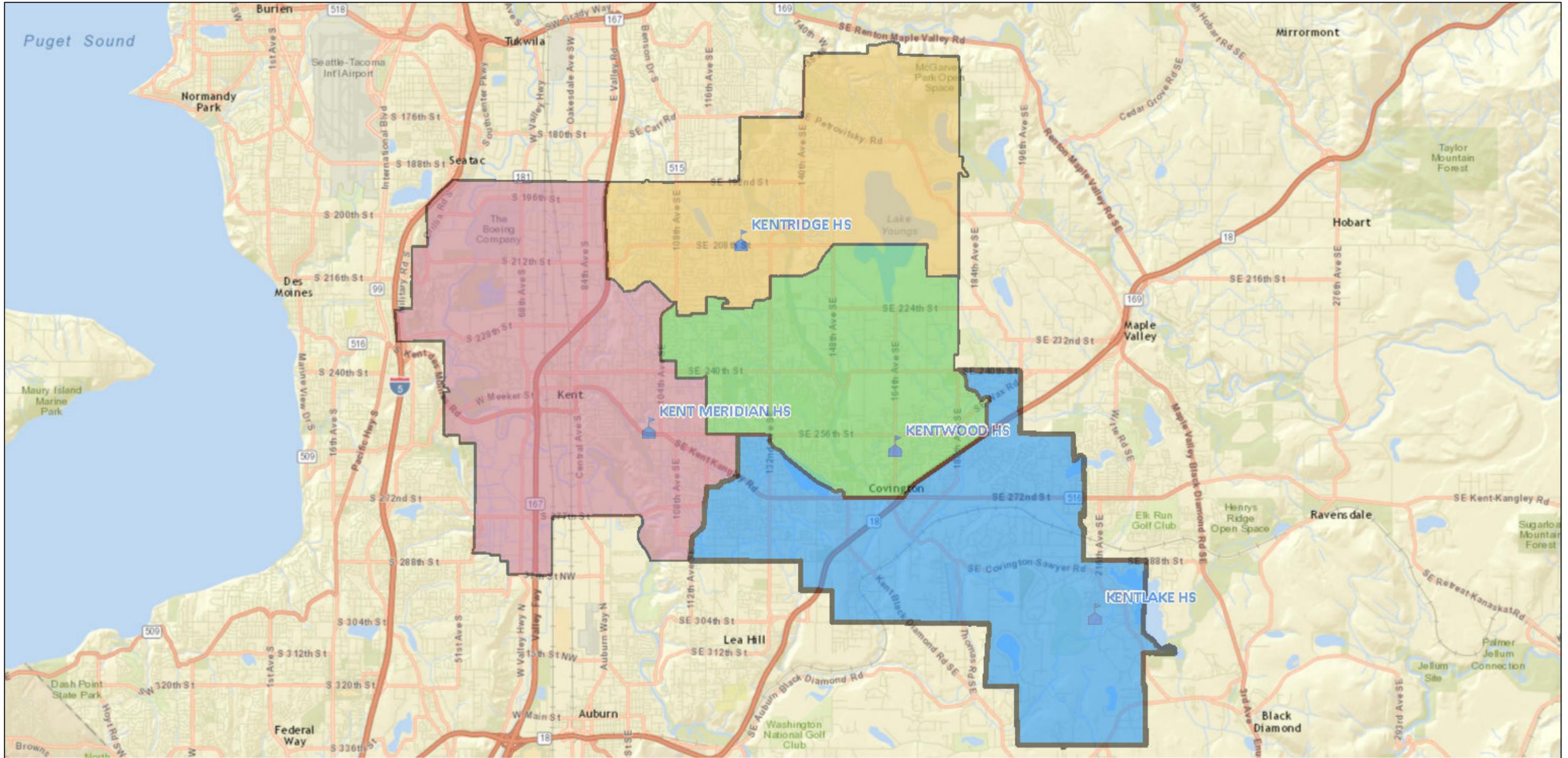
Middle Schools and Current Enrollment

Cedar Heights - 673, Mattson - 691, Meeker - 717,
 Meridian - 591, Mill Creek - 887, Northwood - 598

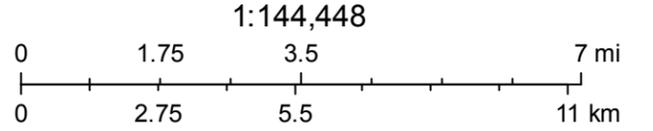


Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

Kent School District Demographic Report - High Schools



High Schools and Current Enrollment
 Kent Meridian - 1858, Kentlake - 1382,
 Kentridge - 1818 Kentwood - 1750



Sources: Esri, HERE, DeLorme, USGS, Intermap, INCREMENT P, NRCan, Esri Japan, METI, Esri China (Hong Kong), Esri Korea, Esri (Thailand), MapmyIndia, NGCC, © OpenStreetMap contributors, and the GIS User Community

- The average class size ratio for grades 9-12 is 32 students per class and 153 students per day, with a maximum daily class load/enrollment of 160 based on five class periods per day.

Similar to Inclusive Education Programs listed above, many other secondary programs require specialized classroom space which can reduce the program capacity of the permanent school buildings, such as technology labs, performing arts activities, a variety of career and technical education programs, and other specialized programs.

Space or Classroom Utilization

As a result of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods, it is not possible to achieve 100% utilization of regular teaching stations at secondary schools. Based on the analysis of actual utilization of classrooms, the District has determined that the standard utilization rate is 85% for secondary schools. Program capacity at elementary schools reflects 100% utilization at the elementary level.

IV - Inventory and Capacity of Existing Schools

Currently, the District has permanent program capacity to house 27,310 students and transitional (portable) capacity to house 2,085. This capacity is based on the District's Standard of Service as set forth in Section III. Included in this Plan is an inventory of the District's schools by type, address and current capacity (*See Table 3*). The ratio between permanent capacity and portable capacity is 94.9%-5.1%.

The program capacity is periodically updated for changes in programs, additional classrooms and new schools. Program capacity has been updated in this Plan to reflect program changes implemented in the Fall of 2019.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B, and C. Maps of existing schools are included.

For clarification, the following is a brief description of some of the non-traditional programs for students in Kent School District:

Both the Kent Mountain View Academy and the Kent Phoenix Academy are now sharing the building that formerly served Sequoia Middle School beginning the school year 2019-2020.

iGrad - Kent School District has developed the Individualized Graduation and Degree Program or “iGrad”. iGrad offers a second chance to students age 16-21 who have dropped out of high school and want to earn a high school diploma. iGrad is not included in this Capital Facilities Plan because it is served in leased space at the Kent Hill Plaza Shopping Center. Over the past three years, enrollment in the iGrad program has averaged over 300 students.

V - Six-Year Planning and Construction Plan

In November [2016](#), the voters of the Kent School District approved a bond measure for \$252 million. This new bonding authority provided for the replacement for Covington Elementary school, which opened in August of 2018, a new elementary school in the Kent Valley (Currently being built at the former location of Kent Mountain View Academy), and the twenty additional classrooms project redirected by the Kent School Board to build a 20 classroom Kent Academy Facility housing multiple academy programs in our district, which is currently underway at the site of the Old Panther Lake Elementary School.

At the time of preparation of this Plan in spring 2020, the following projects to increase capacity are either in the planning phase or will start in spring 2020.

- Construction is in progress for New Valley Elementary School (project name only) on West Hill within the City Limits of SeaTac, WA. The 89,000 square foot K-6 school project is being funded with bond funds and impact fees from King County.
- Construction is in progress to add New Academy Facility at the Old Panther Lake Elementary Site in Kent in order to free up space at the current Kent Phoenix Academy location (formerly Sequoyah Middle School) for additional classroom space if needed and/or to open another middle school in the near future. The new 59,000 square foot facility will accommodate a variety of Academy Programs within the Kent School District.
- Some funding for lease or purchase of additional portables may be provided by impact fees as needed. Sites are based on need for additional capacity.

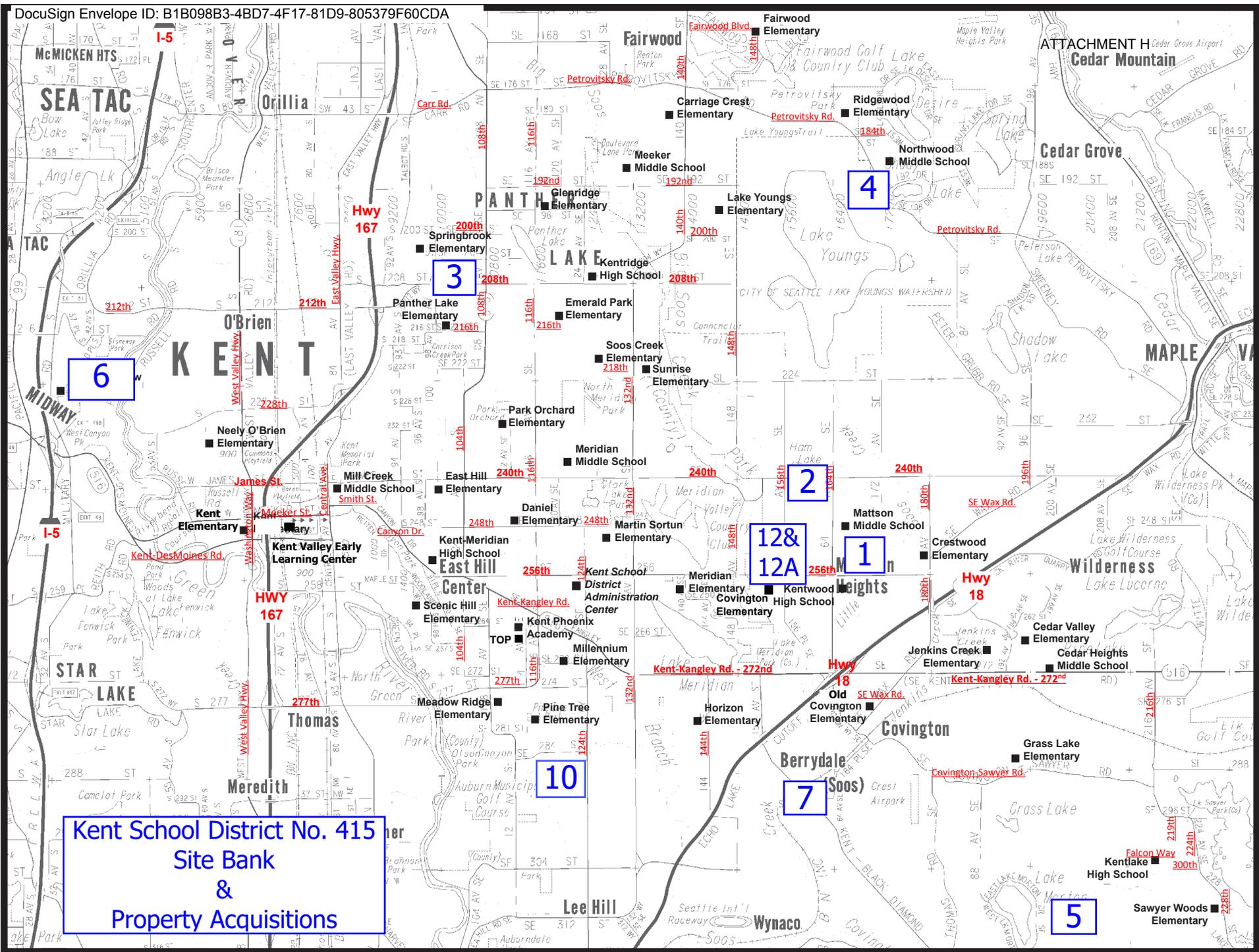
As a critical component of capital facilities planning, county and city planners and decision-makers are encouraged to consider safe walking conditions for all students when reviewing applications and design plans for new roads and developments. This should include sidewalks for pedestrian safety to and from school and bus stops as well as bus pull-outs and turn-arounds.

Included in this Plan is an inventory of potential projects and sites identified by the District which are potentially acceptable site alternatives in the future (*See Table 4 & Site map*).

KENT SCHOOL DISTRICT No. 415

Site Acquisitions and Projects Planned to Provide Additional Capacity

					Projected Completion Date	Projected Program Capacity	% for new Growth
SCHOOL / FACILITY / SITE		LOCATION	Type	Status			
					Approximate	Approximate	
# on Map	ELEMENTARY						
6	New Valley Elementary School	Old Kent Mountain View Academy Site	Elementary Addition	Under Construction	2021-2022	700	100%
MIDDLE SCHOOL & SENIOR HIGH							
3	New Academy Site	Old Panther Lake Elementary Site	Academy	Under Construction	2021-2022	480	100%
TEMPORARY FACILITIES							Additional Capacity
	Portables ¹	TBD - For placement as needed	New	Planning	2020+	24 - 31 each	100%
# on Map	² OTHER SITES ACQUIRED				Land Use Designation	Type	Land Use Jurisdiction
1	164th SE (Across from Mattson)	25230-25050 164th SE, Covington 98042			Rural	TBD	King County
2	Ham Lake area (Pollard)	16820 SE 240, Kent 98042			Rural	Elementary	King County
4	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058			Urban	Elementary	King County
5	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042			Rural	Secondary	King County
10	South Central Site (Yeh)	SE 286th St & 124th Ave SE, Auburn 98092			Urban	TBD	King County
12	256th - Covington (Halleson)	25435 SE 256th, Covington 98042			Rural	To be sold	King County
12a	156th - Covington (Wikstrom)	25847 156th Ave. SE, Covington 98042			Rural	To be sold	King County
Notes:							
¹ TBD - To be determined - Some sites are identified but placement, timing and/or configuration of portables has not been determined.							
² Numbers correspond to sites on Site Bank Map on Page 19. Other Map site locations are parcels identified in Table 7 on Page 29.							



Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for purchase of additional sites, but some may be funded with impact fees as needed. Not all undeveloped properties meet current school construction requirements and some property may be traded or sold to meet future facility needs. The Board of Directors has started the process to sell surplus property in the spring of 2020.

The Board will continue an annual review of standards of service and those decisions will be reflected in each update of the Capital Facilities Plan.

VI - Portable Classrooms

The Plan references use of portables as interim or transitional capacity and facilities.

Currently, the District utilizes portables to house students in excess of permanent capacity and for program purposes at some school locations (*Please see Appendices A, B, C*).

Based on enrollment projections, implementation of full day kindergarten programs, lower state mandated class sizes, program capacity, and the need for additional permanent capacity, the District anticipates the need to purchase or lease additional portables during the next six-year period.

During the time period covered by this Plan, the District does not anticipate that all of the District's portables will be replaced by permanent facilities. During the useful life of some of the portables, the school-age population may decline in some communities and increase in others, and these portables provide the flexibility to accommodate the immediate needs of the community.

Portables may be used as interim or transitional facilities:

1. To prevent overbuilding or overcrowding of permanent school facilities.
2. To cover the gap between the times of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Portables currently in the District's inventory are continually evaluated resulting in some being improved and some replaced.

The Plan projects that the District will use portables to accommodate interim housing needs for the next six years and beyond. The use of portables, their impacts on permanent facilities, life cycle and operational costs, and the interrelationship between portables, emerging technologies, and educational restructuring will continue to be examined.

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

TOTAL DISTRICT

SCHOOL YEAR	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
	Actual	P R O J E C T E D				
Permanent Program Capacity ¹	27,255	27,255	27,255	28,435	28,435	28,435
Changes to Permanent Capacity ¹						
Capacity Increase (F)						
New Elementary School ²			700			
New Academy (Old PL Site)			480			
Additional Permanent Classrooms	0	0	0	0	0	0
Permanent Program Capacity Subtotal	27,255	27,255	28,435	28,435	28,435	28,435
Interim Portable Capacity ³						
Elementary Portable Capacity Required	1,440	1,248	456	336	336	336
Middle School Portable Capacity Required ⁵	0	0	0	0	0	0
Senior High School Portable Capacity Required ⁵	0	0	0	0	0	0
	1,440	1,248	456	336	336	336
TOTAL CAPACITY ¹	28,695	28,503	28,891	28,771	28,771	28,771
TOTAL ENROLLMENT/ PROJECTION ⁴	25,913	25,800	25,750	25,598	25,567	25,386
DISTRICT AVAILABLE CAPACITY ⁵	2,782	2,703	3,141	3,173	3,204	3,385

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

² New Elementary school will increase capacity and will be built on the existing site of Kent Mountain View Academy.

³ 2019-2020 total classroom portable capacity is 1440. Some additional relocatable used for program purposes.

⁴ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

⁵ School capacity meets concurrency requirements and no impact fees are proposed for secondary schools.

KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY

ATTACHMENT H

ELEMENTARY - Grades K - 6

SCHOOL YEAR	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25			
	Actual	P	R	O	J	E	C	T	E
Elementary Permanent Capacity ¹	13,000	13,000	13,000	13,700	13,700	13,700			
New Elementary School - Kent Valley				700					
Additional Permanent Classrooms ²	0	0	0	0	0	0			
Subtotal	13,000	13,000	13,700	13,700	13,700	13,700			
Portable Capacity Required ¹	1440	1248	456	336	336	336			
TOTAL CAPACITY ^{1/2}	14,440	14,248	14,156	14,036	14,036	14,036			
ENROLLMENT / PROJECTION ³	14,454	14,289	14,164	14,111	14,080	13,946			
SURPLUS (DEFICIT) CAPACITY	-14	-41	-8	-75	-44	90			
Number of Portables Required	60	52	19	14	14	14			

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes

² Additional classrooms will be placed at schools with the greatest need for alleviate overcrowding

³ Actual October Headcount Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollment
 Enrollment & Projections reflect FULL Day Kindergarten at ALL Elementary schools @ 1.0 & exclude ECSE Preschool

**KENT SCHOOL DISTRICT No. 415
PROJECTED ENROLLMENT and CAPACITY**

SENIOR HIGH - Grades 9 - 12

SCHOOL YEAR	2019-20	2020-21	2021-22	2022-23	2023-24	2024-2025	2025-2026
	P R O J E C T E D						

Senior High Permanent Capacity ¹	8,297	8,297	8,297	8,777	8,777	8,777	8,777
---	-------	-------	-------	-------	-------	-------	-------

New Academy (Old PL site) 480

No Changes to High School Capacity

Subtotal	8,297	8,297	8,777	8,777	8,777	8,777	8,777
----------	-------	-------	-------	-------	-------	-------	-------

Portables Capacity Required ¹	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---

TOTAL CAPACITY ¹	8,297	8,297	8,777	8,777	8,777	8,777	8,777
------------------------------------	--------------	--------------	--------------	--------------	--------------	--------------	--------------

ENROLLMENT / PROJECTION ³	7,220	7,214	7,389	7,431	7,556	7,461	7,259
--------------------------------------	-------	-------	-------	-------	-------	-------	-------

SURPLUS (DEFICIT) CAPACITY	1,077	1,083	1,388	1,346	1,221	1,316	1,518
----------------------------	-------	-------	-------	-------	-------	-------	-------

Number of Portables Required 0 0 0 0 0 0 0 0

No Classroom Portables required at this time. Some Portables used for classroom and program purposes.

¹ Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.

³ Actual October Enrollment with Projections from OSPI Report 1049 - Determination of Projected Enrollments.

VII - Projected Six-Year Classroom Capacity

As stated in Section IV, the program capacity study is periodically updated for changes in special programs and reflects class size requirements, class size fluctuations etc. As shown in the Inventory and Capacity chart in Table 3, the program capacity is also reflected in the capacity and enrollment comparison charts (*See Tables 5 & 5 a-b-c*).

Enrollment is electronically reported to OSPI on Form P-223 on a monthly basis and funding apportionment is based on Annual Average FTE (AAFTE). The first school day of October is widely recognized as the enrollment “snapshot in time” to report enrollment for the year.

Kent School District continues to be the fifth largest district (both FTE and headcount basis) in the state of Washington. The P-223 Headcount for October 2019 was 25,833 with kindergarten students counted at 1.0 and excluding ECSE and college-only Running Start students. A full headcount of all students enrolled in October 2019 totals 26,749 which included ECSE and college-only Running Start students.

In October 2019, there were 1,177 students in 11th and 12th grade participating in the Running Start program at different colleges and receiving credits toward both high school and college graduation. Of these students, 664 attended classes only at the college (“college-only”) and are excluded from FTE and headcount for capacity and enrollment comparisons. Kent School District has one of the highest Running Start program participation rates in the state.

Based on the enrollment forecasts, permanent facility inventory and capacity, current standard of service, portable capacity, and future additional classroom space, the District plans to continue to satisfy concurrency requirements through the transitional use of portables (*See Table 5 and Tables 5 a-b-c*).

This does not mean that some schools will not experience overcrowding. There may be a need for additional portables and/or new schools to accommodate growth within the District. New schools may be designed to accommodate placement of future portables. School attendance area changes, limited and costly movement of portables, zoning changes, market conditions, and educational restructuring will all play a major role in addressing overcrowding and underutilization of facilities in different parts of the District.

VIII - Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2020-2021 through 2025-2026. The financing components include secured and unsecured funding and impact fees. The plan is based on future bond issues, state school construction assistance, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

The plan also includes an additional elementary school in the Kent Valley which is currently under construction at the current site of the Kent Mountain View Academy on Military Road in SeaTac. Kent Mountain View Academy moved into and is sharing space at the current Kent Phoenix Academy (located at the former Sequoyah Middle School) starting the 2019-2020 school year. This new school will increase the capacity at the elementary level by 700 students. Some impact fees are scheduled to be part of the overall finance plan.

In November 2016, the District held a special election to approve the authorization of \$252,000,000 in bonding authority. The projects described above are part of this authorization. The first series of bonds (\$80 million) were issued in February 2017, which funded the Covington Elementary Replacement School, as well as other infrastructure projects. *Impact fees will be used at both projects due to escalation in construction pricing across the pacific northwest.*

The Finance Plan includes new portables to be purchased or leased to provide additional capacity and some may be funded from impact fees.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future and reported in annual updates of the Capital Facilities Plan. No impact fees are requested for secondary schools in this Plan.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Capital Planning Department. Please see pages 13-14 for a summary of the cost basis.

**KENT SCHOOL DISTRICT No. 415
SIX-YEAR FINANCE PLAN**

SCHOOL FACILITIES	*	2019	2020	2021	2022	2023	2024	2025	TOTAL	Secured	Unsecured	Impact
										Local & State	State ² or Local ³	Fees ⁵
										Estimated		Estimated
PERMANENT FACILITIES												
New Elementary School - Kent Valley	F	\$11,000,000	\$16,000,000	\$26,000,000					\$53,000,000	\$51,000,000		\$2,000,000
Elementary Site Acquisition (10 acres)	F	\$1,770,355							\$1,770,355	\$1,270,355		\$500,000
New Academy Facility / 20 Classrooms	F	\$5,000,000	\$13,000,000	\$18,000,000					\$36,000,000	\$30,000,000		\$6,000,000
No Secondary School Projects at this time.												
TEMPORARY FACILITIES												
Additional portables ³⁻⁴	U	\$393,750							\$393,750			\$393,750
		3 portables										
OTHER												
N / A												
Totals		\$18,164,105	\$29,000,000	\$44,000,000	\$0	\$0	\$0	\$0	\$91,164,105	\$82,270,355	\$0	\$8,893,750

* F = Funded U = Unfunded

NOTES:

- ² The District anticipates receiving some State Funding Construction Assistance for some projects.
- ³ Facility needs are pending review. Some of these projects may be funded with impact fees.
- ⁴ Cost of portables based on current cost and adjusted for inflation for future years.
- ⁵ Fees in this column are based on amount of fees collected to date and estimated fees on future units.

KENT SCHOOL DISTRICT No. 415
Site Acquisitions & Costs
Average of Sites Purchased, Sold or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased / Sold	Location	Acreage	Cost/Price	Avg cost-price/acre	Total Average Cost / Acre
Elementary							
12 / Urban	Property Sale-29.7 acres of Plemons-Yeh site	2016	SSE 124th Ave and 284th ST SE	29.70	\$947,536	\$31,904	
7 / Rural	Property Sale - Scarsella site	2015	2900 Kent Black Diamond RD SE	13.25	\$330,000	\$24,906	
3 / Rural	Property Sale - Old Covington Parcel A, #362206-9081	2019	17070 SE Wax Rd, Covington	8.00	\$3,869,697	\$483,712	
6 / Rural	Property purchased for new elementary	2019	SE 264th St., Kent	10.00	\$1,770,355	\$177,036	
			Elementary Site Subtotal	60.95	\$6,917,588		\$113,496 Elem site average
Middle School							
	No Acquisitions for Middle School			0.00	\$0		
			Middle School Site Subtotal	0.00	\$0		\$0 Middle Schl Site Avg.
Senior High							
	No Acquisitions for Senior Highs			0.00	\$0	\$0	
			Senior High Site Subtotal	0.00	\$0		\$0 Sr Hi Site Average
<p>Note: All rural sites were purchased prior to adoption of Urban Growth Area. Numbers correspond to locations on Site Bank & Acquisitions Map on Page 17.</p>							
	Properties purchased prior to 2010						
1 / Urban	Site - Covington area North (So of Mattson MS)	1984					
2 / Rural	Site - Ham Lake east (Pollard)	1992					
4 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)	1995					
5 / Rural	Site - SE of Lake Morton area (West property)	1993					
10 / Urban	Site - Yeh-Williams (W of 132 Ave SE at SE 288)	1999					
12 / Urban	Site - SE 256th Covington (Halleson)	2000					
12a / Urban	Site - 156th Ave. SE Covington (Wikstrom)	2004					
				Total Acreage & Cost		Total Average Cost / Acre	
				60.95	\$6,917,588	\$113,496	

Cost Basis Summary

For impact fee calculations, construction costs are based on cost of the last elementary school, adjusted for inflation, and projected cost of the future elementary schools and additional classrooms.

Project	Projected Cost
New Elementary School Kent Valley (To open Fall 2021)	\$53,000,000
New Academy Facility (To open Fall 2021)	\$36,000,000

Site Acquisition Cost

The site acquisition cost is based on an average cost of sites purchased or built on within the last ten years. Please see Table 7 for a list of site acquisition costs and averages.

District Adjustment

The impact fee calculations on Appendix B & C include a “District Adjustment” which is equal to the amount of increase that the impact fee formulas total for this year and adjusted for the increase in the Consumer Price Index (2.5%) for the Seattle metropolitan area.

IX - Summary of Changes to June 2020 Capital Facilities Plan

The Capital Facilities Plan (the "Plan") is updated annually based on previous Plans in effect since 1993. The primary changes from the June 2019 Plan are summarized here.

Changes to capacity continue to reflect fluctuations in class size ratio as well as program changes. Changes in portables or transitional capacity reflect use, lease or purchase, sale, surplus and/or movement between facilities.

The district worked with contractor David Demographics out of Riverside California to update student generation factors. The updated rates are included in the body of the Plan.

The student headcount enrollment forecast is updated annually. All Elementary schools now have Full Day Kindergarten so six-year Kindergarten projections were previously modified to meet the requirements for Full Day Kindergarten programs at all elementary schools.

The district expects to receive some State Funding Assistance (formerly called "state matching funds") for projects in this Plan and tax credit factors are updated annually. Unfunded site and facility needs will be reviewed in the future.

The impact fees for 2021 calendar year will increase by the percentage increase of the consumer price index for the Seattle metropolitan area. The increase for 2021 calendar year is 2.5%. For single-family residences, the fee will increase by \$138.85 to \$5,692.85. The impact fee for multi-family units will increase by \$58.63 to \$2,403.63.

X - Appendices

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor	Elem	0.398	0.334	
Single Family (SF)	MS	0.096	0.078	
	SH	0.185	0.117	
	Total	0.679	0.529	0.150 Decrease
Student Generation Factor	Elem	0.117	0.117	
Multi-Family (MF)	MS	0.028	0.028	
	SH	0.029	0.048	
	Total	0.174	0.193	0.019 Increase
State Funding Assistance Ratios ("State Match")		56.96%	56.96%	Per OSPI Website
Area Cost Allowance		\$225.97	\$225.97	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$407,255	\$423,247	Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$151,126	\$164,546	Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.04	\$1.41	Per King Co. Assessor Report
General Obligation Bond Interest Rate		3.95%	2.16%	Bond Buyers 20 year GO Index
Impact Fee - Single Family	SF	\$5,554	\$5,692.85	Increase of \$138.85 or 2.5%
Impact Fee - Multi-Family	MF	\$2,345	\$2,403.63	Increase of \$58.63 or 2.5%

**KENT SCHOOL DISTRICT
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

Student Generation Factors - Single Family

Elementary (Grades K - 6)	0.334
Middle School (Grades 7 - 8)	0.078
Senior High (Grades 9 - 12)	0.117
Total	<u>0.529</u>

Student Generation Factors - Multi-Family

Elementary	0.117
Middle School	0.028
Senior High	0.048
Total	<u>0.193</u>

Projected Increased Student Capacity

Elementary	<u>700</u>
Middle School	<u>0</u>
Senior High (Academy)	<u>480</u>

OSPI - Square Footage per Student

Elementary	<u>90</u>
Middle School	<u>117</u>
Senior High	<u>130</u>
Special Education	<u>144</u>

Required Site Acreage per Facility

Elementary (required)	<u>11</u>
Middle School (required)	<u>21</u>
Senior High (required)	<u>32</u>

Average Site Cost / Acre

Elementary	<u>\$113,496</u>
Middle School	<u>\$0</u>
Senior High	<u>\$0</u>

New Facility Construction Cost

Elementary *	<u>\$53,000,000</u>
Middle School	<u>\$0</u>
Senior High * (Academy)	<u>\$36,000,000</u>

* See cost basis on Pg. 26

Temporary Facility Capacity & Cost

Elementary @ 24	<u>\$0</u>
Middle School @ 29	<u>\$0</u>
Senior High @ 31	<u>\$0</u>

Temporary Facility Square Footage

Elementary	<u>143,372</u>
Middle School	<u>10,736</u>
Senior High	<u>21,296</u>
Total	5.1% <u>175,404</u>

State Funding Assistance Credit

District Funding Assistance Percentage	<u>56.96%</u>
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Permanent Facility Square Footage

Elementary	<u>1,571,558</u>
Middle School	<u>764,809</u>
Senior High	<u>1,048,939</u>
Total	94.9% <u>3,385,306</u>

Construction Cost Allocation

CCA - Cost/Sq. Ft.	<u>\$238.22</u>
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Total Facilities Square Footage

Elementary	<u>1,714,930</u>
Middle School	<u>775,545</u>
Senior High	<u>1,070,235</u>
Total	<u>3,560,710</u>

District Average Assessed Value

Single Family Residence	<u>\$426,418</u>
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District Average Assessed Value

Multi-Family Residence	<u>\$177,957</u>
------------------------	------------------

Bond Levy Tax Rate/\$1,000

Current Rate / 1,000 Tax Rate	<u>1.41</u> <u>0.0014</u>
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Developer Provided Sites / Facilities

Value	<u>0</u>
Dwelling Units	<u>0</u>

General Obligation Bond Interest Rate

Current Bond Interest Rate	<u>2.16%</u>
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CPI Inflation Factor

<u>2.50%</u>

**KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

Site Acquisition Cost per Single Family Residence

Formula: $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Capacity}) \times \text{Student Generation Factor}$

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$113,496	700	0.334	\$595.69
A 2 (Middle School)	21	\$0	0	0.078	\$0.00
A 3 (Senior High)	32	\$0	480	0.117	\$0.00
Total	64	\$113,496	1,180	0.529	A ⇨ \$595.69

Permanent Facility Construction Cost per Single Family Residence

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent} / \text{Total Square Footage Ratio})$

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$53,000,000	700	0.334	0.903	\$22,835.58
B 2 (Middle School)	\$0	0	0.078	0.984	
B 3 (Senior High)	\$36,000,000	480	0.117	0.998	\$8,757.45
Total	\$89,000,000	1,180	0.529		B ⇨ \$31,593.03

Temporary Facility Cost per Single Family Residence (Portables)

Formula: $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary} / \text{Total Square Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$0	24	0.334	0.097	\$0.00
C 2 (Middle School)	\$0	29	0.078	0.016	\$0
C 3 (Senior High)	\$0	31	0.117	0.02	\$0
Total	\$0	84	0.529		C ⇨ \$0.00

State Funding Assistance Credit per Single Family Residence (formerly "State Match")

Formula: $\text{Area Cost Allowance} \times \text{SFI Square Feet per student} \times \text{Funding Assistance \%} \times \text{Student Factor}$

	Construction Cost Allocation	SFI Sq. Ft. / Student	Assistance %	Student Factor	
D 1 (Elementary)	\$238.22	90	0.5696	0.334	\$4,078.84
D 2 (Middle School)	\$238.22	117	0.5696	0.078	\$1,238
D 3 (Senior High)	\$238.22	130	0.5696	0.117	\$2,064
Total					D ⇨ \$7,381.00

Tax Credit per Single Family Residence

Average SF Residential Assessed Value (AAV)	\$426,418	
Net Present Value (per EQ) (NPV)	8.90	
Current Debt Service Rate / 1,000 (r)	0.14%	TC ⇨ \$5,351.12
<i>(Below used to calculate NPV)</i>		
Current Bond Interest Rate	2.16%	
Years Amortized (10 Years)- Used in NPV Calculation	10	

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

Fee Recap

A = Site Acquisition per SF Residence	\$595.69
B = Permanent Facility Cost per Residence	\$31,593.03
C = Temporary Facility Cost per Residence	\$0.00
Subtotal	\$32,188.72

D = State Match Credit per Residence	\$7,381.00
TC = Tax Credit per Residence	\$5,351.12
Subtotal	\$12,732.12

Total Unfunded Need \$19,456.60

50% Developer Fee Obligation **\$9,728**

FC = Facility Credit (if applicable) \$0

District Adjustment (see page 28 for explanation) **(\$4,035)**

Net Fee Obligation per Residence - Single Family **\$5,692.85**

**KENT SCHOOL DISTRICT
IMPACT FEE CALCULATION for MULTI-FAMILY RESIDENCE**

Site Acquisition Cost per Multi-Family Residence Unit

Formula: ((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor

	Required Site Acreage	Average Site Cost/Acre	Facility Capacity	Student Factor	
A 1 (Elementary)	11	\$113,496	700	0.117	\$208.67
A 2 (Middle School)	21	\$0	0	0.028	
A 3 (Senior High)	32	\$0	480	0.048	\$0.00
Total	\$64	113,496	1,180	0.193	
				A ⇨	\$208.67

Permanent Facility Construction Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Square Footage Ratio)

	Construction Cost	Facility Capacity	Student Factor	Footage Ratio	
B 1 (Elementary)	\$53,000,000	700	0.117	0.903	\$7,999.29
B 2 (Middle School)	\$0	0	0.028	0.984	
B 3 (Senior High)	\$36,000,000	480	0.048	0.998	\$3,592.80
Total	\$89,000,000	1,180	0.193		
				B ⇨	\$11,592.09

Temporary Facility Cost per Multi-Family Residence Unit

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C 1 (Elementary)	\$0	24	0.117	0.097	\$0.00
C 2 (Middle School)	\$0	29	0.028	0.016	\$0
C 3 (Senior High)	\$0	31	0.048	0.02	\$0
Total	\$0	84			
				C ⇨	\$0.00

State Funding Assistance Credit per Multi-Family Residence (formerly "State Match")

Formula: Area Cost Allowance x SPI Square Feet per student x Funding Assistance % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$238.22	90	0.5696	0.117	\$1,428.82
D 2 (Middle School)	\$238.22	117	0.5696	0.028	\$445
D 3 (Senior High)	\$238.22	130	0.5696	0.048	\$847
				D ⇨	\$2,720.04

Tax Credit per Multi Family Residence

Average MF Residential Assessed Value (AAV)	\$177,957		
Net Present Value (per EQ) (NPV)	8.90		
Current Debt Service Rate / 1,000 (r)	0.14%	TC ⇨	\$2,233.18
<i>(Below used to calculate NPV)</i>			
Current Bond Interest Rate	2.16%		
Years Amortized (10 Years)- Used in NPV Calculation	10		

Developer Provided Facility Credit

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

Fee Recap

A = Site Acquisition per Multi-Family Unit	\$208.67	
B = Permanent Facility Cost per MF Unit	\$11,592.09	
C = Temporary Facility Cost per MF Unit	\$0.00	
Subtotal		\$11,800.76
D = State Match Credit per MF Unit	\$2,720.04	
TC = Tax Credit per MF Unit	\$2,233.18	
Subtotal	-	\$4,953.23

Total Unfunded Need	\$6,847.53	
50% Developer Fee Obligation		\$3,424
FC = Facility Credit (if applicable)		0
District Adjustment (see page 28 for explanation)		(\$1,019)
Net Fee Obligation per Residential Unit - Multi-family		\$2,404.63

CAPITAL FACILITIES PLAN 2020 - 2026

NORTHSHORE SCHOOL DISTRICT NO. 417
3330 MONTE VILLA PARKWAY BOTHELL, WASHINGTON 98021-8972

"STRENGTHENING OUR COMMUNITY THROUGH EXCELLENCE IN EDUCATION"

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SECTION 1 -- INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington State Growth Management Act outlines thirteen broad goals including the adequate provision of necessary public facilities and services. Public schools are among these necessary facilities and services. Public school districts adopt capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student population in their districts.

The Northshore School District (District) has prepared this six-year Capital Facilities Plan (CFP) in accordance with the Washington State Growth Management Act, the Codes of King and Snohomish Counties, and the cities of Bothell, Kenmore, and Woodinville. This CFP is intended to provide these jurisdictions with a description of projected student enrollment and school capacities at established levels of service over the six-year period 2020-2026. It also provides longer-term enrollment projections. The role of impact fees in funding school construction is addressed in **Section 7** of this report.

The District updates its Capital Facilities Plan on an annual basis. The most recent update previous to this update was adopted by the Board of Directors in July 2019.

Summary

Over the past six years, District enrollment has grown by 2,360 students – averaging nearly 400 new students each year – just short of the equivalent of one average-size new elementary school each year for the last six years. For 2019, the District experienced a more normal growth rate at 1.4 percent. This rate was just slightly under the District's projection. Continued growth in enrollment has resulted in capacity deficits at most schools in the northern and central service areas of the District.

Similar to the 2019 CFP, there are questions about future growth and whether or not it will continue at a rate at or above projections, or if growth will begin to stabilize. The sale of new homes in the District dropped from the prior two years. However, it still exceeds the home sales in seven of the previous eight years. The sale of existing homes continues to be strong, with over 2,000 existing homes sold in the last six years. Many of the single family housing projects in the north end of the District are reaching completion and the pipeline of new single family housing is currently shrinking. There are, however, townhome and some multi-family projects that could produce enrollment gains. New townhome and multi-family projects tend to have at least 3-bedrooms. At the present time, student generation rates from townhome units more closely resemble student generation rates from apartments and condominiums. The District is closely monitoring the actual student generation from these units.

The 2018 capital bond as approved by the voters includes three new projects to add capacity:

- A new elementary school is under construction at an undeveloped site on Maltby Road. That school has now been named Ruby Bridges Elementary.
- Another project involves additions to Canyon Creek Elementary and Skyview Middle school. These campuses are adjacent. This growth project added a new two story 30 classroom building. The 14 classrooms on the second floor of this building are for Canyon Creek Elementary classes (with four rooms for music instruction). The 12 classrooms on the first floor are for Skyview. Along with this new classroom building, each campus had some renovations and additions to other buildings. At Canyon Creek, there is a gymnasium addition. At Skyview, there were two new health classrooms attached to the gym.
- Finally, the 2018 bond proposal included a new concert hall with added instructional space at Inglemoor High School.

The District is also constructing a new choice high school (currently referred to as Innovation Lab High School) in the Canyon Park Business Center. Innovation Lab High School is an adaptive re-use of an existing building and will be funded in large part with school impact fee revenue.

The 2018 Capital Bond Planning Task Force discussed the potential inclusion of funding for a school adjacent to Ruby Bridges Elementary School in a future bond.

Growth in the District has largely been accommodated in recent years through the construction of new capacity, limiting waivers at most schools, converting special-use portables and non-classroom spaces into classroom space, and placement of additional portable classrooms.

Overview of the Northshore School District

The Northshore School District spans 60 square-miles and primarily serves five jurisdictions: King County, Snohomish County, the City of Bothell, the City of Kenmore, and the City of Woodinville. There are some addresses located in the cities of Brier, Kirkland and Redmond, but they are either in areas not expected to experience any new residential development or in very small areas with previously developed residential areas. For the purposes of the District's CFP and long-term projections, those areas are considered de minimis impacts on the District's grade bands. The King-Snohomish county line divides the District such that roughly two-thirds of the District is in King County and one-third in Snohomish County. The District has a total population of approximately 140,000 and a 2019 student enrollment of 22,943 There are presently twenty elementary schools, six middle schools, four comprehensive high schools, one alternative high school program, one Home

Schooling Program, and one early childhood (pre-K) center. The current grade configuration is K-5, 6-8 and 9-12.

The Urban Growth Area boundary (UGA) divides the District, creating capacity utilization challenges. As new residential development continues to occur even at more moderate rates, land for potential new school sites continues to be scarce. King County does not allow for school siting outside the UGA, but Snohomish County does provide for school siting via a Conditional Use Permit (CUP) process. The new Ruby Bridges Elementary School and a planned new middle school are on property located outside the UGA in unincorporated Snohomish County.

The District participates in regular conversations regarding school facilities planning with jurisdictions in King County pursuant to regular meetings held to comply with Policy PF-19A of the King County Countywide Planning Policies. Snohomish County's Countywide Planning Policies direct jurisdictions in Snohomish County to "ensure the availability of sufficient land and services for future K-20 school needs." Policy ED-11. The District appreciates any opportunity for cooperative planning efforts with its jurisdictions.

SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

Background

Elementary enrollment has been growing over the past several years, primarily due to larger birth cohorts and a consistent increase in new residential development. This wave of elementary enrollment growth is beginning to move into the middle and high school grades and is anticipated to continue over the next 5 to 10 years.

Similar to past years, this year's projections considered regional and local trends in population growth, birth rates, and housing development, analyzing corresponding projections down to the school feeder pattern level. Growth rates were adjusted based on permit information specific to those respective areas. The resulting trends were used to further refine the projection methodology for enrollment forecasts used in this document. The following section describes in more detail the assumptions used to develop the forecast and compares the result of this projection to other available methodologies.

Trends/Projections

While new single family home construction and sales within the District are continuing to slow, there is a marked increase in the development of townhomes and continued strong development of apartments and condominiums. The new townhome developments include units with 3 bedrooms or more. From a student generation perspective, it could take a few years for enrollment numbers to be affected, as those townhomes complete construction, sell and become occupied.

As of October 2019, development data shows 1,035 single family homes and 2,675 multi-family units in the development pipeline within the District. This data excludes short plat development.

Methodology

Numerous methodologies are available for projecting long-term enrollments. The most common method is known as the cohort survival method. This method tracks groups of students through the system and adjusts the population to account for the average year-to-year growth. For example, this year's fourth grade is adjusted based on the average enrollment trend of the past in order to estimate next year's fifth grade enrollment. This calculation method considers the past five years' trends to determine the average adjustment factor for each grade, or cohort. The method works well for all grades except kindergarten, for which there is no previous year data. For kindergarten, two methodologies are generally used:

- A linear extrapolation from the previous five years of kindergarten enrollment, assuming that there is a trend;
- Or, alternatively, a comparison of the kindergarten enrollment to births from five years prior can be used to calculate a "birth-to-K" ratio. For example,

kindergarten enrollment in 2019 is divided by the total births in King and Snohomish counties in 2014 to produce a “birth-to-K” ratio. The average ratio for the last five years can then be applied to births in subsequent years to estimate kindergarten enrollment.

The cohort survival method has been used by OSPI to predict enrollment for all school districts in the state for the limited purpose of the School Construction Assistance Program. The cohort survival method generally works well for districts that have a consistent trend of gradual increases or declines in enrollment. It is less reliable in districts where spikes in demographic trends (especially a marked increase or decrease in new housing) can lead to dramatic swings in enrollment from one year to the next. In addition, the use of the linear extrapolation method at the kindergarten level can result in a distorted trend since it does not consider changes in birth rate trends.

The District has, for several years, worked with a professional demographer to combine the cohort survival methodology with other information about births, housing, regional population trends, and even trends in service area and private school enrollment. This modified cohort survival methodology has provided the District with a more accurate forecast. **Table 2-1 below** includes the enrollment projections based on this model.

TABLE 2-1
FTE Enrollment Projections (medium range), incl. housing permit & birth rate data

Grade	Actual	Projections					
	19/20	20/21	21/22	22/23	23/24	24/25	25/26
K	1718	1712	1751	1698	1647	1694	1693
1	1805	1798	1783	1814	1759	1706	1755
2	1814	1856	1849	1833	1865	1809	1746
3	1777	1834	1876	1869	1853	1885	1819
4	1901	1792	1850	1902	1885	1869	1902
5	1817	1908	1799	1866	1909	1892	1876
6	1896	1822	1913	1810	1877	1920	1893
7	1787	1907	1826	1914	1810	1884	1927
8	1835	1800	1924	1842	1932	1814	1887
9	1795	1888	1852	1970	1886	1988	1867
10	1730	1803	1894	1857	1966	1885	1987
11	1646	1616	1658	1742	1699	1836	1770
12	1422	1588	1540	1581	1652	1640	1781
Total K-5	10,832	10,900	10,908	10,982	10,918	10,855	10,791
Total 6-8	5,518	5,529	5,663	5,566	5,619	5,618	5,707
Total 9-12	6,593	6,895	6,944	7,150	7,203	7,349	7,405
Total	22,943	23,324	23,515	23,698	23,740	23,822	23,903

The modified cohort survival methodology in **Table 2-1 above** shows continued enrollment increases within the District through the six year planning period. The methodology uses a “mid-range” projection. In total, the projected K-12 increase in enrollment is 959 students over the six-year period. While elementary enrollment is expected to grow before leveling off some at the end of the next six years, the grade span continues to show overall enrollment growth immediately beyond the six-year planning period. The District intends to watch K-5 enrollment closely and will update the projections and related planning as necessary based on actual experience. However, given recent trends and knowledge of development within the pipeline, the District expects to see continued growth at the K-5 level throughout the six year planning period and beyond.

Long Range Projections

The modified cohort methodology described above was extrapolated to 2030 to produce a longer- range forecast (**Table 2-2**). Using this methodology, the District’s enrollment shows continued growth to 2030. This longer range model assumes that the State forecasts of births, K-12 growth, and continued population growth for the Puget Sound are reasonably accurate.

TABLE 2-2
Projected FTE Enrollment

grade band	2019	2025	2030
Elementary:	10,832	10,791	11,107
Middle School:	5,518	5,707	5,637
High School:	6,593	7,405	7,855
Total:	22,943	23,903	24,599

Future growth trends are uncertain. Changes in population growth, fertility rates, new housing development slowdown, or a sharp downturn in the economic conditions in the Puget Sound region could have a major impact on long term enrollment, making it significantly lower or higher than the current estimate. Given this uncertainty, the current projection should be considered a reasonable estimate based on the best information available, but subject to change as newer information about trends becomes available.

SNOHOMISH COUNTY/OFM PROJECTIONS

Using OFM/County data provided by Snohomish County, the District projects a 2035 student FTE population of 24,887 (**Table 2-2.1**). For the six year period between 2014 and 2019, the District’s actual enrollment averaged 39.7% of the OFM/County population estimates. However, this figure is misleading in that it assumes that all of the District’s students reside in Snohomish County. This is not the case given that the District’s boundaries include both King and Snohomish County. As such, the

projections are highly speculative and are used only for general planning and comparative purposes.

TABLE 2-2.1
Projected FTE Enrollment – 2035 OFM Estimates*

grade band	2019	2025	2035
Elementary:	10,832	11,277	11,749
Middle School:	5,518	5,744	5,985
High School:	6,593	6,864	7,153
Total:	22,943	23,885	24,887

*Assumes that percentage per grade span will remain constant through 2035;

SECTION 3 -- DISTRICT STANDARD OF SERVICE

Primary Objective

Optimizing student learning is the heart of what the Northshore School District strives for in establishing its service standard for classroom capacity utilization. This requires a constant review and assessment of programs, curriculum and instructional changes, student learning behaviors, learning environments, technological innovations and program development. Equitable access to programs for all students is also a school board driven goal and the District is continually striving for process and methods in which all students have the ability to access the best learning environment. Additional variables include changes in mandatory requirements dictated by the state, such as full-day kindergarten, Core 24 graduation requirements, and reduced K-3 class size ratios. These elements, as well as demographic projections, are weighed when determining service levels.

Existing Programs and Standards of Service

The District currently provides traditional educational programs and nontraditional programs (**See Table 3-1**). These programs are reviewed regularly to determine the optimum instructional methods and learning environments required at each school, with added attention to equitable access across the District. The required space for these programs as well as any supporting space is determined by noise, level of physical activity, teacher to student ratios, privacy and/or the need for physical proximity to other services/facilities. Adequate space must exist for program flexibility, differing learning styles, program changes, project/problem based learning and pre- and post-school activities. For example, service level capacities in rooms utilized for programs such as special education would reflect lower capacities of the defined service levels (**See Table 3-2**), eight students per classroom instead of 24 students per classroom.

Special teaching stations and programs offered by the District at specific school sites are included in **Table 3-1**.

TABLE 3-1
Programs and Teaching Stations

	Elementary	Secondary
Computer Labs (eliminating the only 2 left at elementary – moving to “one to one” next year)		X
Group Activities Rooms	X	
Early Childhood Headstart (Federal) ECEAP (State)	X	
Elementary Advanced Placement (EAP)	X	
Advanced Academic Placement (AAP)		X
Parents Active in Cooperative Education (PACE)	X	
Dual Language (DL)	X	
Special Education: <ul style="list-style-type: none"> • Learning Centers (LC) • Mid-Level (Sensory; Social Emotional at elementary. Positive Behavior Support at secondary) • Blended • Functional Skills & Academics • Adult Transitions Program (ATP) for 18-21 year olds 	X	X
Learning Assistance Program (LAP)/Title I (Elementary & Middle School)	X	X
English Language Learners (ELL)	X	X
Title I	X	
Northshore Network Northshore Family Partnership	X	X
Alternative School Program		X
Career Technical Education (CTE) – including specialized programs such as Automotive, Composites, Culinary Arts, Robotics, Sustainable Engineering and Design, Project Lead the Way)		X
International Baccalaureate (IB) & Advanced Placement (AP)		X
Running Start		X
College in the High School		X

Capacity is affected at the buildings housing these programs. Special programs usually require space modifications and frequently have lower class sizes than other, more traditional programs; this potentially translates into greater space requirements. These requirements affect the utilization of rooms and result in school capacities varying from year to year (as programs move or grow, depending on space needs, capacity can change or decline in a school).

Teaching station loading is identified in **Table 3-2**. Class sizes are averages based on actual utilization as influenced by state funding and instructional program standards. The District's standard of service is based on state and/or contractual requirements.

TABLE 3-2
Standard of Service –Class Size

Classroom Type	Elementary – Average Students Per Classroom	Middle School – Average Students Per Classroom	High School – Average Students Per Classroom
Kindergarten	22	NA	NA
Regular, Alternative, EAP, AAP, AP, IB	24	24	27
Regular (portables)	24	24	27
Special Education – Mid Level	12	12	12
Special Education – Functional Skills and Academics	8	8	8
Blended (15 regular & 6 special education students)	21	NA	NA
Special Education Preschool	8	NA	NA
CTE	NA	24	27

Snohomish County requires that the District's plan include a report regarding the District's compliance with the District's minimum levels of service for the school years 2017-19. **Table 3-3** shows the District's average students per teaching station as a measurement of its minimum levels of service as of October 1 for each year.

TABLE 3-3
Average Students per Scheduled Teaching Station
 (regular classrooms)

Grade Level	# of Scheduled Teaching Stations	Minimum Level of Service	2017-18	2018-19	2019-20
K-5	505	24	21.5	21.8	21.4
6-8	241	24	21.2	22.0	22.9
9-12	288	27	22.0	22.6	22.9
Total	1,034		21.6	22.0	22.2

total all teaching stations per grade band

SECTION 4 – CAPITAL FACILITIES INVENTORY

Inventory

Under the Growth Management Act, a public entity must periodically determine its capacity by conducting an inventory of its capital facilities.

Table 4-1 summarizes the capacity owned and operated by the District. Information is also provided on relocatable classrooms (portables), school sites and other District owned facilities or land.

Variations in student capacity between schools are often a result of the number of specialized programs offered at specific schools. These programs require additional classroom space per student, which can reduce the permanent capacity of the school. Further, capacities will change from year-to-year based on changes to existing instructional programs, projected programs and the resulting required space needed to deliver the instructional model at each site. To monitor this, and for use in preliminary capacity planning, the District establishes classroom capacities for planning purposes. This is the maximum number of students a school can accommodate based on a standard room capacity. These figures are then compared to the actual room utilization rate on a regular basis.

Capacity takes into consideration the specific programs that actually take place in each of the rooms. For example, capacities in rooms utilized for programs such as special education would reflect the defined service levels (*see Table 3-2*), ranging from 8 to 24 students per room. Because of the need to provide planning time and space for teacher preparation or other required services, some facilities will only support a capacity utilization of 85%. In secondary schools, the utilization percentage may be higher. Capacities are updated annually in the CFP to reflect current program needs and classroom utilization.

Schools

The District currently operates twenty elementary schools, six middle schools, and four comprehensive high schools. The District also has one alternative secondary school program, a home school program and an early childhood center. **Table 4-1** shows the District's permanent and portable student capacity for the 2019-20 school year. In the 2020-21 school year, Bear Creek Elementary School will transition to housing only programs for the Northshore Family Partnership and Northshore Network. Bear Creek, in addition to providing K-5 regular capacity, has been used in recent years for highly capable and functional skills academy programs. The latter two programs will continue in District with students participating in the programs at their "home" elementary schools.

TABLE 4-1
2019-20 School Capacity Inventory

School	Year Built	Last Modernization or addition	Permanent Classroom Capacity	Portables	Interim Capacity	% of Total	Total Capacity
Arrowhead	1957	1994/2011	359	3	72	17%	431
Bear Creek	1988	2011	406	0	0	0%	406
Canyon Creek	1977	1999/2008	502	10	219	30%	721
Cottage Lake	1958	2005	365	0	0	0%	365
Crystal Springs	1957	2002/2010	402	8	171	30%	573
East Ridge	1991		367	0	0	0%	367
Fernwood	1988	2002/2010	512	14	322	39%	834
Frank Love	1990		420	10	212	34%	632
Hollywood Hill	1980	2001	347	0	0	0%	347
Kenmore	1955	2002/2011	381	5	106	22%	487
Kokanee	1994		446	12	260	37%	706
Lockwood	1962	2004/2011	534	5	99	16%	633
Maywood Hills	1961	2002	400	8	192	32%	592
Moorlands	1963	2002/2011	537	7	192	26%	729
Shelton View	1969	1999/2011	407	4	82	17%	489
Sorenson ECC *	2002			3	0		-
Sunrise	1985		369	0	0	0%	369
Wellington	1978	2000/2011	505	2	41	8%	546
Westhill	1960	1995/2011	354	8	260	42%	614
Woodin	1970	2003	402	5	120	23%	522
Woodmoor	1994		817	0	0	0%	817
Subtotal			8,832	101	2,348	21%	11,180
Canyon Park	1964	2000/2005	918	2	48	5%	966
Kenmore	1961	2002/2008/2012	826	1	24	3%	850
Leota	1972	1998	803	7	168	17%	971
Northshore	1977	2004	895	4	96	10%	991
Skyview	1992		872	4	96	10%	968
Timbercrest	1997		826	0	0	0%	826
Subtotal			5,141	18	432	8%	5,573
Bothell	1953	2005	1584	0	0	0	1,584
Inglemoor	1964	1993/95/98	1492	6	162	10%	1,654
Woodinville	1983	1994/08/11/16	1561	0	0	0	1,561
North Creek	2016	2016	1446	0	0	0	1,446
SAS	2010		217	0	0	0	217
Subtotal			6,299	6	162	3%	6,461
Total K-12 All			20,272	125	2,942	13%	23,214

*Sorenson Early Childhood Center serves students age 3-5yrs and does not provide any capacity for K-5 grades

Relocatable Classroom Facilities (Portables)

Portable classrooms provide temporary/interim classroom space to house students until permanent facilities can be constructed and to prevent over-building of permanent capacity. Traditionally, the District has aimed to keep its total capacity provided by portables at or below 10% to a maximum of 15% percent of its total capacity. This percentage fluctuates, impacted by growth and changes in instructional program needs.

Portables are utilized to help achieve efficient facility utilization and balance economic costs while encouraging innovation and new approaches, particularly for non-core or pilot programs. The District regularly reassesses the need for portables as permanent capacity is built or other changes occur (such as revisions to instructional programs). At this time, the District anticipates a continued need for portables as a part of the capacity solution. In some cases, portables may be moved from one grade band to another to address capacity needs. Future updates to the CFP will note any adjustments.

A typical portable classroom provides capacity for 24 students at the elementary level or 27 at the secondary level. Portables are used to meet a variety of instructional needs. Of the 155 portable classrooms that the District owns, 125 are currently being used as classrooms for scheduled classes. The District's Enrollment Demographics Task Force (EDTF) has recommended that the District begin to phase out older portables as capacity allows, but with recent growth trends, the District continues to be reliant on this interim capacity. All portables are inspected regularly and upgraded as needed, or as systems require.

Table 4-1 includes the portables used for scheduled classrooms. Not included in the interim classroom capacity are portables that are used for daycare, PTA, conference rooms/resource rooms, OT/PT, LAP, science or other labs, ASB, music or other non-instructional uses. **Table 4-2** shows all portables and identifies those used for regular classroom purposes at each school.

TABLE 4-2
2019-2020 Interim Classroom Capacity

Portables		Grades	Grades	2019 Interim Student Capacity*
<i>Elementary School</i>		<i>Grades 4-5</i>	<i>Grades K-3</i>	
Arrowhead	5	3	0	72
Bear Creek	0	0	0	-
Canyon Creek	12	7	3	219
Cottage Lake	0	0	0	-
Crystal Springs	10	5	3	171
East Ridge	0	0	0	-
Fernwood	17	12	2	322
Frank Love	14	6	4	212
Hollywood Hill	2	0	0	-
Kenmore	9	3	2	106
Kokanee	12	8	4	260
Lockwood	6	2	3	99
Maywood Hills	10	8	0	192
Moorlands	9	7	0	192
Shelton View	4	2	2	82
Sorenson ECC**		0	0	-
Sunrise	2	0	0	-
Wellington	4	1	1	41
Westhill	8	4	4	260
Woodin	6	5	0	120
Woodmoor	0	0	0	-
Subtotal	130	73	28	2,348
<i>Middle School</i>		<i>Grades 6-8</i>		
Canyon Park	2	2		48
Kenmore	1	1		24
Leota	7	7		168
Northshore	4	4		96
Skyview	4	4		96
Timbercrest	1	0		-
Subtotal	19	18		432
<i>High School</i>		<i>Grades 9-12</i>		
Bothell	0	0		-
Inglemoor	6	6		162
North Creek	0	0		-
Woodinville	0	0		-
SAS	0	0		-
Subtotal	6	6		162
Total K-12	155		125	2,942

* capacity changes due to legislatively mandated K-3 class size reduction

***Sorenson ECC serves ages 3-5yrs & does not provide capacity for K-5 grades*

Other Facilities

In addition to 32 school sites, the District owns and operates sites that provide transportation, administration, maintenance and operational support to schools. The District also holds undeveloped properties that were acquired for potential development of a facility for instructional use. An inventory of these facilities is provided in **Table 4-3** below.

The District is constructing Ruby Bridges Elementary School and planning for a new middle school on the 20521 48th Drive SE (formerly known as the “Maltby Road” site). The District also repurposing the Canyon Park 3-story commercial building the new Innovation Lab High School.

TABLE 4-3
Inventory of Support Facilities & Underdeveloped Land

Facility Name	Building Area (Sq. Feet)	Site Size (Acres)
Administrative Center (Monte Villa)	49,000	5
Support Services Building	41,000	5
Warehouse	44,000	2
Transportation	39,000	9
Ruby Bridge ES/MS#7 – 20521 48 th Drive SE		33
CP4 – Canyon Park 3-story Commercial Bldg. - Renovation to Choice Program High School 2020 224th St SE Bothell, WA	68,000	6
19827 88th Ave NE		10
18416 88 th Ave NE		50,011 sf
15215,15123, 15127 84 th Ave NE (3 parcels adjacent to Moorlands ES)		30,500 sf
Paradise Lake Site*		26
Wellington Hills Site**		104

**Note: Paradise Lake property is located in King County, outside the Urban Growth Area. In 2012, King County prohibited the siting of schools outside the UGA; although the property was purchased prior to that change, it is not currently useable as a potential school site.*

***Note: The Wellington property is located in Snohomish County, adjacent to the Maltby Urban Growth Area. In 2015, a purchase and sale agreement was signed and entered into between Snohomish County and Northshore School District, but legal challenges ensued and closing of the property sale was delayed until October 2017. A settlement agreement was reached in 2019 and recorded under Snohomish County Recording No. 201906210221. The District has no active project at this site, nor are there definitive short or long-term plans for siting a school at this location.*

SECTION 5 – PROJECTED FACILITY NEEDS

Planning History

In 2001, Northshore School District Board of Directors established a board policy to create a standing, community-based taskforce to study District-wide enrollment and demographic changes and the resulting impacts on school capacity needs, instructional programs, or other variables. The Enrollment Demographic Task Force (EDTF) examines enrollment projections, capacity considerations, student impacts, cost impacts, program needs, etc., and boundary adjustments based upon the above. The committee recommends potential solutions to the school board. If approved by the board, these recommended actions are implemented by the District and incorporated into the Capital Facilities Plan.

Over the past six years, District enrollment has grown by over 11% or 2,360 new students. The elementary grade span has grown by over 1,200 new students in that time; an equivalent of 2-3 new elementary schools. To accommodate that growth, EDTF identified the following strategies (in order of priority) for the District to employ when addressing existing and future capacity needs.

Capacity Mitigation Tools Used

<i>Shorter Lead Time</i>	<i>Task</i>	<i>Complete</i>
	Utilize existing spaces more creatively	X
	Adjust waiver policies	X
	Adjust program placements	X
	Move classes to schools with capacity	X
	Move existing portables	X
	Install new portables	X
	Lease space	X
<i>Longer Lead Time</i>		
	Adjust service areas	X
	Adjust feeder patterns	X
	New construction (North Creek High School)	X
	Acquire new property	X
	New construction (Ruby Bridges ES, Skyview/CC, ILHS, MS#7)	<i>In progress</i>

In May 2016, the school board approved the following EDTF recommendations specific to accommodating growth:

“Provide flexible capacity to accommodate continued growth and program access by constructing facilities at the “Maltby Road” site (capable of supporting 500 elementary and 700 middle school students) as well as a 24+ classroom wing at the Skyview/Canyon Creek campus. Fund these projects using the 2018 bond for potential opening in fall of 2020; and continue to look for and acquire property to address future anticipated growth in the north/central portions of the District.”

The 2016 EDTF recommendations are in progress following the voter’s approval of the 2018 Bond, with the Skyview/Canyon Creek campus addition opening in early 2020.

Planned Improvements - Construction to Accommodate New Growth

The continued increase in enrollment has fully exhausted capacity increases from relocating building programs, portable additions, grade reconfiguration, and boundary changes. Growth continues to outpace school capacity. Growth has been concentrated in northern and central portions of the District.

This 2020 CFP update includes the construction of a new elementary school (Ruby Bridges Elementary School) and planning for a new middle school at that same site. Classroom additions at Canyon Creek Elementary School and Skyview Middle School are projected to be complete for the 2020-21 school year. The development of Ruby Bridges Elementary has been complicated and expensive due to necessary extension of utilities, large on-site sewer/septic, complicated easements with residents and with city, county and state jurisdictions, and storm water management. The District also is renovating a 3-story commercial building and 6-acre lot in the Canyon Park Business Center for the Innovation Lab High School and adding capacity at Inglemoor High School. The District may also purchase additional portable facilities to address growth needs. See **Table 5-1**.

Long-term projections indicate growth of 1,657 new students in the next ten years. The District will continue to monitor the factors that shape our capacity needs, i.e.; statewide legislative changes, instructional delivery requirements, the economy, changes in planned land use, changes in mandated program requirements, equitable access to programs, building permit activity, and birth rates, in order to help ensure needed instructional space is available when/where needed and will pursue additional land acquisition should construction of additional sites be necessary to accommodate those needs. Future updates to this CFP will include relevant information.

Portable Location Adjustments

Where growth results in capacity deficits at a specific grade band, portables may be relocated from one grade band to another to assist with meeting enrollment projections. In addition, the District may adjust program space within permanent facilities to move programs to portables to free up space in permanent facilities for

additional regular student capacity.

The District plans to add portables at Canyon Park Middle School for the 2020-21 school year. See **Section 4** for more detail regarding portables.

New Facilities and Additions

TABLE 5-1
Planned Construction Projects – Growth Related

Growth Projects	Estimated Completion Date	Projected Student Capacity Added
4709 Maltby Rd, Woodinville New Elementary Capacity Phase I (Ruby Bridges Elementary At 20521 49 th Drive SE) Potential New School Capacity - Phase II	2020 2023-2024	500 700
21404 35th Ave SE, Bothell - Skyview MS/Canyon Creek Canyon Creek Elementary Expansion	2020	336
Skyview Middle School Expansion	2020	321
15500 Simonds Rd NE, Kenmore - Inglemoor High School Concert Hall & Instructional Space	2021-2022	100
2020 224th St SE, Bothell - Canyon Park Business Park Innovation Lab High School	2020- 2022	550
Portable Facilities	2019-2025	TBD

Capacity Analysis

The District's six-year capacity analysis, considering projected enrollment and planned new capacity, is shown in **Table 5-2**. As with any long-term projections, many assumptions and estimates on housing must be made, increasing the risk associated with the accuracy of the enrollment projections. However, the District has trended above mid-range projections in years past and with a continuing strong real estate and development market, the District will plan for continued growth as projected.

**TABLE 5-2
School Enrollment & Classroom Capacity**

	2019-20*	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Elementary Enrollment	10,832	10,900	10,908	10,982	10,918	10,855	10,791
Permanent Capacity**	8,832	8,426	9,262	9,262	9,262	9,262	9,262
New Permanent Capacity – Ruby Bridges Elem.		500					
New Permanent Capacity – Canyon Creek		336					
Capacity in Portables	2,348	2,348	2,348	2,348	2,348	2,348	2,348
Total Capacity including Portables	11,180	11,610	11,610	11,610	11,610	11,610	11,610
Permanent Capacity over/(short)	(2,000)	(1,638)	(1,646)	(1,720)	(1,656)	(1,593)	(1,529)
Total Capacity (w/portables)	348	710	702	628	692	755	819
Middle School Enrollment	5,518	5,529	5,663	5,566	5,619	5,618	5,707
Permanent Capacity - Existing	5,141	5,141	5,462	5,462	5,462	5,462	6,162
New Permanent Capacity – Skyview; Potential Maltby Site School		321				700	
Capacity in Portables	432	432	432	432	432	432	432
Total Capacity with Portables	5,573	5,894	5,894	5,894	5,894	6,594	6,594
Permanent Capacity over/(short)	(377)	(67)	(201)	(104)	(157)	544	455
Total Capacity (w/portables)	55	365	231	328	275	976	887
High School Enrollment	6,593	6,895	6,944	7,150	7,203	7,349	7,405
Permanent Capacity - Existing	6,299	6,299	6,449	6,949	6,949	6,949	6,949
New Perm. Capacity – Inglemoor; ILHS		150	500				
Capacity in Portables	162	162	162	162	162	162	162
Total Capacity with Portables	6,461	6,611	7,111	7,111	7,111	7,111	7,111
Permanent Capacity over/(short)	(294)	(446)	5	(201)	(254)	(400)	(456)
Total Capacity (w/portables)	(132)	(284)	167	(39)	(92)	(238)	(294)
Total Enrollment	22,943	23,324	23,515	23,698	23,740	23,822	23,903
Permanent Capacity - Existing	20,272	19,866	21,173	21,673	21,673	21,673	22,373
Capacity in New Permanent Facilities	-	1,307	500	-	-	700	-
Capacity in Portables	2,942	2,942	2,942	2,942	2,942	2,942	2,942
Total Capacity with Portables	23,214	24,115	24,615	24,615	24,615	25,315	25,315
Permanent Capacity over/(short)	(2,671)	(2,151)	(1,842)	(2,025)	(2,067)	(1,449)	(1,530)
Total Capacity (w/portables)	271	791	1,100	917	875	1,493	1,412

* Actual October 2019 enrollment

**Capacity change in 2020-21 due to repurposing of Bear Creek Elementary School. See discussion in Section 4.

TABLE 5-3**Year 2030 - Long-term Projection of Enrollment and Capacity***Assumes added new capacity projects included in this CFP*

Grade Level	Enrollment	Permanent Capacity	Total Capacity	Permanent surplus/(short)	Total surplus/(short)
Elementary	11,107	9,262	11,610	(1,845)	503
Middle School	5,637	6,162	6,594	525	957
High School	7,855	6,949	7,111	(906)	(744)
Total	24,599	22,373	25,315	(2,226)	716

Planned Improvements – Existing Facilities (Building Improvement Program)

In a number of other sites where the existing facility layout (building envelope) meets instructional needs and building structural integrity is good, individual building systems (such as HVAC, mechanical, flooring, roofing) are identified for replacement or modernization to extend the life of the overall site and ensure optimal learning environment for students. The District is implementing building improvement projects funded as a part of the 2018 Bond. *See **Table 6-1** in Section 6 below.*

SECTION 6 – CAPITAL FACILITIES FINANCING PLAN

Funding of school facilities is typically secured from a number of sources including voter-approved bonds, state matching funds, impact fees, and mitigation payments. Each of these funding sources is discussed below.

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond issue. Bonds are sold as necessary to generate revenue. They are then retired through collection of property taxes. The District's Board of Directors, upon the recommendation of the Capital Bond Planning Task Force, sent a \$275 million bond measure to the voters, in February 2018 to provide funding for growth-related projects included in this Capital Facilities Plan as well as other District-wide Building Improvement or capital infrastructure needs, as identified in Table 7-1. The voters approved the bond measure by 60.78%. The District's Board of Directors will consider sending a bond to the voters in 2022 to fund a new school on the undeveloped portion of the property shared with Ruby Bridges Elementary School.

State School Construction Assistance

State financial assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from state school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate General Obligation funds or the Superintendent of Public Instruction can prioritize projects for funding.

State financial assistance is available for qualifying school construction projects, however these funds may not be received until two to three years after a matched project has been completed. This requires the District to finance the complete project with local funds. Site acquisition and site improvements are not eligible to receive matching funds. These funds, as with all state funded programs, have been reduced and given the current state budget, could be eliminated or eligibility criteria and funding formulas revised. Eligibility for state match is continually reviewed. The school impact fee formula assumes that the District may receive some portion of state funding assistance for the Inglemoor Concert Hall and added instructional space project, but currently no other projects on the planned construction list, that are adding capacity to meet growth demands, were eligible for state school construction assistance. Future updates to this plan will include updated information, as it becomes available.

Impact Fees (See Section 7 for background, detail, and methodology)

The Washington State Growth Management Act (GMA) authorizes cities and counties that plan under RCW 36.70A.040 to collect impact fees to supplement funding of additional system improvements (e.g., public facilities such as schools) needed to accommodate growth from new development. The statute is clear that the financing of needed public facilities to serve growth cannot be funded solely by impact fees but rather must be balanced with other sources of public funds.

Budget and Financing Plan

Table 6-1 is a summary of the budget that supports the Capital Facilities Plan. Each project budget represents the total project costs which include; construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingency.

Table 6-1 identifies 2019 and future planned expenditures. It does not include project expenditures in previous years.

TABLE 6-1
6-Year Capital Expenditures Finance Plan

2020 - 2026 CAPITAL FACILITIES EXPENDITURES PLAN							
\$\$ in MILLIONS	FY 19- 20	FY 20- 21	FY 21- 22	FY 22- 23	FY 23- 24	FY 24- 25	FY 25- 26
PROJECTS ADDING CAPACITY							
Inglemoor HS Concert Hall & Instructional Space	7.0	18.0	5.0	3.0			
SMS/CC Elem & MS Capacity Addition	8.0	5.0	1.0				
Ruby Bridges Elementary (Maltby) capacity 2020	20.0	5.0	5.0				
New School capacity - future	1.0	1.0	50.0	12.0	40.0	40.0	
Innovation Lab High School (not bond funded)	20.0	7.0	2.0	1.0			
TOTAL PROJECTS ADDING CAPACITY	56.0	36.0	63.0	16.0	40.0	40.0	0.0
PROJECTS NOT ADDING CAPACITY							
Building Improvement Program	15.0	8.0	5.0	15.0	20.0	20.0	
Technology	2.0	2.0	2.0	2.0	2.0	2.0	
Fields	1.0	2.0	1.0		1.0	2.0	
Code Compliance/Small Works	1.0	1.0	2.0	0.0	1.0	1.0	
Site Purchase/Circulation		2.0	2.0	1.0	1.0	1.0	
Overhead/Bond Expenses	4.0	3.0	2.0	1.0	2.0	1.5	
Security	9.0	3.0	1.0	0.0	5.0	3.0	
TOTAL PROJECTS NOT ADDING CAPACITY	32.0	21.0	15.0	19.0	32.0	30.5	0.0
TOTAL PROJECT EXPENDITURES	88.0	57.0	78.0	35.0	72.0	70.5	0.0

SECTION 7 -- IMPACT FEES

School Impact Fees under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate growth/new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The basic underlying assumption is that growth pays for growth.

Enrollment declines beginning around 2002 kept the District from meeting the required eligibility criteria to collect school impact fees. The District is spread across two counties and also across the urban growth boundary. While development picked up on the north end of the District, there was still ample capacity in the south east area of the District. Because of the statutes and ordinances governing school District eligibility criteria to be able to collect school impact fees, the District was not able to re-establish eligibility for collection of school impact fees until 2016. King County and the cities of Bothell, Kenmore, and Woodinville have all adopted the District's 2019 CFP and are collecting impact fees identified in that plan. Snohomish County has adopted the District's 2018 CFP and is collecting impact fees associated with that plan. We anticipate all the above jurisdictions to consider and adopt this 2020 CFP this fall either as part of their regular budget cycle or, in the case of Snohomish County, as part of its biennial schedule.

Methodology and Variables Used to Calculate School Impact Fees

Impact fees may be calculated based on the District's cost per dwelling unit to purchase/acquire land for school sites, make site improvements, construct schools and purchase/install temporary facilities (portables), all for purposes of growth-related needs. The costs of projects that do not add growth-related capacity are not included in the impact fee calculations. The impact fee formula calculates a "cost per dwelling unit". New capacity construction costs addressing the District's growth-related needs, are used in the calculation

A student factor (or student generation rate) is used to identify the average cost per NEW dwelling unit by measuring the average number of students generated by each NEW (sold and occupied) housing type (single family dwelling and multi-family dwellings of two bedrooms or more – including townhomes). The student generation rate used is an actual generation of students by grade level that came from new development over a period of five (5) years. The student factor analysis for the District is included in Appendix B. The student factors in Appendix B are based on all newly constructed, sold, and occupied units.

The District's student-generation rate for multi-family dwelling units is much lower than the student generation rate for single-family homes. This likely reflects, in part, that most new development in recent years within the District has been in single family homes. Yet, as available land for single family development is beginning to be constrained, and multi-family development – most notably townhomes, is increasing, we anticipate continued increases in student generation rates from those units over time. In particular, the District's student generation rates, when isolated for townhomes only, show that more students are residing in those units than in traditional multi-family units. However, the District does not yet have a robust data set upon which to separate these units for purposes of the school impact fee calculation. The District will continue to collect and analyze this data and, if the trend continues, will likely request in future CFP updates that each jurisdiction consider amendments to the school impact fee ordinance to recognize the impacts of townhome units as different from apartments and condominium units.

As required under GMA, credits are applied for State School Construction Assistance Funds to be reimbursed to the District, where expected, and projected future property taxes to be paid by the dwelling unit toward a capital bond/levy funding the capacity improvement. Formula driven fees are identified in Appendix C.

Snohomish County Code (30.66C) and King County Code (21A.43) establish each jurisdiction's authority to collect school impact fees on behalf of the District. The formula for calculating impact fees is substantively identical in each code (with one exception that Snohomish County has separate fees for Multi-Family Units with 1 bedroom or less and Multi-Family Units with 2+ bedrooms). The codes of each of the cities are similar to those of the counties. These codes establish the conditions, restrictions, and criteria for eligibility to collect impact fees. Both counties define a school district's "service area" to be the total geographic boundaries of the school district.

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.

The impact fees requested in this year's Capital Facilities Plan are based on growth related construction projects, including: the new Ruby Bridges Elementary School capacity (500); the added capacity project at Skyview Middle School (321) and Canyon Creek Elementary (336); constructing a 700 student middle school at the Ruby Bridges Elementary School property; the addition of instructional space and capacity (100) at Inglemoor High School; and the newly acquired land and commercial building that is being adapted for reuse as the Innovation Lab High School (housing 550 high school students).

**Proposed School Impact Fees
King County, cities of Bothell, Kenmore, Woodinville**

Single Family Units	\$17,080
Multi-Family Units	\$1,504

**Proposed School Impact Fees
Snohomish County**

Single Family Units	\$17,080
Multi-Family Units 1 bedroom/less	\$0 [^]
Multi-Family Units 2+ Bedroom	\$1,504

**School impact fee rates stated above reflect a discount of 50% as required by the King County and Snohomish County codes.*

[^]The District is not requesting that Snohomish County adopt a MF 1 bedroom/less fee on its behalf.

FACTORS FOR IMPACT FEE CALCULATIONS

Student Generation Factors – Single Family

Elementary	.328
Middle	.108
High	.101

Student Generation Factors – Multi Family

Elementary	.052
Middle	.019
High	.014

Projected New Capacity

Ruby Bridges ES - 500
Canyon Creek ES (add) – 336
Skyview MS (add) – 321
Maltby Site Phase II - 700
Inglemoor HS (add) – 100
Innovation Lab HS – 550

Capacity Costs (construction cost)

Ruby Bridges ES - \$56,544,993
Canyon Creek ES/Skyview MS - \$40,737,639
New Middle School - \$62,123,849
Inglemoor HS - \$10,369,215
Innovation Lab HS - \$13,200,000

Permanent Facility Square Footage

94.55%

Temporary Facility Square Footage

5.45%

Property Costs – New Capacity

RBES/New MS – 33.23 acres	Cost/Acre - \$175,758
Innovation Lab HS – 5.92 acres	Cost/Acre - \$3,108,108

Temporary Facility Capacity

Capacity/Cost
(Portable costs not included in formula)

School Construction Assistance Program Credit

Current SCAP Percentage	44.18%
Qualifying Project(s): Inglemoor HS addition	
Current Construction Cost Allocation	238.22
OSPI SqFt/Student	
ES - 90	
MS - 108	
HS – 130	

Tax Payment Credit

Single Family Unit AAV	\$736,802
Multi-Family Unit AAV	\$295,238

Debt Service Rate

Current/\$1,000	\$1.57
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GO Bond Interest Rate – Bond Buyer Index

Avg – Feb. 2020	2.44%
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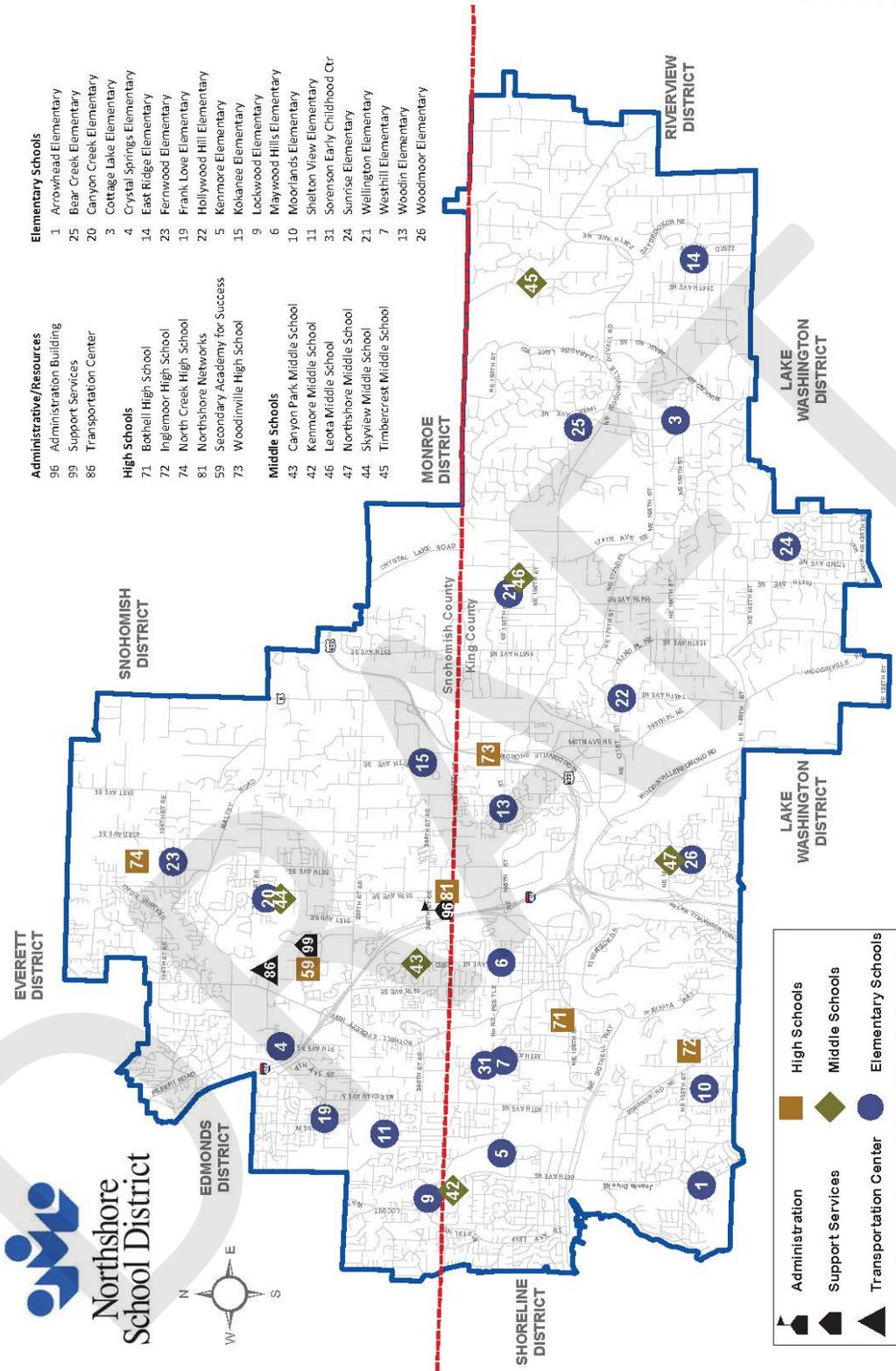
Developer Provided Sites/Facilities

None

APPENDIX A
District Map 2019-2020

- Elementary Schools**
- 1 Arrowhead Elementary
 - 25 Bear Creek Elementary
 - 20 Canyon Creek Elementary
 - 3 Cottage Lake Elementary
 - 4 Crystal Springs Elementary
 - 14 East Ridge Elementary
 - 23 Fernwood Elementary
 - 19 Frank Love Elementary
 - 22 Hollywood Hill Elementary
 - 5 Kenmore Elementary
 - 15 Kokanee Elementary
 - 9 Lockwood Elementary
 - 6 Maywood Hills Elementary
 - 10 Moorlands Elementary
 - 11 Shelton View Elementary
 - 31 Sorenson Early Childhood Ctr
 - 24 Sunrise Elementary
 - 21 Wellington Elementary
 - 7 Westhill Elementary
 - 13 Woodin Elementary
 - 26 Woodmoor Elementary

- Administrative/Resources**
- 96 Administration Building
 - 99 Support Services
 - 86 Transportation Center
- High Schools**
- 71 Bethell High School
 - 72 Inglesmoor High School
 - 74 North Creek High School
 - 81 Northshore Networks
 - 59 Secondary Academy for Success
 - 73 Woodinville High School
- Middle Schools**
- 43 Canyon Park Middle School
 - 42 Kenmore Middle School
 - 46 Leota Middle School
 - 47 Northshore Middle School
 - 44 Skyview Middle School
 - 45 Timbercrest Middle School



APPENDIX B New Development Student Generation

NSD Student Generation Summaries

Permit Years: 2015 - 2019

Permitted Units Districtwide

	Total Units***	Single Family Units - Students Generated	
Single Family	3088	1656	0.536
Multi-Family	1658	139	0.084

Single Family Student Generation Rates by Grade

GRADE		MF Units Students Generated**	
K		176	0.057
1		194	0.063
2		189	0.061
3		169	0.055
4		146	0.047
5		139	0.045
6		110	0.036
7		119	0.039
8		103	0.033
9		94	0.030
10		93	0.030
11		72	0.023
12		52	0.017
Total		1656	0.536

Single Family

Level	Rate
K-5	0.328
6-8	0.108
9-12	0.101
Total	0.536

Multi-Family Student Generation Rates by Grade

GRADE		Multi-Family Units - Students Generated	
K		11	0.007
1		12	0.007
2		19	0.011
3		21	0.013
4		11	0.007
5		12	0.007
6		10	0.006
7		10	0.006
8		11	0.007
9		4	0.002
10		8	0.005
11		8	0.005
12		2	0.001
Total		139	0.084

Multi-Family

Level	Rate
K-5	0.052
6-8	0.019
9-12	0.014
Total	0.084

APPENDIX C

School Impact Fee Calculation - Single Family Dwelling Unit
Northshore School District 2020 CFP

Tax Payment Credit Calculation:

Average SFR Assessed Value	\$736,802
Current Capital Levy Rate/\$1000	\$1.57
Annual Tax Payment	\$1,153.10
Years Amortized	10
Current Bond Interest Rate	2.44%
 Present Value of Revenue Stream	 \$10,123

Impact Fee Summary - Single Family Dwelling Unit:

Site Acquisition Cost	\$5,420
Permanent Facility Cost	\$40,245
Temporary Facility Cost	\$0
State SCFA Credit	(\$1,382)
Tax Payment Credit	(\$10,123)
 Unfunded Need	 \$34,160
 50% Required Adjustment	 \$17,080
 Single Family Impact Fee	 \$17,080

APPENDIX C

School Impact Fee Calculation - Multi-Family Dwelling Unit
Northshore School District 2020 CFP

School Site Acquisition Cost:

	<u>Site Size</u> <u>Acreage</u>	<u>Cost/</u> <u>Acre</u>	<u>Facility</u> <u>Size</u>	<u>Site Cost/</u> <u>Student</u>	<u>Student</u> <u>Factor</u>	<u>Cost/</u> <u>MFDU</u>
Elementary	13	\$175,758	500	\$4,570	0.0520	\$238
Middle	20	\$175,758	700	\$5,022	0.0190	\$95
Senior	5.92	\$3,108,108	550	\$33,455	0.0140	\$468
					TOTAL	\$801

School Construction Cost:

	<u>Sq. Ft. %</u> <u>Permanent</u>	<u>Facility</u> <u>Cost</u>	<u>Facility</u> <u>Size</u>	<u>Bldg. Cost/</u> <u>Student</u>	<u>Student</u> <u>Factor</u>	<u>Cost/</u> <u>MFDU</u>
Elementary	94.55%	\$76,913,812	836	\$92,002	0.0520	\$4,523
Middle	94.55%	\$82,492,669	1021	\$80,796	0.0190	\$1,451
Senior	94.55%	\$23,569,215	650	\$36,260	0.0140	\$480
					TOTAL	\$6,455

Temporary Facility Cost:

	<u>Sq. Ft. %</u> <u>Temporary</u>	<u>Facility</u> <u>Cost</u>	<u>Facility</u> <u>Size</u>	<u>Bldg. Cost/</u> <u>Student</u>	<u>Student</u> <u>Factor</u>	<u>Cost/</u> <u>MFDU</u>
Elementary	5.45%	\$0	25	\$0	0.0520	\$0
Middle	5.45%	\$0	25	\$0	0.0190	\$0
Senior	5.45%	\$0	25	\$0	0.0140	\$0
					TOTAL	\$0

State School Construction Funding Assistance Credit:

	<u>Const Cost</u> <u>Allocation</u>	<u>OSPI Sq. Ft./</u> <u>Student</u>	<u>Funding</u> <u>Assistance</u>	<u>Credit/</u> <u>Student</u>	<u>Student</u> <u>Factor</u>	<u>Cost/</u> <u>MFDU</u>
Elementary	238.22	90.0	0.00%	\$0	0.0520	\$0
Middle	238.22	108.0	0.00%	\$0	0.0190	\$0
Senior	238.22	130.0	44.18%	\$13,682	0.0140	\$192
					TOTAL	\$192

APPENDIX C

School Impact Fee Calculation - Multi-Family Dwelling Unit
Northshore School District 2020 CFP

Tax Payment Credit Calculation:

Average MFR Assessed Value	\$295,238
Current Capital Levy Rate/\$1000	\$1.57
Annual Tax Payment	\$462.05
Years Amortized	10
Current Bond Interest Rate	2.44%
 Present Value of Revenue Stream	 \$4,056

Impact Fee Summary - Multi-Family Dwelling Unit:

Site Acquisition Cost	\$801
Permanent Facility Cost	\$6,455
Temporary Facility Cost	\$0
State SCFA Credit	(\$192)
Tax Payment Credit	(\$4,056)
 Unfunded Need	 \$3,008
 50% Required Adjustment	 \$1,504
 Multi-Family Impact Fee	 \$1,504



Capital Facilities Plan

2020-2025

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*Board Adopted:
July 20, 2020*

Six-Year Capital Facilities Plan

2020-2025

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Enumclaw School District No. 216
Enumclaw, Washington 98022

CAPITAL FACILITIES PLAN

Approved by Board of Directors
Resolution No. 1091

The Enumclaw School District No. 216 hereby provides to the King County Council, City of Enumclaw and City of Black Diamond, this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King Code 21A, including a six (6) year financing plan component.

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Executive Summary

In accordance with King County Code 21A.43, this update has been prepared by the Enumclaw School District No. 216 to reflect current conditions in facility usage and needs.

The District's service area includes areas of unincorporated King County, the City of Black Diamond, and the City of Enumclaw. Currently, the District serves a student population of about 4,104 (Oct. 2019 head count) students in Kindergarten through grade 12. Enrollment projections presented herein, indicate that enrollment growth will occur over the next six years.

The District has experienced approximately 3.5% growth per year over the last five years. The District anticipates continued enrollment gains as a result of new residential development projected within the six-year planning period (and anticipated to continue beyond the six year planning period). The City of Black Diamond has two Master Planned Developments (the "MPDs") over the next fifteen-plus years. Together, the MPDs (Ten Trails and Lawson Hills) include 6,050 dwelling units. Construction of residential dwelling units in Phase IA of the Ten Trails MPD began in 2018 with the construction of approximately 157 single family units through 2019. An additional 290 single family units and 88 multi-family units are planned for construction in 2020. Construction in this plat will continue with an average estimate of 348 single family units per year through 2025. In addition, 652 additional multi-family units are anticipated by 2025. Using current student generation rates, this will mean an increase in the District's enrollment by approximately 927 students from these planned units in a six year period. The City of Enumclaw has several approved several construction projects within the city limits. Pinnacle Peak includes 86 single family residential lots. Suntop has three phases totaling 291 single family lots. There are 8 other developments at various stages of approval within the city limits of Enumclaw totaling 221 platted lots. We estimate all referenced single family dwelling units will be built within the six year period of this plan, generating an additional 255 students. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. To accommodate cumulative projected new development, the District added capacity in 2017 at the new Black Diamond Elementary School and added permanent student capacity at Enumclaw High School. Temporary capacity at the elementary and middle school levels will be needed during the six-year planning period, and we must begin to plan for additional permanent capacity within the six year planning period. Section IV of this Plan identifies the District's anticipated long-term planning with regard to the development within the City of Black Diamond.

As noted above, the District will need substantial capacity additions in the long-term planning period in response to development activity throughout the District and particularly within the City of Black Diamond. Future updates to this Plan will reflect planning needs in response to growth.

Section I: Six-Year Enrollment Projection

This plan update is based on the anticipated number of students expected to be enrolled through 2025. The six-year projection (2020-2025) will assist in determining short term needs and form the basis for assessing the need for impact fees.

Enrollment projections are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projection. In the event that enrollment growth slows, plans for new facilities will likely be delayed. It is much more difficult, however, to initiate new projects or speed projects up in the event enrollment growth exceeds the projections. Regular updates of both the enrollment projections and the Capital Facilities Plan (CFP) are essential to good facility planning.

The District relies on two population forecasts for purposes of projecting student enrollment. The first is an estimate by the Superintendent of Public Instruction (OSPI). OSPI estimates future enrollment through 2025 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year by relying on previous enrollment trends. Due to the fact that the cohort survival method does not incorporate changes in trends of in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. See [Appendix A](#).

The second forecast is a modified cohort analysis, which uses the cohort projections as a base, incorporates King County live birth data and the District's historic percentage of those births to determine the number of kindergartners entering the system, and further incorporates assumptions based on known new residential development proposals within the District. See [Appendix B](#). Because this analysis incorporates the expected in-migration to the District from new development, the District uses this analysis for purposes of determining capacity needs throughout the six years of this planning period. Using the modified enrollment projections, the District's enrollment is expected to increase at all grade levels over the six years of this Plan.

With regard to the expected enrollment from the anticipated 6,050 dwelling units in Black Diamond, building of residential units did commence in summer 2018, with building and occupancy to continue for a period of fifteen years or more thereafter. As such, the enrollment impacts from the start of these developments begin to show during the early years of this Plan period. Future updates to this Plan will provide additional and updated information regarding these projects and the impacts on District enrollment.

Using the modified cohort survival projections, a total enrollment of 5,538 (HC) is expected by 2025. The 2019-2020 school year represents a 4.3% increase in student enrollment over the last three years corresponding to the first significant occupancy of the new homes in Black Diamond and Enumclaw. The District expects the enrollment of 1,434 additional students between 2019-2025. See Table 1.

**Table 1: Projected Student Enrollment
2019-2025**

Projection	2019*	2020	2021	2022	2023	2024	2025	Actual Change	Percent Change
Modified Cohort (HC)	4,104	4,255	4,367	4,636	4,855	5,153	5,538	1,434	25.89%

* Actual enrollment (October 1, 2019)

Section II: Current Enumclaw School District “Standard of Service”

In order to determine the capacity of the District’s facilities, the King County Code 21A refers to a “standard of service” that each school district must establish in order to ascertain its overall capacity. The standard of service is based upon the number of classrooms available at each school and the desired average class load district-wide. A favorable class size is used to promote the standard and quality of educational programs the residents of the Enumclaw School District expect and support through the passage of levies and bonds.

Rooms designed for special use are not counted as classrooms. Portables used for classrooms are employed on an interim basis only. When additional permanent classrooms are available, portables are removed from service, transferred to other locations, or used for non-classroom purposes.

The District’s standard of service is based on current standards. The Capital Facilities Plan incorporates funded implementation of K-3 class size reduction.

Current Standards of Service for Elementary Students:

Average district wide class size for grades K-3 were reduced to 20 students per teacher beginning in the 2019-2020 school year to help the overall ratio reduce to 1 to 17 when specialist and intervention teachers are considered.

Average district wide class size for grades 4 and 5 should not exceed 26 students.

Elementary school permanent capacity should be 450 students. We have reduced permanent capacity in several schools to allow for K-3 class size reduction. Goals with new construction would be to build permanent capacity for 500 students to accommodate for growth while still allowing for special programming listed below.

Class size may vary from building to building based upon different influencing factors at each school. Students may be provided music instruction, physical education, and lunch in a separate classroom or facility. Students may have scheduled time in a special computer lab. Special Education for student with disabilities may be provided in a self-contained classroom with a maximum capacity of 10-12 depending on the program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- English Language Proficiency (ELP)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Title 1)
- Highly Capable Program
- Other Remediation Programs
- Learning Assisted Program (LAP)
- Behavior Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Preschool
- Early Childhood Education Assistance Programs (ECEAP)

All of the special programs referenced above require specialized classroom space; thus, the full-time student capacity of buildings housing these programs is reduced. Students leave their regular classroom for a period of time to receive instruction in several special programs. When programs change, program capacity fluctuates and the plan is updated annually to reflect the change in program and capacity.

Current Standards of Service for Secondary Students:

The standards of service outlined below reflect only those programs and educational opportunities provided to secondary students which directly affect the capacity of the school buildings.

Average district wide class size for grades 6-8 should not exceed 28 students.

Middle school permanent capacity should not exceed 550 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

High school permanent capacity should not exceed 1,497 students now that the Enumclaw High School modernization project is complete.

Special Education for students with disabilities may be provided in a classroom with a capacity of 10-15 depending on program.

Identified students will also be provided other educational opportunities in classrooms and/or special spaces for programs designated as follows:

- Instrumental and Vocal Music
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Advanced Placement Programs
- Basic Skills Programs
- Career and Vocational Education Programs

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings.

Each school's available capacity will vary with the type of programs and space utilization in the building. When a large number of portables are added to site to add capacity, other support facilities, such as gymnasiums, lunch areas, halls, etc. become inadequate.

Section III: Inventory and Projected Six-Year Enrollment Capacity of Schools

Currently, the District has permanent program capacity to house 4,807 students based on the District's Standard of Service as set forth in Section II. Portable classroom capacity for 152 students brings the total capacity to 4,959 at the beginning of the 2019-2020 school year.¹ A summary of the current enrollment and capacity, and the breakdown at each grade span follows:

Table 2: Summary of Capacity (2019-20)

2019-20 Current	Permanent Capacity²	Portable Capacity	Total Capacity	Oct. 2019 Enrollment (HC)	Surplus Capacity w/o Portables	Surplus Capacity w/ Portables
Elementary	2,210	96	2,306	1,929	281	377
Middle School	1,100	0	1,100	990	110	110
Senior High	1,497	56	1,553	1,185	312	368
District Total	4,807	152	4,959	4,104	703	855

Included in this Plan is an inventory of the District's schools by type, address and current capacity. See Table 3.

In the fall of 2005, the District closed J.J. Smith Elementary due to the age and condition of the building. The District performed facility upgrades in 2015 at J.J. Smith and it was used to temporarily house Black Diamond Elementary students during construction of the new elementary school. In the fall of 2017, J.J. Smith began to house the District's Birth-to-Five program, special education pre-school and ECEAP programs.

Black Diamond Elementary opened in August 2017. The new Black Diamond Elementary has a capacity of 430 students in permanent housing (an increase from the previous permanent capacity of 217). The Enumclaw High School modernization phase 1 opened in October 2018 and phase II was completed in August 2019. The updated facility increased permanent capacity by approximately 197 students.

Based on the enrollment forecasts, current inventory, program capacity, current standard of service, and portable capacity, the District has identified the need for additional student capacity in the short term. This reflects new development in the City of Black Diamond and new and potential development in the City of Enumclaw and King County during the six year planning period.

¹ The District's intent is for all students to be served in permanent classroom facilities. As such, portables are intended to be a temporary capacity solution. The District currently has four classrooms in portables at Kibler Elementary and two classrooms in portables at Enumclaw High School. There are seven portables at Kibler in total and three at Westwood. Portables are also used for book rooms and administrative purposes.

TABLE 3: Inventory Summary

An inventory of existing permanent school facilities including the locations and capacities of those facilities is provided below.

Existing Facility	Location	Capacity
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	430
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	430
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	450
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	450
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	450
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	550
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	550
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1497

Table 4 – Projected Enrollment & Capacity*

K-5 Elementary							
	2019*	2020	2021	2022	2023	2024	2025
Permanent Capacity	2,210	2,210	2,210	2,210	2,210	2,380	2,380
New Permanent Capacity					170 [^]		500 ^{**}
Portable Capacity Available	96	96	196	196	196	196	196
Portable/Purchase, Relocate							
Total Capacity	2,306	2,306	2,406	2,406	2,576	2,576	3,076
Projected Enrollment*	1,929	1,984	2,028	2,161	2,301	2,415	2,599
Surplus/(Deficit) of Perm. Capacity	281	226	282	149	179	65	381
Surplus/(Deficit) with Portables	377	322	378	245	275	161	477
6-8 Middle School							
	2019*	2020	2021	2022	2023	2024	2025
Permanent Capacity	1,100	1,100	1,100	1,100	1,100	1,100	1,100
New Permanent Capacity							
Portable Capacity Available						112	112
Portable/Purchase, Relocate					112		
Total Capacity	1,100	1,100	1,100	1,100	1,100	1,212	1,212
Projected Enrollment*	990	1,042	1,073	1,139	1,138	1,219	1,317
Surplus/(Deficit) of Perm. Capacity	110	58	27	(39)	(38)	(119)	(217)
Surplus/(Deficit) with Portables	-	-	-	-	74	(7)	(105)
9-12 High School							
	2019*	2020	2021	2022	2023	2024	2025
Permanent Capacity	1,300	1,497	1,497	1,497	1,497	1,564	1,564
New Permanent Capacity	197 ^{^^}				67 ^{^^}		
Portable Capacity Available	56	56	224	224	224	224	224
Portable/Purchase, Relocate		168					
Total Capacity	1,553	1,721	1,721	1,721	1,788	1,788	1,788
Projected Enrollment*	1,185	1,229	1,266	1,336	1,416	1,519	1,622
Surplus/(Deficit) of Perm. Capacity	312	268	231	161	148	45	(58)
Surplus/(Deficit) with Portables	368	492	455	385	372	269	166

*2019 reflects actual October enrollment.

**Reflects construction of new elementary in Ten Trails neighborhood.

[^]Added capacity at Kibler Elementary School and Black Diamond Elementary School.

^{^^}Added capacity at Enumclaw High School (Phase I and Phase II, complete in fall 2019).

^{^^^}Added capacity at Enumclaw High School as part of Performing Arts Center renovation.

Section IV: The District's Planning and Construction Plan

Trigger of Construction

Planning for new schools and additions to existing schools are triggered by comparing the enrollment forecasts with District capacity. Projected available student capacity was derived by subtracting projected student enrollment from existing school capacity for each of the six years in the forecast period (2020-2025). Capacity needs are expressed in terms of "Surplus/(Deficit) of Permanent Capacity." A deficit in permanent capacity means that there will be unhoused students who will likely be served in portable classrooms, in classrooms where class size exceeds State standards, Board expectations and/or contractually negotiated agreements within the local school district. The unhoused student levels are shown in Table 5. Note: for purposes of assessing capacity, the District has included the capacity improvements that are planned over the six year planning period. As previously discussed in this Plan, the District intends to monitor development and enrollment growth and will continue to assess the need for any capacity additions in future updates to this Plan.

Facility Needs (2020-2025)

The voters in the District approved a Bond in April 2015 that included replacement and expansion of Black Diamond Elementary School and renovation/expansion of Enumclaw High School. Creating new capacity at Black Diamond Elementary helped to ensure that elementary schools in other areas of the District are not overcrowded and that capacity is available in those schools to serve new development. The projects listed in Table 5 are anticipated based upon information available at the present time. Due to anticipated growth within the cities of Black Diamond and Enumclaw, the District will reallocate portables to both Thunder Mountain and Enumclaw Middle School and will need to purchase and/or relocate additional new portables based on the actual impact of growth. Implementation of the K-3 class size reduction legislation impacted permanent space at the elementary level. The District anticipates running one or more bonds before 2025 for several projects. These projects include (i) the replacement and modernization of Byron Kibler Elementary School; (ii) a new Performing Arts Center at Enumclaw High School (with added student capacity); (iii) a four classroom addition to increase permanent space at Black Diamond Elementary as there is limited capacity for portables on that site; and (iv) a new elementary school in Black Diamond in the Ten Trails neighborhood to address growth needs. The District secured property from the developer for the planned new elementary school. In addition, the District must consider field space to allow for increase size in athletic teams. To this end, the District anticipates adding baseball and fastpitch fields at Thunder Mountain Middle School where none presently exist. Lastly, the District intends on purchasing a parcel adjacent to Black Diamond Elementary. Projections show that school specifically in a deficit of permanent capacity in the near term. The District intends to secure adjacent land to construct portables until a new elementary in Black Diamond can be secured.

Facility Needs (Long Term)

Based upon present information regarding the development activity within the City of Black Diamond, the District is planning for long term needs in the Black Diamond area. The District anticipates that, based upon service standards and enrollment projections, the two approved master planned development projects will necessitate the need for up to three additional new elementary schools, one new middle school, and one new high school. The District is uncertain at this time regarding long term additional capacity needs that may result from additional development in Black Diamond and development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. In addition, funded implementation of class size reduction measures will require additional capacity. Future updates to this Plan will reflect the planning needs in response to long term growth impacts.

General Considerations

The decision and ability to actually construct a new school facility involves multiple factors not wholly within the control of the District. The availability of funds is the biggest consideration whether those funds are generated from locally approved bonds, state construction funds, impact fees, or mitigation payments, or a combination of the above.

**Table 5 - Planned Projects
2020-2025**

Enumclaw School District No. 216
Projects Planned and Sites Acquisitions

School/Facility/Site	Location	Type	Status	Projected Comp Date	Added Capacity	% for new Growth
					Approx	Approx
Elementary						
Black Diamond Elementary	Black Diamond	New	Complete	2017	257	100%
Black Diamond Elementary Portables	Black Diamond	New***	Planning	2021	100	100%
Black Diamond Elementary Addition	Black Diamond	New^^	Planning	2023	100	100%
Byron Kibler Elementary	Enumclaw	New*	Planning	2023	70	15%
New Black Diamond Elementary	Black Diamond	New^	Planning	2025	500	100%
Middle School						
Portable Facilities	Enumclaw MS**	Relocate/Renovate	In Process	2023	56	100%
Portable Facilities	Thunder Mountain MS**	Relocate/Renovate	In Process	2023	56	100%
Senior High						
Enumclaw High School	Enumclaw	Renovation/Addition	Complete	2020	168	100%
Enumclaw High School PAC	Enumclaw	New	Planning	2023	67	15%
Other Sites						
South West Enumclaw (18A)	1009 SE 244th, Enumclaw	New	Exist.	Site Bank	0	0
North East Enumclaw (20A)	East of Highway 169	New	Exist.	Site Bank	0	0
Black Diamond (various pending)	In Ten Trails Development	New	Planning		varying	100%

* Replacement/Modernization of Byron Kibler Elementary will increase permanent capacity as that school is currently above permanent capacity with seven portables and more growth is projected.

** Will relocate two portables from Enumclaw High School during construction to middle schools to expand capacity for growth.

***The District intends to purchase property adjacent to Black Diamond Elementary and construct portables as additional capacity.

^The District is forecasting the need for an additional elementary school in Black Diamond to expand capacity for growth.

^^ The District is forecasting the need for additional permanent space at the existing Black Diamond Elementary.

Table 6 – Finance Plan

Estimated Project Cost by Year - in \$millions							Total	Secured	Secured	Unsecured
2020	2021	2022	2023	2024	2025	Cost	Bond/Levy (1)	Other (2)	Other (3)	
Improvements Adding Student Capacity										
Elementary School										
New Construction	\$.12*	\$.60		\$44.3**		\$50^^	\$95.02			\$95.02
Middle School										
			\$.15				\$.15			
High School										
Renovation and Addition		\$63.95^		\$36**			\$99.95	\$52.395	\$10.41	\$37.145
Portables	\$.20	\$.20					\$.40			\$.40
Total	\$.32	\$64.75		\$80.45		\$50	\$195.52	\$52.545	\$10.41	\$132.565***

(1) Secured Bond/Levy- Bond and levy funding already approved by voters.

(2) Secured Other - Funds currently available to the District including proceeds from property sales, school mitigation and impact fees, and State Match Funds remaining from prior construction projects.

(3) Unsecured future - School mitigation and impact fees not yet collected, bonds and levies not yet approved, state match dollars not yet allocated.

*Replacement of existing Black Diamond Elementary and related new capacity with expenditures through 2019. Project is complete but not closed out. Total construction cost: \$21.61M.

^Phase I and Phase II capacity additions at Enumclaw High school with expenditures through 2020.

**Costs related to new capacity project at Byron Kibler Elementary, Black Diamond Elementary and Enumclaw High School Performing Arts Center, Bond anticipated 2020.

^^Estimated costs related to the planned new elementary school. Estimated construction costs are used in the impact fee formula.

Section V: Capital Facilities Financing Plan

The Six-Year Finance Plan shown on Table 6 demonstrates how the District intends to fund new construction and improvements to school facilities for the years of 2020-2025. The financing plan and impact fee calculation formula also differentiate between capacity and noncapacity projects.

The District's ability to accomplish its building program is based on the following funding sources:

- Passage of general obligation bonds by District voters, which was done in the April 2015 election for recently completed projects (Black Diamond ES and EHS Renovation/Addition)
- Collection of school mitigation and impact fees
- State School Construction Assistance Program funds
- Passage of future general obligation bonds for planned projects (New ES, Kibler ES replacement/addition, BDES addition, and EHS PAC)

General Obligation Bonds

Bonds are typically used to fund construction of new schools and other capital improvement projects. A 60% voter approval is required to pass a bond. Bonds are then retired through collection of property taxes. The District's voters recently approved a \$68.5 million bond to fund the replacement and expansion of the existing Black Diamond Elementary School and the partial renovation and expansion of Enumclaw High School. The District is considering proposing one or more bond packages totaling \$126 million to fund the replacement of Byron Kibler Elementary, classroom additions at Black Diamond Elementary School, the Enumclaw High School Performing Arts Center, and a new elementary school in Black Diamond in the Ten Trails neighborhood. Each project will add permanent student capacity.

State School Construction Funding Assistance

State School Construction Funding Assistance comes from the Common School Construction Fund. Bonds are sold on behalf of the fund then retired from revenues accruing predominantly from the sale of renewable resources (i.e. timber) from State school lands set aside by the Enabling Act of 1889. If these sources are insufficient to meet needs, the Legislature can appropriate funds or the State Superintendent of Public Instruction can prioritize funding.

School districts may qualify for School Construction Funding Assistance for specific capital projects. To qualify, a project must first meet a State established criteria of need. This is determined by a formula that specifies the amount of square footage the State will help finance to provide permanent structures for the unhoused enrollment projected for the district. If a project qualifies, it can become part of a State prioritization system. This system prioritizes allocation of available funding resources to school districts statewide based on seven prioritization categories. Funds are then disbursed to the districts based on a formula which calculates district assessed valuation per pupil

relative to the whole State assessed valuation per pupil to establish the percent of the total project cost to be paid by the State. The State contribution can range from less than half to more than 70% of the project's cost.

State School Construction Funding Assistance can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive School Construction Funding Assistance dollars. School Construction Funding Assistance funds are not received by a school district until after a school has been constructed. In such cases, the District must "front fund" a project. That is, the District must finance the complete project with local funds (the future State's share coming from funds allocated to future District projects). When the State share is finally disbursed (without accounting for escalation) the future District project is partially reimbursed.

Because of the method of computing State School Construction Funding Assistance, the official percentage of funds calculated by the State does not typically equal the actual percentage of total facility cost. The State Funding Assistance Percentage for the Enumclaw School District is approximately 56.52%. Notably, this only applies to costs that the State considers eligible for State Funding. Land costs and other development costs are not considered eligible for State School Construction Funding Assistance. Furthermore, the State only allows 90 square feet per elementary student while the District's service standard requires more square feet per student. This additional space must be funded with local dollars. For a typical project that has maximum State funding, less than 50% of the total project costs will be covered by School Construction Funding Assistance dollars.

Mitigation Payments and School Impact Fees

King County and the City of Enumclaw both have adopted school impact fee ordinances. In these jurisdictions, the District requests that an impact fee be collected for the construction of any new residential dwelling unit.

The District has requested that the City of Black Diamond adopt a school impact fee ordinance. Currently, the District relies on mitigation required under the State Environmental Policy Act and related statutes. However, SEPA-exempt development is not captured through this form of mitigation.

New dwelling units in the Lawson Hills and Ten Trails MPDs are subject to a school mitigation fee assessed pursuant to a Comprehensive School Mitigation Agreement.

Fees assessed are based on the new enrollment growth in the District and related capacity needs. By law, new development cannot be assessed impact fees to correct existing deficiencies.

Impact fees have been calculated utilizing the formula in the King County Ordinance 11621. The resulting figures are based on the District's cost per dwelling unit to purchase land for school sites, make site improvements, construct schools and purchase, install or relocate temporary facilities (Portables). Credits have also been

applied in the formula to account for State School Construction Funding Assistance expected to be reimbursed to the District and projected future property taxes to be paid by the owner of a dwelling unit.

The District's cost per dwelling unit is derived by multiplying the cost per student by the applicable student generation rate per dwelling unit. King County Ordinance 11621 defines "Student Factor" as "the number derived by a school district to describe how many students of each grade span are expected to be generated by a dwelling unit. Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation; provided that, if such information is not available in the district, the data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Enumclaw School District's student generation factors are based on the 2020 average of student factors from surrounding districts in King County. See Table 7. The surrounding districts include Auburn, Issaquah, Lake Washington, and Northshore.

Table 7 - Summary of Student Generation Rate (SGR)

Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average
Elementary	0.250	0.181	0.394	0.370	0.328	0.305
Middle	0.131	0.069	0.189	0.153	0.108	0.130
High	0.152	0.099	0.185	0.147	0.101	0.137
Total	0.533	0.349	0.768	0.670	0.537	0.572

Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average
Elementary	0.433	0.506	0.226	0.082	0.052	0.198
Middle	0.185	0.252	0.107	0.035	0.019	0.087
High	0.175	0.252	0.128	0.033	0.014	0.088
Total	0.793	1.010	0.461	0.151	0.085	0.373

**For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.*

The District's proposed school impact fees reflect identified capacity needs and planning at the elementary and high school levels. The fees are based on the recently completed Enumclaw High School project, with remaining available capacity to serve students from growth, and the estimated costs of the planned new elementary school (anticipated, if funding is approved by the voters, to be complete within the six year planning period).

Impact Fee Expenditures

In June 2019, the District expended \$500,000 of impact fee money collected by the City of Enumclaw. In October 2019, The District expended \$280,000 of impact fee money collected by King County. Both expenditures were on the Enumclaw High School modernization and replacement project. The District anticipates expending impact fees totaling approximately \$238,000 in June 2020 on the Enumclaw High School modernization and replacement project.

Section VI: Impact Fee Variables and Impact Fees

Student Factors-Single/Multi-Family

Elementary	0.305/0.198
Middle School	0.130/0.087
High School	0.137/0.088

Student Capacity Per Facility

Elementary	500
Middle School	550
High School	1,500

Site Acreage Site

Elementary	15 a
Middle School	25 a
High School	40 a

Site Cost per Acre

Elementary	
Middle School	
High School	

New Facility Construction Cost

Elementary	\$37,500,000
High School	\$63,950,000

SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	108
High School (9-12)	130
Special Education	144

Temporary Classroom Capacity

Elementary	23
Middle School	28
High School	28

Developer Provided Sites/Facilities

Elementary School Site	
\$1.13/\$1,000	

Temporary Facilities Costs

Elementary	
Middle School	
High School	

Permanent Square Footage

Elementary	226,126
Middle School	167,254
High School	<u>154,698</u>
Total	548,078

Temporary Square Footage

Elementary	8,600
Middle School	
High School	<u>1,720</u>
Total	10,320

Total Facilities Square Footage

Elementary	234,726
Middle School	167,254
High School	<u>156,418</u>
Total	558,398

State Construction Funding

District Match – 56.52%	
Current Construction Cost	
Allocation	\$238.22

District Average Assessed Value

Single Family Res.	\$417,907
K.C. Assessor, 2/20	

Bond Interest Rate

Current Bond Buyer Index	2.44%
--------------------------	-------

District Average Assessed Value

Multi-Family Res.	\$176,863
K.C. Assessor, 2/20	
Weighted Avg. of Condos and Apts.	

District Debt Service Tax Rate

Current

Using the variables and formula described above, impact fees proposed for the District are summarized in Table 8. See also Appendix C.

Table 8 - School Impact Fees

Housing Type	Impact Fee Per Dwelling Unit City of Black Diamond*
Single Family	\$8,972
Multi-Family	\$6,282

*To be proposed to the City of Black Diamond; discounted at 50%

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$8,972
Multi-Family	\$6,282

**Per City of Enumclaw Ordinance 2609 (discounted at 50%)

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$8,972
Multi-Family	\$6,282

***Per Chapter 21A.43 KCC and Ordinance No. 10162 (discounted at 50%)

Appendix A

OSPI Cohort Enrollment Projections



School Facilities and Organization
 INFORMATION AND CONDITION OF SCHOOLS
 Enrollment Projections (Report 1049)

ENUMCLAW

Grade	--- ACTUAL ENROLLMENTS ON OCTOBER 1st ---						AVERAGE % SURVIVAL	--- PROJECTED ENROLLMENTS ---					
	2014	2015	2016	2017	2018	2019		2020	2021	2022	2023	2024	2025
Kindergarten	298	264	264	309	283	319		310	316	322	328	334	340
Grade 1	296	300	267	265	323	313	103.46%	330	321	327	333	339	346
Grade 2	287	304	308	288	272	338	104.10%	326	344	334	340	347	353
Grade 3	286	285	313	319	301	288	103.24%	349	337	355	345	351	358
Grade 4	285	302	299	329	333	321	105.32%	303	368	355	374	363	370
Grade 5	301	297	309	303	318	350	101.92%	327	309	375	362	381	370
K-5 Sub-Total	1,753	1,752	1,760	1,813	1,830	1,929		1,945	1,995	2,068	2,082	2,115	2,137
Grade 6	288	295	304	319	328	347	104.18%	365	341	322	391	377	397
Grade 7	293	293	306	308	317	321	100.79%	350	368	344	325	394	380
Grade 8	325	299	301	306	303	322	100.94%	324	353	371	347	328	398
6-8 Sub-Total	906	887	911	933	948	990		1,039	1,062	1,037	1,063	1,099	1,175
Grade 9	342	343	308	325	319	325	105.60%	340	342	373	392	366	346
Grade 10	320	354	349	298	317	324	100.21%	326	341	343	374	393	367
Grade 11	325	295	310	300	267	279	88.66%	287	289	302	304	332	348
Grade 12	318	332	296	294	290	257	98.04%	274	281	283	296	298	325
9-12 Sub-Total	1,305	1,324	1,263	1,217	1,193	1,185		1,227	1,253	1,301	1,366	1,389	1,386
DISTRICT K-12 TOTAL	3,964	3,963	3,934	3,963	3,971	4,104		4,211	4,310	4,406	4,511	4,603	4,698

Appendix B Modified Cohort Enrollment Projections

MODIFIED COHORT SURVIVAL PROJECTIONS

	PROJECTED ENROLLMENTS					
	2020	2021	2022	2023	2024	2025
Kindergarten	335	335	347	369	395	431
Grade 1	333	341	360	368	396	432
Grade 2	327	335	366	382	394	432
Grade 3	352	365	360	388	408	430
Grade 4	302	313	390	382	414	444
Grade 5	335	339	338	412	408	450
K-5 Headcount	1984	2028	2161	2301	2415	2599
Grade 6	358	363	361	356	436	439
Grade 7	355	371	385	379	380	467
Grade 8	329	339	393	403	403	411
6-8 Headcount	1042	1073	1139	1138	1219	1317
Grade 9	328	337	364	404	421	426
Grade 10	331	338	353	375	422	444
Grade 11	290	298	312	320	346	391
Grade 12	280	293	307	317	330	361
9-12 Headcount	1229	1266	1336	1416	1519	1622
K-12 Headcount	4255	4367	4636	4855	5153	5538

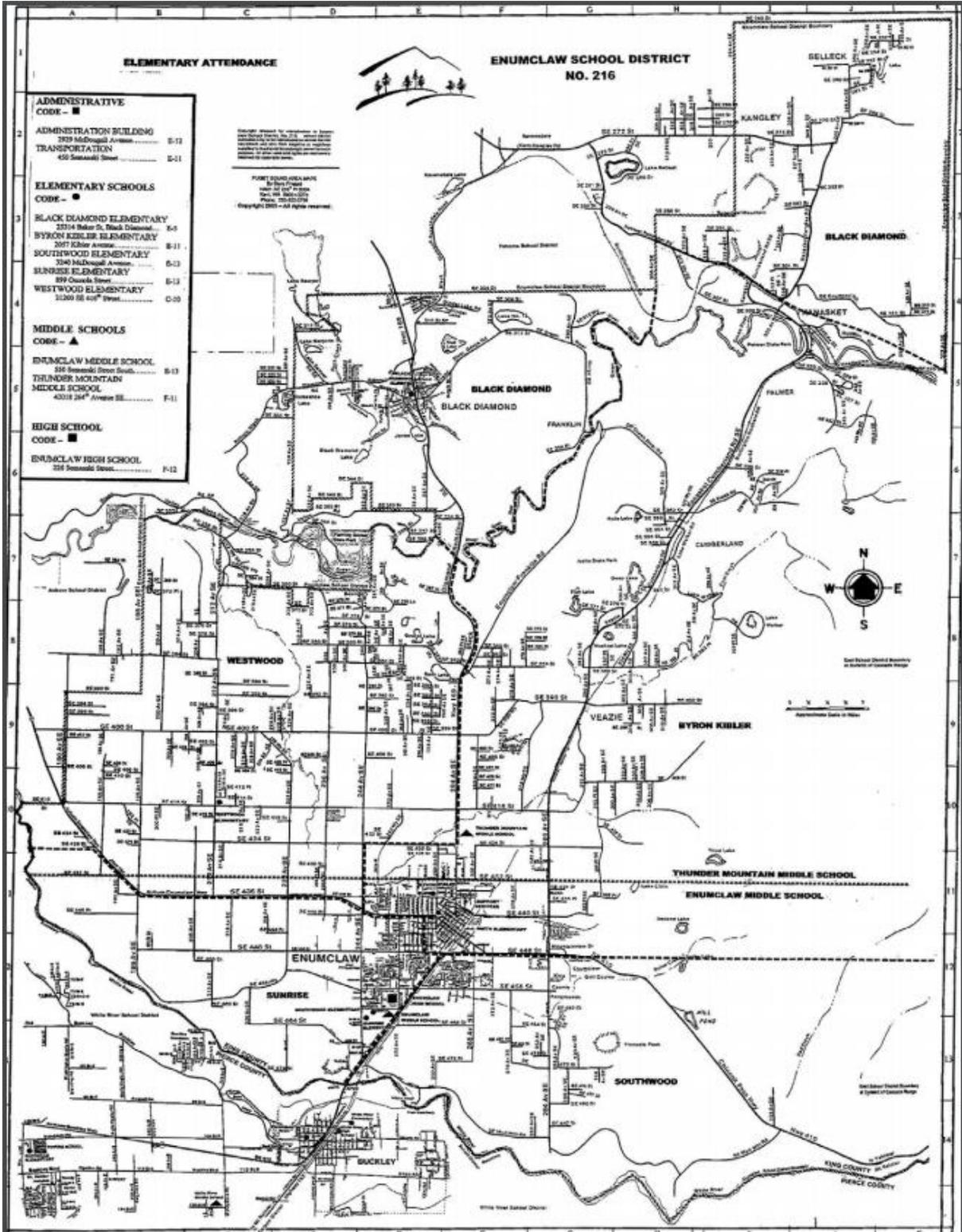
Appendix C School Impact Fee Calculations

APPENDIX C SCHOOL IMPACT FEE CALCULATIONS

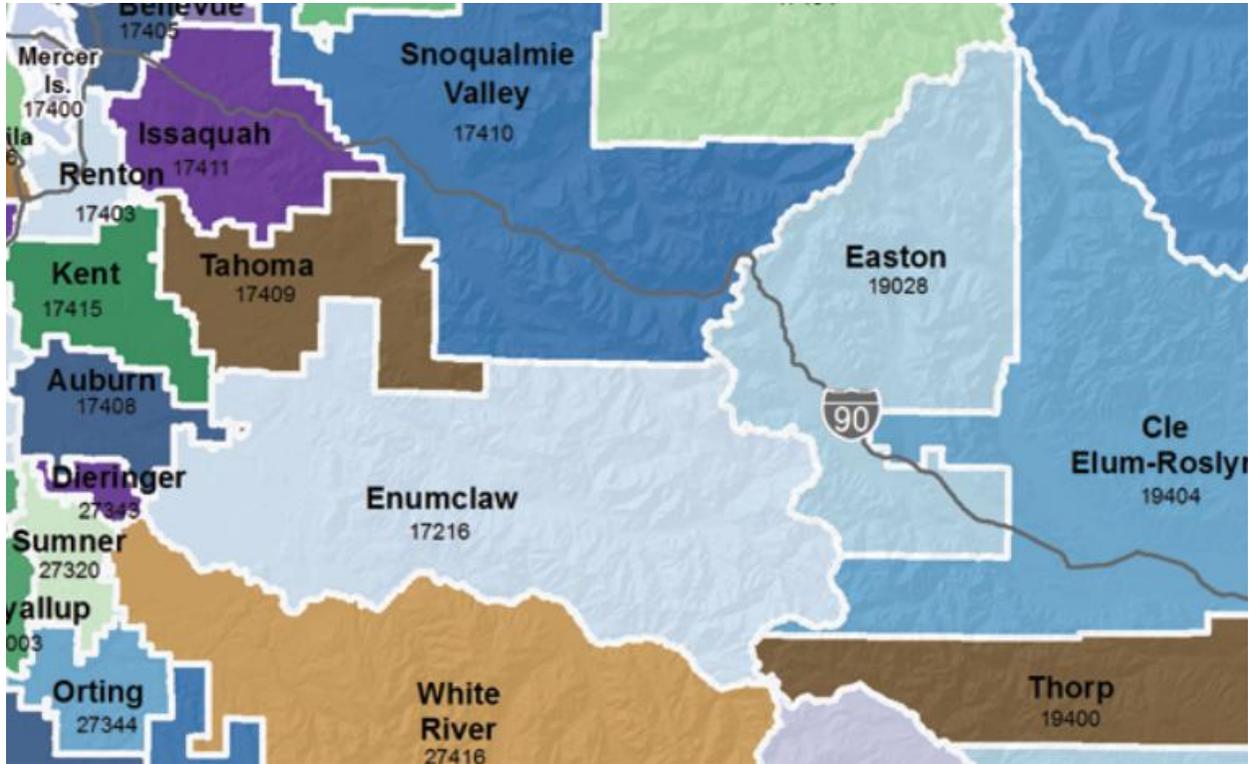
ENUMCLAW SCHOOL DISTRICT								
2020								
School Site Acquisition Cost:								
((AcresxCost per Acre)/Facility Capacity)xStudent Factor								
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/	
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR	
Elementary	0.00	\$ -	500	0.305	0.198	\$0	\$0	
Middle	0.00	\$ -	600	0.130	0.087	\$0	\$0	
High	0.00	\$ -	1,500	0.137	0.088	\$0	\$0	
						\$0	\$0	
School Construction Cost:								
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)								
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR	
Elementary	98.15%	\$ 37,500,000	500	0.305	0.198	\$22,452	\$14,575	
Middle	98.15%	\$ -	600	0.130	0.087	\$0	\$0	
High	98.15%	\$ 63,950,000	1,500	0.137	0.088	\$5,733	\$3,682	
						\$28,185	\$18,258	
Temporary Facility Cost:								
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)								
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR	
Elementary	1.85%	\$ -	20	0.305	0.198	\$0	\$0	
Middle	1.85%	\$ -	25	0.130	0.087	\$0	\$0	
High	1.85%	\$ -	25	0.137	0.088	\$0	\$0	
						\$0	\$0	
State Funding Assistance Credit:								
CCA x OSPI Square Footage x Funding Assistance % x Student Factor								
	Current	OSPI Square	District	Student	Student	Cost/	Cost/	
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR	
Elementary	\$ 238.22	90	56.52%	0.305	0.198	\$3,696	\$2,399	
Middle	\$ 238.22	108	0.00%	0.130	0.087	\$0	\$0	
Sr. High	\$ 238.22	130	56.52%	0.137	0.088	\$2,398	\$1,540	
						\$6,094	\$3,940	
Tax Payment Credit:								
						SFR	MFR	
Average Assessed Value						\$417,907	\$176,863	
Capital Bond Interest Rate						2.44%	2.44%	
Net Present Value of Average Dwelling						\$3,668,915	\$1,552,726	
Years Amortized						10	10	
Property Tax Levy Rate						\$1.13	\$1.13	
Present Value of Revenue Stream						\$4,146	\$1,755	
Fee Summary:								
				Single	Multi-			
				Family	Family			
	Site Acquisition Costs			\$0	\$0			
	Permanent Facility Cost			\$28,185	\$18,258			
	Temporary Facility Cost			\$0	\$0			
	State Funding Credit			(\$6,094)	(\$3,940)			
	Tax Payment Credit			(\$4,146)	(\$1,755)			
	FEE (AS CALCULATED)			\$17,945	\$12,563			
	FEE (Adjusted 25%)			\$13,459	\$9,423			
	FEE (Adjusted 50%)			\$8,972	\$6,282			

Appendix D Maps of School Borders and Projects

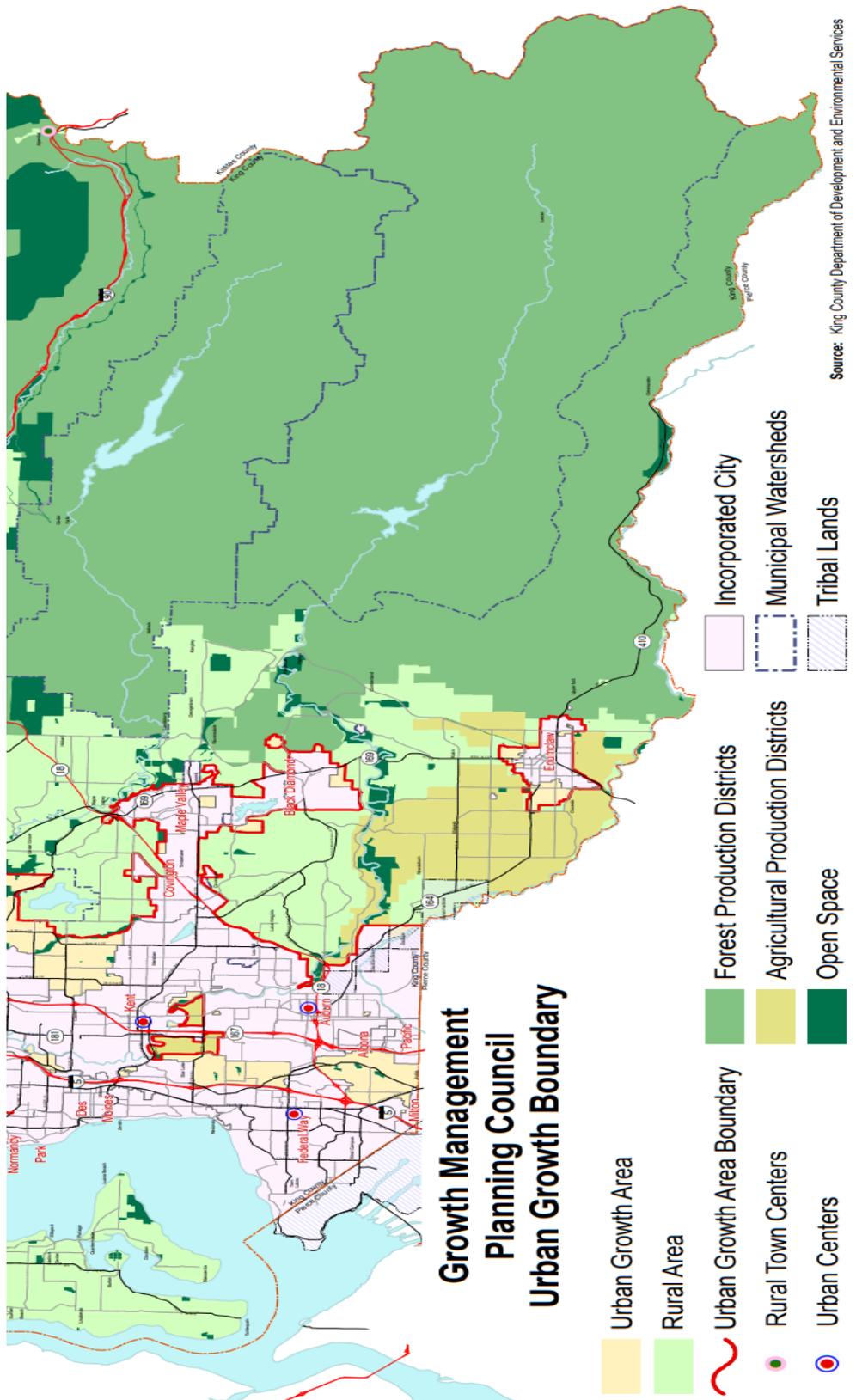
Enumclaw School Boundaries



Enumclaw School District Borders



Urban Growth Boundaries





Architect Rendering of Completed Enumclaw High School Project



CAPITAL FACILITIES PLAN 2020 – 2026



Adopted: September 28, 2020

FIFE SCHOOL DISTRICT NO. 417

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

FIFE SCHOOL DISTRICT NO. 417

5802 20 STREET EAST
TACOMA WA 98424-2000

School Board Members

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

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

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

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

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

Principal: Mark Robinson
Assistant Principal: Chris Lezcano

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

Principal: Mark Beddes
Assistant Principal: Megan Gallwas

Endeavour Intermediate School, 1304 17th Ave, Milton WA 98354

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

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

98372 Principal: Don Sims
Assistant Principal: Jill Dornan

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

Principal: Julie Bartlett
Assistant Principal: Sarah Edwards



Capital Facilities Plan 2020 – 2026

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EXECUTIVE SUMMARY

The Fife School district encompasses parts of Fife, Milton, Edgewood, unincorporated areas of Trout Lake, Jovita, and Fife Heights within Pierce and King County, and a portion of the Port of Tacoma. According to the Office of Financial Management (2019) more than 22,500 people are estimated to reside within the 10 square miles of the district boundaries.

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

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

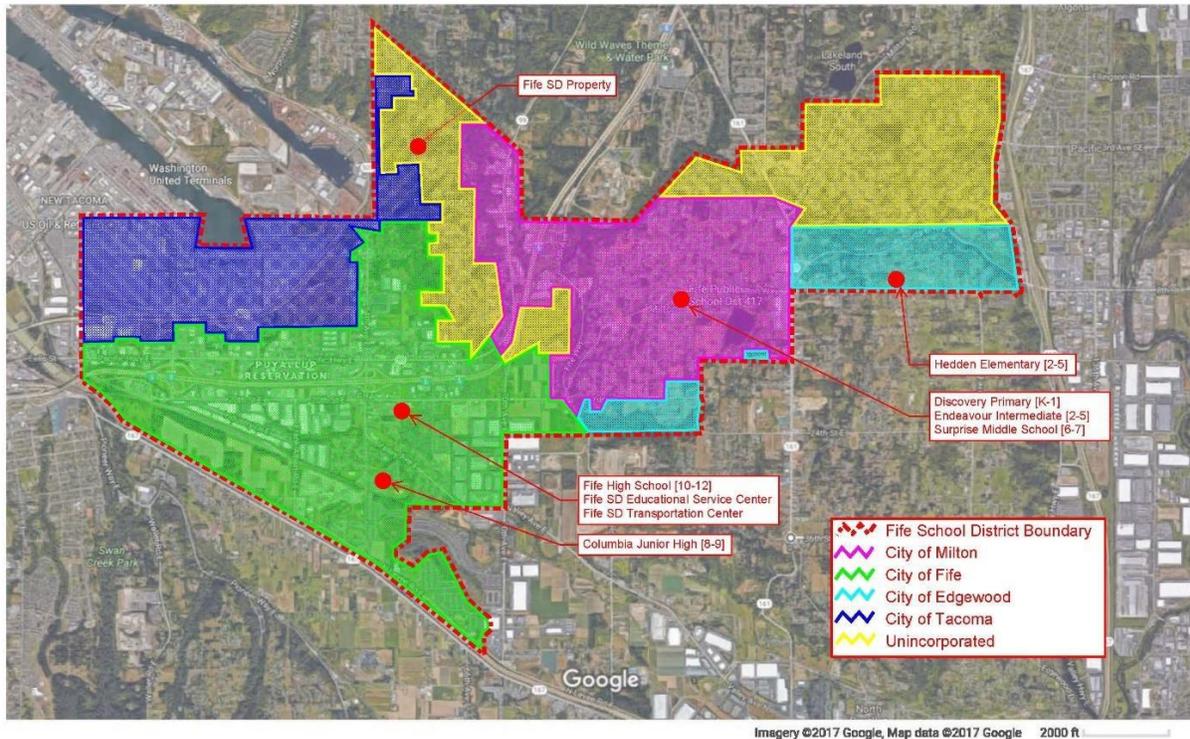
As a component of the Six-Year Capital Facilities Plan, the District has incorporated aspects of its long-range capital plan designed to reinforce the strategic mission and vision of the district and enhance the education and safety of all students. As the District encompasses more than one jurisdiction,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



BACKGROUND

District Introduction

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



The District currently educates 3,847 students (October 2019). As a proud member of the Schlechty Center’s Standard Bearer Network, the District works toward the success of each individual student believing that “all students deserve our attention, the opportunity to be engaged in high quality work, support and encouragement as they progress in our learning system” (Fife Public Schools Mission).

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

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



Capital Facilities Plan 2020 – 2026

Capital Plan Introduction

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

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

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

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



STANDARD OF SERVICE

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

Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, and increased basic education funding from the State, the District is able to set this standard at approximately 18-25 students per class, with first priority at the primary grade levels (K – 4). Students are provided traditional basic education programs which include reading, writing, math, social studies, science, physical education, health, music and art. Additionally, there are scheduled times in computer labs and a number of special programs such as special education, English Language Learners (ELL), preschool, remediation and other programs designed to serve special populations.

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

ELEMENTARY SCHOOLS

There are three elementary schools in the District serving special needs pre-kindergarten, kindergarten and first grades in Discovery Primary, and second through fifth grades in Hedden Elementary and Endeavour Intermediate. As noted earlier, the District’s standard of service aims to keep class sizes for elementary students small ranging from 18-25 students per a class with a prioritization on kindergarten through fourth grades being closer to 18 students per room. In addition, the special needs pre-kindergarten students require smaller student to teacher ratios. However, due to their unique programmatic needs, these rooms are not included in the projected capacity needs.

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

**MIDDLE SCHOOL AND JUNIOR HIGH**

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

FIFE HIGH SCHOOL

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



CAPITAL FACILITIES INVENTORY

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

Table 1 – Facilities Inventory

School Facility	Grades Served	Site Size (Acres)	Building Area (square feet)	Portable Area (square feet)	Program Capacity (excluding portables)
Discovery Primary School	K-1 + Special Needs Pre-K	7.045	57,047	8,960	409
Alive V. Hedden Elementary	2-5	14.89	51,673	3,564	475
Endeavour Intermediate School	2-5	7.045	54,058	1,792	520
Surprise Lake Middle School	6-7	17.23	72,176	3,584	510
Columbia Junior High School	8-9	34.40	92,000	3,544	560
Fife High School	10-12	28.86	140,193	4,480	695
Educational Services Center		n/a	26,000	0	0
Transportation Center		n/a	n/a	0	0

Information Required by Pierce County

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

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

Endeavour Intermediate School (grades 2-5)
1304 17th Avenue, Milton, WA 98354
Originally constructed as Milton Elementary School in 1951 with additions in 1953, 1955, 1958, 1962, and 1968. Modernized in 1975. Closed one year for some demolition, total modernization and addition. Reopened in 1993 as Endeavour Intermediate School.



Capital Facilities Plan 2020 – 2026

Surprise Lake Middle School

(grades 6-7)

2001 Milton Way, Milton, WA 98354

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

Columbia Junior High School

(grades 8-9)

2901 54th Avenue East, Tacoma, WA 98424

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

Fife High School

(grades 10-12)

5616 20th Street East, Tacoma, WA 98424

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

Transportation Center5601 20th Street East, Tacoma, WA 98424

Built new in 1996.

Educational Services Center5802 20th Street East, Tacoma, WA 98424

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



ENROLLMENT PROJECTIONS

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

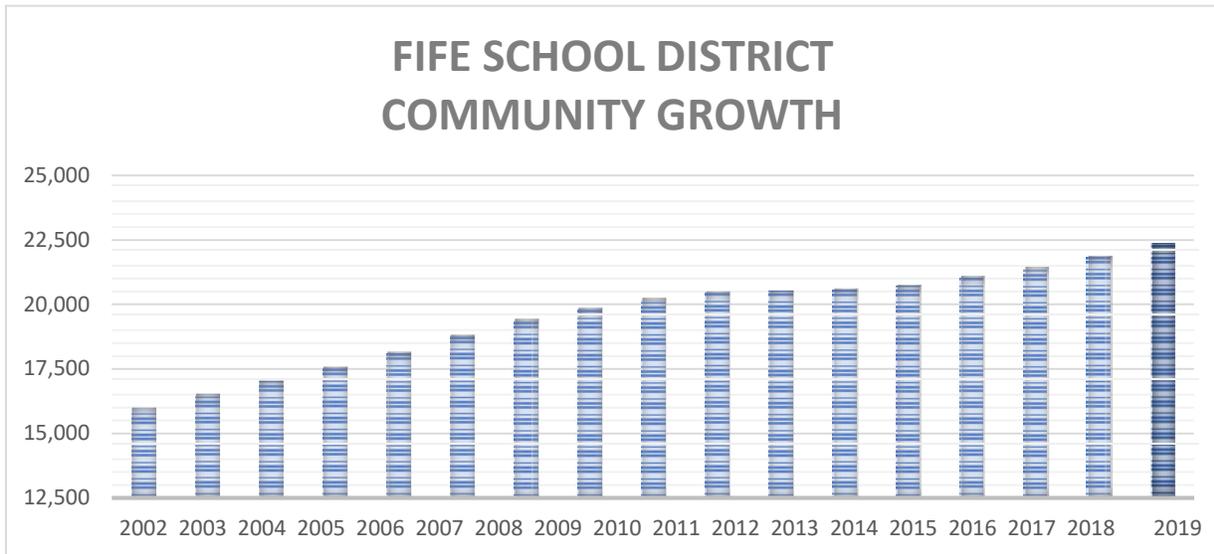
The Cohort Survival Method computes progressive ratios for each grade level and averages those ratios over the past five years. The average ratio is then multiplied by the actual current year's enrollment using the October headcount for each grade to project the enrollment in the next grade for the next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

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

According to the school district SAEP, Fife School district grew 9.6% between 2011 and 2019 at a rate between 3-4% annually prior to the recession. Post-recession, this growth slowed significantly to an average of 1.2% and then rose to averaging nearly 2% growth year over year through 2017. However, growth in the most recent few years has slowed to around 0.4% per year.



Graph 1 – Fife School District Historical Community Growth



OFM also provides historical population counts for surrounding cities including Fife, Milton, and Edgewood. Between 2011 and 2019, Fife grew 10.11%. During the same time periods, Milton grew 13.38% and Edgewood grew 17.08%. The State change in population during the same time period grew 10.45%

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

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

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

Enrollment projections are updated annually using the most recent headcount reported to OSPI and modified as identified above. Table 2 below identifies the District's current projected enrollment through the 2025-26 school year. The school district provides pre-kindergarten services to their special needs population. These students are estimated to add between 60-75 students annually to the projected enrollment.



Capital Facilities Plan 2020 – 2026

Table 2 – Enrollment Projections

	Actual Headcount Enrollment - October					2019	Projected Enrollment					
	2014	2015	2016	2017	2018		2020	2021	2022	2023	2024	2025
Pre-K Special Needs	48	54	50	62	67	68	70	71	73	74	75	75
KINDERGARTEN	301	252	277	295	266	292	298	304	310	316	322	328
GRADE 1	268	318	270	279	313	266	303	310	316	322	328	335
GRADE 2	300	277	294	273	300	305	270	307	314	320	327	333
GRADE 3	273	292	277	302	275	308	304	269	306	313	319	326
GRADE 4	258	279	287	294	298	289	308	304	269	306	313	319
GRADE 5	276	262	290	286	285	294	291	310	306	271	308	315
GRADE 6	290	292	280	314	289	298	304	301	321	317	281	319
GRADE 7	272	293	280	285	312	288	297	303	300	320	316	280
GRADE 8	268	284	306	288	276	317	292	301	307	304	324	320
GRADE 9	311	267	284	304	281	293	311	287	295	301	298	318
GRADE 10	246	303	268	288	318	285	294	313	288	296	302	299
GRADE 11	250	231	290	270	259	299	277	286	305	280	288	294
GRADE 12	228	240	210	280	234	245	285	264	272	290	266	274
Total	3589	3644	3663	3820	3773	3847	3904	3930	3982	4030	4067	4135

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



CAPACITY AND SPACE NEEDS

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

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

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

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

The district aims to keep class sizes at a headcount between 18-25 and as such uses this range when planning for teachers. Actual student headcount varies year to year and may exceed capacity. For reference, the table below illustrates the current Washington State allocation and proposed as voted. The Fife School District budgets to maximize this allocation. The voters of Washington State passed Initiative 1351 in 2014 reducing class sizes. As noted in RCW 28A.150.260 and 28A.400.07 the reduced class size implementation has been phased in, with targeted final noted below.

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

*Full-time equivalent students per teacher



Capital Facilities Plan 2020 – 2026

Table 3 – Capacity and Space Needs

	# Teaching Stations	Built Capacity	Special Programs		Program Capacity	Oct 2019 Enrollment	Need	Portables		Special Programs with Building Impacts
			Programs	Capacity				Number	Capacity	
ELEMENTARY SCHOOLS										
Discovery Primary*	30	485	6	(76)	409	627	(217)	10	220	Special Ed., LAP, Occupational Therapy, Computer Lab
Endeavour Intermediate	29	530	1	(10)	520	645	(125)	2	44	Special ed.
Alive V. Hedden Elementary	27	485	1	(10)	475	551	(76)	4	88	Special ed.
MIDDLE / JUNIOR HIGH SCHOOLS										
Surprise Lake Middle School	29	530	2	(20)	510	586	(76)	4	88	Special ed.
Columbia Junior High School	29	600	4	(40)	560	610	(50)	4	88	Special ed.
HIGH SCHOOL										
Fife High School	39	705	1	(10)	695	829	(134)	5	110	Special ed.
TOTAL	183	3335	15	(166)	3169	3847	(678)	29	638	

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



SIX-YEAR CAPITAL IMPROVEMENT PLAN

Near-term (2019-2025)

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

- **New Surprise Lake Middle School:** This is a replacement of the existing middle school due to the age and deterioration of the facility. The projected capacity of the facility is 650 students (an increase in capacity of approximately 140 seats), and is intended to allow for growth and possible grade reconfiguration in the future with sixth, seventh, and eighth grades split between Surprise Lake Middle School and Columbia Junior High. The Fife High School addition and modernization is intended to provide for possible grade reconfiguration to include capacity for ninth grade, currently at Columbia Junior High, and growth for tenth through twelfth grades. The grade reconfiguration as part of both projects, Surprise Lake and Fife High, provides capacity for grades sixth through twelfth throughout the three schools. Grade reconfigurations are not included as part of this plan, and will be discussed in future capital facilities plans if applicable.
- **Addition and modernization of Fife High School:** This project allows for the much-needed additional classrooms to accommodate student growth through building a new career and technical education STEAM (science, technology, engineering, arts, and math) Center of Excellence. This addition will be placed on the west side of the high school campus. These additional classrooms will provide for an estimated increase of 330 students.
- **Relocation of Educational Service Center:** To allow for the siting of the new Fife Elementary School, the district Educational Service Center will need to be relocated. Following the opening of the new Fife Elementary School, the District plans to close Endeavor Intermediate School to K-12 instruction and move the Educational Service Center to that location.
- **New Elementary School:** Fife Elementary School is planned for opening in the fall of 2021 to accommodate student growth. The new school is proposed to accommodate 825 students. The new elementary school will be located in the City of Fife on current school district property where Fife High School and the Educational Services Center is located.
- **Reconfigure the existing elementary schools:** With the addition of Fife Elementary School, the district plans to readjust grade configuration so that Discovery Primary houses special needs prekindergarten through first grade and the other two elementary schools will serve students in grades two through five.

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



Capital Facilities Plan 2020 – 2026

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

Mid – and Long-term (2025+)

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

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

PROJECTED CAPITAL COSTS

The Puget Sound region continues to see extraordinary growth and a shortage of labor contributing to unpredictable capital construction costs. The table below utilizes the best information available as of the fourth quarter of 2019 to estimate total project costs escalated to the approximate mid-point of the construction schedule as developed during early phases of the capital planning process. For every year there is a delay in proceeding, escalation will need to be added increasing the overall cost of construction.

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



Capital Facilities Plan 2020 – 2026

Table 4 – Estimated Near-term Total Project Costs

Phase	Project Name	Projected Total Cost	GSF	Projected Students
PHASE IA	New Middle School	\$ 64,700,533	114,000	650
PHASE IA	Relocate Educational Service Center (Endeavor EI)	\$ 8,659,960	17,500	
PHASE IB	District Wide Infrastructure and Safety Improvements	\$ 13,667,030		
PHASE II	New Fife Elementary School	\$ 78,493,722*	105,751	825
PHASE II	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	\$ 28,741,325	29,000	330
		\$ 194,272,570		

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



IMPACT FEES

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

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

Impact fees for Fife School District are shown on Table 6. Based on current calculations, the single-family rate is calculated at \$4,715. The multiple-family rate is calculated at \$1,426.



APPENDIX

Fife School District Student Generation Rates

APPENDIX Table 5 – Student Generation Rates

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

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



Capital Facilities Plan 2020 – 2026

Table 6 – School Impact Fee Calculation

				Student	Student		
School Site Acquisition Cost:							
((AcresxCost per Acre)/Facility Capacity)xStudent Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementary	20.00	\$0	825	0.335	0.174	\$0	\$0
Middle	35.00	\$0	650	0.139	0.074	\$0	\$0
High	35.00	\$0	330	0.139	0.077	\$0	\$0
						\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR
Elementary	92.92%	\$ 58,879,292	825	0.335	0.174	\$22,216	\$11,539
Middle	95.84%	\$ -	650	0.139	0.074	\$0	\$0
High	96.90%	\$ -	330	0.139	0.077	\$0	\$0
						\$22,216	\$11,539
Temporary Facility Cost:							
((Facility Cost/Facility Capacity)xStudent Factor)x(Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR
Elementary	7.08%	\$ -	20	0.335	0.174	\$0	\$0
Middle	4.16%	\$ -	25	0.139	0.074	\$0	\$0
High	3.10%	\$ -	25	0.139	0.077	\$0	\$0
				TOTAL		\$0	\$0
State Funding Assistance Credit:							
CCA x OSPI Square Footage x Funding Assistance % x Student Factor							
	Current	OSPI Square	District	Student	Student	Cost/	Cost/
	CCA	Footage	Funding %	SFR	MFR	SFR	MFR
Elementary	\$ 238.22	90	54.11%	0.335	0.174	\$3,886	\$2,019
Middle	\$ 238.22	108	0.00%	0.139	0.074	\$0	\$0
High	\$ 238.22	130	0.00%	0.139	0.077	\$0	\$0
				TOTAL		\$3,886	\$2,019
Tax Payment Credit:						SFR	MFR
Average Assessed Value						\$378,226	\$283,453
Capital Bond Interest Rate						2.44%	2.44%
Net Present Value of Average Dwelling						\$3,320,545	\$2,488,508
Years Amortized						10	10
Property Tax Levy Rate						\$2.68	\$2.68
Present Value of Revenue Stream						\$8,899	\$6,669
Fee Summary:				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$22,216	\$11,539		
Temporary Facility Cost				\$0	\$0		
State Funding Credit				(\$3,886)	(\$2,019)		
Tax Payment Credit				(\$8,899)	(\$6,669)		
FEE (AS CALCULATED)				\$9,430	\$2,851		
50% LOCAL SHARE				\$4,715	\$1,426		



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

APPENDIX Table 7 – Sources and Uses of Funds

Sources/Uses	2019-2028
Sources of Funds:	
Existing Revenue:	419,000
New Revenue:	
Bonds, Approved	176,300,000
State Match, Not Finalized	16,000,000
Impact Fees	1,553,177
Total Source of Funds:	194,272,570
Use of Funds:	
Capacity Projects:	
New Middle School	64,700,533
High School Addition	28,751,322
New Elementary	78,493,722
Sub Total:	171,945,580
Non-Capacity Projects:	22,326,990
Major infrastructure improvements and safety/security improvements, Surprise Lake Middle, Columbia Jr. High, Fife High and Educational Service Center project costs not associated with capacity increases. Also includes relocation of the Educational Service Center	
Sub Total:	93,541,462
Total Use of Funds:	194,272,570
Balance: Surplus or (Deficit)	0

Information Required by Pierce County



Capital Facilities Plan 2020 – 2026

APPENDIX TABLE 8 – Six Year Finance Plan

		Six Year Finance Plan											
		Costs in Thousands (1,000s)											
		Estimated Expenditures						Sources of Revenue					
PROJECTS		2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total Project Cost**	2018 Bond Program	Estimated State Match*	Other Capital Funds	Impact Fees
Phase I													
	New Middle School	43,524	9,439						64,701	X	X		X
	Relocate Educational Service Center	524	4,401	3,734					8,660	X			
	District Wide Safety and Security Improvements	8,367	4,954	345					13,667	X			
	New Elementary School	14,927	45,741	\$14,834					78,494^	X	X		X
	New CTE/STEAM Center of Excellence - @ Fife High School / Educational Service Center Site	4,155	17,812	6,208					28,751	X	X		X
<p>*Due to the uncertainty about a state capital budget during the 2017/2018 school year, the state match was not included in the bond program for purposes of estimating the bond amount needed.</p> <p>**Includes funds expended prior to 2019.</p> <p>^ Project used to calculate school impact fees using estimated construction costs.</p> <p>1. Project Costs use a 3.1% escalation to the estimated midpoint of construction as discussed in preliminary planning. Actual project costs and schedule will be determined at a future date.</p> <p>2. State match is unconfirmed and may be modified.</p>													

Information Required by King County



Capital Facilities Plan 2020 – 2026

Capital Facility Requirements to 2020-2026

APPENDIX Table 9 – Capital Facility Requirements

Time Period	Student Population*	Built Capacity	Adj. Student Capacity**	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2019	3,847	3,335	3,169	-678	\$ 63,229,828
2020-2026	4,135	4,110	3,944	-191	\$ 17,812,469
* Includes pre-kindergarten					
** Capacity after adjusting for programmatic changes.					
Permanent capacity only.					
Future capacity assumes projects move forward as planned.					

Calculated using average cost per student x need.

Information required by Pierce County

School District Cost per Student Headcount

APPENDIX Table 10 – Cost per Student

District Name	Elementary School	Middle / Junior High School	Senior High School
Fife	\$ 95,144	\$ 99,539	\$ 85,095

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

Information required by Pierce County

**Square Feet per Actual Student Headcount
(October 2019)**

APPENDIX Table 11 – Square Feet per Student

Grades	Current Student Enrollment	SF per Student
K-5	1822	89
6-7	586	123
8-9	610	151
10-12	829	169

Information required by Pierce County



Capital Facilities Plan 2020 – 2026

Projects Capacity to House Students

APPENDIX Table 12 – Projects Capacity to House Students

	2019	2020	2021	2022	2023	2024	2025
Adjusted Program Capacity	3169	3309	3944	3944	3944	3944	3944
Portable Capacity	638	550	506	506	506	506	506
Total	3807	3859	4450	4450	4450	4450	4450
Projected Enrollment	3847	3904	3930	3982	4030	4067	4135
<i>New Capacity From Projects*</i>		140	1,155				
<i>Removal of Endeavor El School</i>			-520				
<i>Projected Removal of Portables</i>		-88	-44				
Surplus / (Deficit) w/o Portables	-678	-595	14	-38	-86	-123	-191
Surplus / (Deficit) w Portables	-40	-45	520	468	420	383	315

Information required by Pierce County

*2020: Surprise Lake Middle School replacement will be open to accommodate 650 students. This addresses growth of 140 above its current program capacity.

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

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

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

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

Auburn School District No. 408

CAPITAL FACILITIES PLAN 2020 through 2026



**Adopted by the Auburn School District
Board of Directors
*June 22, 2020***





915 Fourth Street NE
Auburn, Washington 98002

(253) 931-4900

Serving Students in:
Unincorporated King County
City of Auburn
City of Algona
City of Kent
City of Pacific
City of Black Diamond

BOARD of DIRECTORS

Laurie Bishop

Arlista Holman

Sheilia McLaughlin

Laura Theimer

Ryan Van Quill

Dr. Alan Spicciati, Superintendent

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Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section I
Executive Summary

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2020 through 2026

I. Executive Summary

This six-year Capital Facilities Plan (the "Plan") has been prepared by the Auburn School District (the "District") as the District's principal planning document, in compliance with the requirements of Washington's Growth Management Act and the adopted ordinances of the counties and cities served by the District. This Plan was prepared using data available in the spring of 2020.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, this Plan is not intended to be the sole plan for all of the District's needs. The District may prepare interim and periodic long-range Capital Facilities Plans consistent with Board Policies and actions, taking into account a longer or a shorter time period; other factors and trends in the use of facilities; and other needs of the District as may be required. However, any such plan or plans will be consistent with this six-year Capital Facilities Plan.

To enable the collection of impact fees in the unincorporated areas of King County and within the City of Auburn and City of Kent; the King County Council, the City of Auburn and the City of Kent will adopt this Plan by reference as part of each jurisdiction's respective comprehensive plan. To enable the collection of impact fees in the Cities of Algona, Pacific, and Black Diamond, these municipalities must also adopt this Plan and adopt school impact fee ordinances.

Pursuant to the requirements of the Growth Management Act and the local ordinances, this Plan will be updated on an annual basis, and any changes in the fee schedule(s) adjusted accordingly.

The Plan establishes the District's "standard of service" in order to ascertain the District's current and future capacity. While the State Superintendent of Public Instruction establishes square footage guidelines for 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. In general, the District's current standard provides that class size for grades K-3 should not exceed 17 students and class size for grades 4-5 should not exceed 27 students. When averaged over the six elementary school grades, this computes to 20.33 students per classroom. Class size for grade 6 should not exceed 27 students and class size for grades 7 and 8 should not exceed 28.53 students. When averaged over the three middle school grades, this computes to 28.02 students per classroom. Class size for 9-12 should not exceed 28.74 students, with some subject areas restricted to lesser numbers. Decisions by current legislative actions may create the need for additional classrooms. (See Section III for more specific information.)

The capacity of the schools in the District is calculated based on this standard of service and the existing inventory of facilities including transitional classrooms. The District's

2019-20 capacity was 13,997. The actual number of individual students was 17,300 as of October 1, 2019. (See Section V for more specific information.)

The Capital Construction Plan shown in Section VI addresses the additions and proposed modernization to the District's existing facilities. The plan includes the replacement of five elementary schools and one middle school, construction of two new elementary schools, and acquisition of future school sites to accommodate growth. The new facilities are required to meet the projected elementary school class size reductions mandated by the State of Washington and student population increases generated by the large development areas within the Auburn School District. Three areas that have significant impact on the school district are the Lakeland South, Lea Hill, and the valley areas of the district. There are also other development pockets that impact the District.

The District completed a comprehensive review of all district facilities in October 2008. A Steering Committee made recommendations to the Board for capital improvements to existing facilities and replacement of seven schools over the next ten years. These recommendations led to a capital improvements levy and a bond issue that was placed on the ballot in March 2009. Both ballot measures were unsuccessful in March. The Board determined to rerun only the capital improvements levy in November 2009, which the voters approved.

In the fall of 2011, the Board determined to move forward with the Auburn High School Modernization and Reconstruction Project and placed the project before the voters in February of 2012. The bond issue was supported by the community at nearly 57% approval rate, but was short of the super majority requirement of 60%. In March of 2012, the Board determined to rerun the bond in November of 2012. In November 2012, the bond passed at 62%. The project was completed during the summer of 2016.

In the spring of 2016, the Board determined to move forward with the replacement of six schools and the construction of two new elementary schools. The project was placed before the voters in November 2016 and the bond passed at 62.83%. The first of the projects, the replacement of Olympic Middle School, started construction in May 2018 and opened in Fall 2019. Construction of new Elementary School #15 started in May 2019 and construction for the replacement of Dick Scobee Elementary School started in June 2019. Both schools will open in Fall 2020. Construction of new Elementary School #16 and construction of the replacement Pioneer Elementary School started May 2020.

The School Impact Fee Ordinances adopted by King County, the City of Auburn and the City of Kent provide for the assessment of impact fees to assist in meeting some of the fiscal impacts incurred by a district experiencing growth and development. Section VII sets forth the proposed school impact fees for single family and multi-family dwelling units. The student generation factors have been developed using the students who actually attend school in the Auburn School District from single family and multi-family developments constructed in the last five years. There have been dramatic changes in the student generation factors for single and multi-family in the past five years. The District plans to carefully monitor the numbers over the next several years to determine if this is a trend or an anomaly. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS, data from Davis Demographics and integration of the mapping with student data from the District's student data system. This method gives the District actual student generation numbers for each grade span for identified developments. This data is contained in Appendix A.3.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2020 through 2026

EXECUTIVE SUMMARY

Listed below is a summary level outline of the changes from the 2019 Capital Facilities Plan that are a part of the 2020 Plan. The changes are noted by Section for ease of reference.

Section I

Executive Summary

- A. Updated to reflect new information within the Plan.
- B. Summary level list of changes from previous year.

Section II

Enrollment Projections

- A. Updated projections. See Section II & Appendices A.1.

Section III

Standard of Service

- A. Updated to reflect current number of classrooms allocated to non-standard classroom uses.

Section IV

Inventory of Facilities

- A. Add 1 portable at Washington Elementary School.
- B. Add 1 portable at Cascade Middle School.
- C. Add 4 portables at Olympic Middle School.
- D. Add 2 portables at Rainier Middle School.
- E. Remove 3 portables from Gildo Rey Elementary School.
- F. Remove 5 portables from Pioneer Elementary School.

Section V

Pupil Capacity

The eight portables to be relocated in June 2020 are needed to accommodate enrollment increases.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

EXECUTIVE SUMMARY

Impact Fees

CHANGES TO IMPACT FEE DATA ELEMENTS 2019 to 2020

DATA ELEMENTS	CPF 2019	CPF 2020	EXPLANATION
Student Generation Factors			
Single Family			Consistent with King County Ordinance 11621, Student Generation Factors are calculated by the school district based on district records of average actual student generation rates for new developments constructed over the last five years.
Elementary	0.2370	0.2500	
Middle School	0.0960	0.1310	
Sr. High	0.1280	0.1520	
Multi-Family			
Elementary	0.3820	0.4330	
Middle School	0.1530	0.1850	
Sr. High	0.1510	0.1750	
School Construction Costs			
Elementary	\$60,200,000	\$60,200,000	From new school construction cost estimate in April 2019
Site Acquisition Costs			
Cost per acre	\$385,083	\$404,377	Updated estimate based on 5% annual inflation.
Area Cost Allowance Boeckh Index	\$225.97	\$225.97	Updated to current OSPI schedule. (July 2019)
Match % - State	64.99%	66.32%	Updated to current OSPI schedule (May 2019)
Match % - District	35.01%	33.68%	Computed
District Average AV			
Single Family	\$366,092	\$374,661	Updated from March 2020 King County Dept of Assessments data.
Multi-Family	\$161,495	\$160,501	Updated from March 2020 King County Dept of Assessments data using average AV for apartments and condominiums.
Debt Serv Tax Rate	\$2.05	\$2.41	Current Fiscal Year
GO Bond Int Rate	4.09%	2.44%	Current Rate (Bond Buyers 20 Index 3-14)

Section VIII

Appendices

Appendix A.1 - Updated enrollment projections with anticipated buildout schedule from April 2020

Appendix A.2 - Student Generation Survey April 2020

Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section II
Enrollment Projections

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2020 through 2026

II. Student Enrollment Projections

Introduction

Projection techniques give some consideration to historical and current data as a basis for forecasting the future. In addition, certain assumptions must be made about the variables in the data being used. Forecasting can be defined as the extrapolation or logical extension from history to the future or from the known to the unknown.

The projection logic does not attempt to weigh the individual sociological, psychological, economic, and political factors that are present in any demographic analysis and projection. The logic embraces the assumptions that whatever these individual factors have been in the past are present today and will be in the future. It further moderates the impact of singular factors by averaging data over time. The results provide a trend which reflects a long (13 year) and short (6 year) base from which to extrapolate.

The degree to which the actuals deviate from the projections can only be measured after the fact. This deviation provides a point of departure to evaluate the effectiveness of the assumptions and logic being used to calculate future projections. Monitoring deviation is critical to the viability and creditability of the projections derived by these techniques.

Summary of 2020-21 Enrollment Projections

Table II.1 shows historical enrollment for the October 1 count in the Auburn School District over the past 13 years. The data shows overall average growth over these thirteen years of 1.46%. In the recent six years, growth has been an overwhelming 2.44% average increase. Table II.2 groups the historical enrollment by grade bands. This data is the baseline information used to project future enrollment.

TABLE II.1 Thirteen Year History of October 1 Enrollment Actuals														
GRADE	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	GRADE
KDG	996	998	1032	1010	1029	1098	1170	1232	1198	1237	1261	1272	1292	KDG
1	995	1015	1033	1066	1068	1089	1188	1219	1279	1210	1276	1290	1315	1
2	1019	1024	998	1016	1097	1083	1124	1196	1289	1300	1252	1311	1295	2
3	997	1048	993	1013	996	1111	1125	1136	1232	1317	1328	1276	1320	3
4	1057	1044	1073	1024	1022	1038	1123	1156	1170	1237	1329	1378	1316	4
5	1078	1069	1030	1079	1018	1070	1075	1122	1172	1199	1269	1345	1361	5
6	1007	1096	1040	1041	1063	1041	1076	1059	1116	1152	1207	1275	1338	6
7	1057	1034	1125	1060	1032	1086	1072	1091	1099	1132	1194	1231	1295	7
8	1033	1076	1031	1112	1046	1017	1116	1088	1136	1108	1183	1213	1236	8
9	1337	1256	1244	1221	1273	1200	1159	1275	1229	1261	1258	1372	1399	9
10	1368	1341	1277	1238	1170	1278	1229	1169	1316	1248	1300	1313	1411	10
11	1352	1350	1303	1258	1233	1164	1240	1211	1167	1318	1249	1296	1320	11
12	1263	1352	1410	1344	1316	1321	1274	1323	1260	1226	1419	1377	1402	12
TOTALS	14,559	14,703	14,589	14,482	14,363	14,596	14,971	15,277	15,663	15,945	16,525	16,949	17,300	
Percent of Gain	0.99%	(0.78)%	(0.73)%	(0.82)%	1.62%	2.57%	2.04%	2.53%	1.80%	3.64%	2.57%	2.07%		
Student Gain	144	(114)	(107)	(119)	233	375	306	386	282	580	424	351		
	Average % Gain for 1st 6 years.				0.48%	Average % Gain for last 6 years				2.44%				
	Average Student Gain for 1st 6 years.				69	Average Student Gain for last 6 years				388				
					Average % Gain for 13 years.				1.46%					
					Average Student Gain for 13 years.				228					

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TABLE II.2 Grade Group Combinations based upon October Actuals													19-20
KDG	996	998	1032	1010	1029	1098	1170	1232	1198	1237	1261	1272	1292
K,1,2	3010	3037	3063	3092	3194	3270	3482	3647	3766	3747	3789	3873	3902
K - 5	6142	6198	6159	6208	6230	6489	6805	7061	7340	7500	7715	7872	7899
K - 6	7149	7294	7199	7249	7293	7530	7881	8120	8456	8652	8922	9147	9237
1 - 3	3011	3087	3024	3095	3161	3283	3437	3551	3800	3827	3856	3877	3930
1 - 5	5146	5200	5127	5198	5201	5391	5635	5829	6142	6263	6454	6600	6607
1 - 6	6153	6296	6167	6239	6264	6432	6711	6888	7258	7415	7661	7875	7945
6 - 8	3097	3206	3196	3213	3141	3144	3264	3238	3351	3392	3584	3719	3869
7 - 8	2090	2110	2156	2172	2078	2103	2188	2179	2235	2240	2377	2444	2531
7 - 9	3427	3366	3400	3393	3351	3303	3347	3454	3464	3501	3635	3816	3930
9 - 12	5320	5299	5234	5061	4992	4963	4902	4978	4972	5053	5226	5358	5532
10 - 12	3983	4043	3990	3840	3719	3763	3743	3703	3743	3792	3968	3986	4133

Table II.3 shows the three basic factors derived from the data in Table II.1. These factors are:

- Factor 1--Average Student Change Between Grade Levels: This factor is sometimes referred to as the “holding power” or “cohort survival.” It is a measure of the number of students gained or lost as they move from one grade level to the next.
- Factor 2--Average Student Change by Grade Level: This factor is the average change at each grade level over the 13- or 6-year period.
- Factor 3--Auburn School District Kindergarten Enrollments as a Function of King County Live Births: This factor calculates what percent each kindergarten class was of the King County live births in the five previous years. Kindergarten students expected for the next four years have been extrapolated from this information.

TABLE II.3 Factors Used in Projections				
Factor 1	Average Student Change Between Grade Levels			
<i>Factor 1 is the average gain or loss of students as they move from one grade level to the next. Factor 1 uses the past 12 or 6 years of changes.</i>				
	13 YEAR BASE		6 YEAR BASE	
K to 1	42.92		K to 1	36.50
1 to 2	21.42		1 to 2	30.17
2 to 3	15.50		2 to 3	22.83
3 to 4	28.17		3 to 4	28.67
4 to 5	13.17		4 to 5	12.50
5 to 6	(1.83)		5 to 6	(5.83)
6 to 7	23.17		6 to 7	26.17
7 to 8	12.42		7 to 8	24.17
8 to 9	165.67		8 to 9	158.33
9 to 10	17.08		9 to 10	33.83
10 to 11	(11.50)		10 to 11	(2.33)
11 to 12	73.58		11 to 12	87.67
total	399.75		total	452.67
Factor 2	Average Student Change By Grade Level			
<i>Factor 2 is the average change in grade level size.</i>				
	13 YEAR BASE		6 YEAR BASE	
K	24.67		K	12.00
1	26.67		1	19.20
2	23.00		2	19.80
3	26.92		3	36.80
4	21.58		4	32.00
5	23.58		5	47.80
6	27.58		6	55.80
7	19.83		7	40.80
8	16.92		8	29.60
9	5.17		9	24.80
10	3.58		10	48.40
11	(2.67)		11	21.80
12	11.58		12	15.80

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AUBURN SCHOOL DISTRICT KINDERGARTEN ENROLLMENTS AS A FUNCTION OF KING COUNTY BIRTH RATES									
Factor 3									
CALENDAR YEAR	TOTAL LIVE BIRTHS	2/3 RD BIRTHS	1/3RD BIRTHS	YEAR OF ENROLL	ADJ LIVE BIRTHS	ACTUAL KDG ENROLL	AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS		
2000	22,487	14,991	7,496	2006-07	22,014	941		4.274%	
2001	21,778	14,519	7,259	2007-08	21,835	996		4.562%	
2002	21,863	14,575	7,288	2008-09	22,242	998		4.487%	
2003	22,431	14,954	7,477	2009-10	22,726	1032		4.541%	
2004	22,874	15,249	7,625	2010-11	22,745	1010		4.441%	
2005	22,680	15,120	7,560	2011-12	23,723	1029		4.338%	
2006	24,244	16,163	8,081	2012-13	24,683	1098		4.448%	
2007	24,902	16,601	8,301	2013-14	25,094	1162		4.631%	
2008	25,190	16,793	8,397	2014-15	25,101	1232		4.908%	
2009	25,057	16,705	8,352	2015-16	24,695	1198		4.851%	Last 5 year Average 5.034%
2010	24,514	16,343	8,171	2016-17	24,591	1237			
2011	24,630	16,420	8,210	2017-18	24,898	1261			
2012	25,032	16,688	8,344	2018-19	24,951	1272			
2013	24,910	16,607	8,303	2019-20	25,202	1292	<i>Actual</i>		
2014	25,348	16,899	8,449	2020-21	25,441	1281	<--Prjctd		
2015	25,487	16,991	8,496	2021-22	25,836	1301	<--Prjctd		
2016	26,011	17,341	8,670	2022-23	25,520	1285	<--Prjctd		
2017	25,274	16,849	8,425	2023-24	24,649	1241	<--Prjctd		
2018	24,337	16,225	8,112	2024-25		0	*number from DOH		

Source: Center for Health Statistics, Washington State Department of Health

Table II.4 shows the current year actual enrollment as of October 1, 2019 and projected enrollment for 2020-21 and five years after. Prior to the COVID health crisis, all projection models showed enrollment growth of 1.0% to 2%. This year is the eighth consecutive year of an increase in enrollment. The 2019-20 increase of 351 students puts the average gain for the last 6 years at 2.44% which equates to an average student gain of 388 students.

Given the uncertainty we are facing, the decision was made to use the lowest growth model to estimate projections for the 2020-21 school year. In addition, enrollment projections are transitioning to call out special programs that have impacts on enrollment such as Running Start and Open Doors program. In the past, enrollment projections have included Running Start and Open Doors programs even though those students did not attend school full time. For this reason, note the 2020-21 projections compared to 2019-20 actual shows a slight decrease. However, when you base growth on the full-time students attending Auburn schools, that percent reflects a 1% increase overall.

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Table II.4 Auburn School District Enrollment Projections - April 2020							
GRADE	2019-20 Actual	2020-21 Projected	2021-22 Projected	2022-23 Projected	2023-24 Projected	2024-25 Projected	2025-26 Projected
K	1,292	1,269	1,321	1,284	1,242	1,267	1,269
1	1,315	1,316	1,326	1,353	1,315	1,270	1,295
2	1,295	1,316	1,339	1,335	1,362	1,334	1,289
3	1,320	1,289	1,330	1,339	1,336	1,374	1,346
4	1,316	1,327	1,316	1,344	1,354	1,361	1,400
5	1,361	1,301	1,332	1,308	1,336	1,356	1,363
K-5	7,899	7,818	7,964	7,963	7,945	7,962	7,962
6	1,338	1,336	1,297	1,314	1,290	1,329	1,349
7	1,295	1,342	1,362	1,308	1,326	1,312	1,351
8	1,236	1,298	1,364	1,370	1,316	1,345	1,331
6-8	3,869	3,976	4,023	3,992	3,932	3,986	4,031
9*	1,399	1,393	1,483	1,544	1,551	1,502	1,535
10*	1,411	1,421	1,436	1,514	1,576	1,596	1,546
11*	1,320	1,364	1,401	1,402	1,477	1,552	1,571
12*	1,402	1,282	1,386	1,400	1,303	1,485	1,559
9-12	5,532	5,460	5,706	5,860	5,907	6,135	6,211
TOTALS	17,300	17,254	17,693	17,815	17,784	18,083	18,204

*Projections for grades 9-12 include estimated students enrolled in Running Start and Open Doors programs.

Tables II.4a-d show projections based upon the 13- and 6-year models using cohort factors and two methods of estimating kindergarten students. The first uses the average increase or decrease over the past 13- and 6-year timeframe and adds it to each succeeding year. The second derives what the average percentage Auburn Kindergarteners have been from live births in King County for the past 5 years and uses this to project the subsequent four years.

TABLE DISTRICT PROJECTIONS								
II.4a Based on 13 Year History								
GRADE	ACTUAL	PROJ						
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
KDG	1292	1317	1341	1366	1391	1415	1440	1465
1	1315	1335	1360	1384	1409	1434	1458	1483
2	1295	1336	1356	1381	1406	1430	1455	1480
3	1320	1311	1352	1372	1397	1421	1446	1471
4	1316	1348	1339	1380	1400	1425	1449	1474
5	1361	1329	1361	1352	1393	1413	1438	1463
6	1338	1359	1327	1360	1350	1391	1411	1436
7	1295	1361	1382	1351	1383	1373	1415	1435
8	1236	1307	1374	1395	1363	1395	1386	1427
9	1399	1402	1473	1539	1560	1529	1561	1551
10	1411	1416	1419	1490	1556	1578	1546	1578
11	1320	1400	1405	1407	1479	1545	1566	1534
12	1402	1394	1473	1478	1481	1552	1618	1640
TOTALS	17,300	17,614	17,962	18,255	18,567	18,901	19,189	19,435
	Percent of Gain	1.82%	1.97%	1.63%	1.71%	1.80%	1.52%	1.28%
	Student Gain	314	348	293	312	334	288	246

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TABLE II.4b DISTRICT PROJECTIONS Based on 6 Year History								
GRADE	ACTUAL	PROJ						
	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27
KDG	1292	1304	1316	1328	1340	1352	1364	1376
1	1315	1329	1341	1353	1365	1377	1389	1401
2	1295	1345	1359	1371	1383	1395	1407	1419
3	1320	1318	1368	1382	1394	1406	1418	1430
4	1316	1349	1347	1397	1410	1422	1434	1446
5	1361	1329	1361	1359	1409	1423	1435	1447
6	1338	1355	1323	1355	1353	1403	1417	1429
7	1295	1364	1381	1349	1382	1379	1430	1443
8	1236	1319	1388	1406	1373	1406	1404	1454
9	1399	1394	1478	1547	1564	1531	1564	1562
10	1411	1433	1428	1511	1581	1598	1565	1598
11	1320	1409	1431	1426	1509	1578	1595	1563
12	1402	1408	1496	1518	1514	1597	1666	1683
TOTALS	17,300	17,655	18,016	18,300	18,575	18,866	19,086	19,249
	Percent of Gain	2.05%	2.04%	1.58%	1.50%	1.57%	1.17%	0.85%
	Student Gain	355	361	284	274	291	220	163

TABLE II.4c DISTRICT PROJECTIONS Based on Birth Rates & 13 Year History					
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ
	2019-20	2020-21	2021-22	2022-23	2023-24
K	1292	1292	1281	1301	1285
1	1315	1335	1335	1324	1344
2	1295	1336	1356	1356	1345
3	1320	1311	1352	1372	1372
4	1316	1348	1339	1380	1400
5	1361	1329	1361	1352	1393
6	1338	1359	1327	1360	1350
7	1295	1361	1382	1351	1383
8	1236	1307	1374	1395	1363
9	1399	1402	1473	1539	1560
10	1411	1416	1419	1490	1556
11	1320	1400	1405	1407	1479
12	1402	1394	1473	1478	1481
TOTALS	17,300	17,590	17,877	18,104	18,310
	Percent of Gain	1.67%	1.63%	1.27%	1.14%
	Student Gain	290	287	227	206

TABLE II.4d DISTRICT PROJECTIONS Based on Birth Rates & 6 Year History					
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ
	2019-20	2020-21	2021-22	2022-23	2023-24
KDG	1292	1292	1281	1301	1285
1	1315	1329	1329	1317	1337
2	1295	1345	1359	1359	1347
3	1320	1318	1368	1382	1382
4	1316	1349	1347	1397	1410
5	1361	1329	1361	1359	1409
6	1338	1355	1323	1355	1353
7	1295	1364	1381	1349	1382
8	1236	1319	1388	1406	1373
9	1399	1394	1478	1547	1564
10	1411	1433	1428	1511	1581
11	1320	1409	1431	1426	1509
12	1402	1408	1496	1518	1514
TOTALS	17,300	17,643	17,968	18,225	18,445
	Percent of Gain	1.98%	1.85%	1.43%	1.20%
	Student Gain	343	326	257	219

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Section III
Standard of Service

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STANDARD OF SERVICE

The School Impact Fee Ordinances adopted by King County, the City of Auburn and the City of Kent indicate that each school district must establish a "Standard of Service" in order to ascertain the overall capacity to house its projected student population. The Superintendent of Public Instruction establishes square footage "capacity" guidelines for computing state funding support. The fundamental purpose of the OSPI guidelines is to provide a vehicle to equitably distribute state matching funds for school construction projects. By default these guidelines have been used to benchmark the district's capacity to house its student population. The OSPI guidelines do not make adequate provision for local district program needs, facility configurations, emerging educational reform, or the dynamics of each student's educational program. The Auburn School District Standard of Service addresses those local considerations that require space in excess of the OSPI guidelines. The effect on the space requirements for both permanent and relocatable facilities is shown below for each grade articulation pattern. Conditions that may result in potential space needs are provided for information purposes without accompanying computations.

OVERVIEW

The Auburn School District operates fourteen elementary schools housing 7,899 students in grades K through 5. The four middle schools house 3,869 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternative high school, housing 5,532 students in grades 9 through 12.

CLASS SIZE

The number of pupils per classroom determines the number of classrooms required to house the student population. Specialists create additional space needs. Class sizes are subject to collective bargaining agreements. Changes to class size agreements can have significant impact on available space.

The current pupil/teacher limit across all elementary programs is an average of 20.33 students per teacher. Consistent with this staffing limit, room capacities are set at 20.33 students per room at grades K - 5. At grades 6 - 8 the limit is set at 28.02 students per room. At grades 9 - 12 the limit is set at 28.74 students per room. The OSPI space allocation for each grade articulation level, **less** the computed reduction for the Auburn School District Standard of Service, determines the District's capacity to house projected pupil populations. These reductions are shown below by grade articulation level.

ELEMENTARY SCHOOLS

STRUCTURED LEARNING FOR DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates a structured learning program for students with moderate to severe disabilities at the elementary school level which currently uses 15 classrooms to provide for 126 students. The housing requirements for this program are provided for in the OSPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

PATHWAYS SPECIAL EDUCATION

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses three classrooms to provide for 28 students. The housing requirements for this program exceed the OSPI space allocations.
 (Three classrooms @ 20.33 - 11 = 9.33)

Loss of Permanent Capacity 3 rooms @ 9.33 each =	(28)
Loss of Temporary Capacity 0 rooms @ 9.33 each =	0
Total Capacity Loss =	(28)

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SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the elementary level for special education students requiring instruction to address their specific disabilities. Nineteen standard classrooms are required to house this program. The housing requirements for this program exceed the OSPI space guidelines. Continued loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 9 (17-8) rooms @ 20.33 each =	(183)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(183)

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the elementary level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 20.33 each =	(20)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(20)

EARLY CHILDHOOD SPECIAL EDUCATION

The Auburn School District operates a pre-school program for young children below age five with disabilities. This program is housed at seven different elementary schools and currently uses 12 standard classrooms. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 20.33 each =	(244)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(244)

READING LABS

The Auburn School District operates a program for students needing remediation and additional language arts instruction. These programs utilize non-standard classroom spaces if available in each elementary school. Four elementary schools do not have non-standard rooms available, thus they are housed in a standard classroom. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 5 rooms @ 20.33 each =	(102)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(102)

MUSIC ROOMS

The Auburn School District elementary music programs require one acoustically-modified classroom at each school for music instruction. The housing requirements are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	<u>0</u>
Total Capacity Loss =	(305)

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STANDARD OF SERVICE

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates pullout programs at the elementary school level for students learning English as a second language. This program requires 30 standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 30 rooms @ 20.33 each =	(610)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(610)

SECOND GRADE TOSA PROGRAM

The Auburn School District provides a TOSA reading specialist program for eight highly-impacted elementary schools. This pullout model provides direct instruction to students who are not at grade level and do not receive other services. This program requires eight standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 20.33 each =	(163)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(163)

ELEMENTARY LEARNING SPECIALIST PROGRAM

The Auburn School District provides a learning specialist program to increase literacy skills for first and second graders. This program model was originally created from the I-728 funds and currently has the specialist going into existing teacher classrooms, as well as pulling out students into designated classrooms. The district is utilizing classrooms at all fourteen elementary schools.

Loss of Permanent Capacity 15 rooms @ 20.33 each =	(305)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(305)

EARLY CHILDHOOD EDUCATION ASSISTANCE PROGRAM

The Auburn School District operates an ECEAP program for 246 pre-school aged children in twelve sections of half-day length and one full-day program. The program is housed at three elementary schools and three off-site locations and utilizes three standard elementary classrooms and four additional classroom spaces and four auxiliary office spaces. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 7 rooms @ 20.33 each =	(142)
Loss of Temporary Capacity 0 rooms @ 20.33 each =	0
Total Capacity Loss =	(142)

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STANDARD OF SERVICE

MIDDLE SCHOOLS

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program for each grade at the middle school level. This is to accommodate special education students needing remedial instruction to address their specific disabilities. Eleven classrooms are required at the middle school level to provide for approximately 292 students. The housing requirements for this program are not entirely provided for in the OSPI space guidelines.

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the middle schools and uses two classrooms. One of the two classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 1 rooms @ 28.02 each =	(28)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(28)

STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION

The Auburn School District operates six structured learning classrooms at the middle school level for students with moderate to severe disabilities. Two of the six classrooms for this program are provided for in the OSPI space allocations.

Loss of Permanent Capacity 4 rooms @ 28.02 each =	(112)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(112)

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the middle school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 28.02 each =	28
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	28

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at the middle school level for English Language Learner students. This program requires nine standard classrooms that are not provide for in the OSPI space guidelines.

Loss of Permanent Capacity 9 rooms @ 28.02 each =	(252)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	(252)

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ROOM UTILIZATION

The Auburn School District provides a comprehensive middle school program that includes elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. OSPI Report #3 dated 12/14/11 identifies 148 teaching stations available in the mid-level facilities. The utilization pattern results in a loss of approximately 8 teaching stations.

Loss of Permanent Capacity 8 rooms @ 28.02 each =	(224)
Loss of Temporary Capacity 0 rooms @ 28.02 each =	0
Total Capacity Loss	<u>(224)</u>

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STANDARD OF SERVICE

SENIOR HIGH SCHOOLS

NATIVE AMERICAN RESOURCE ROOM

The Auburn School District operates one resource room to support the education of Native American students at the high school level. One standard classroom is fully dedicated to serve these students.

Loss of Permanent Capacity 1 room @ 28.74 each =	29
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	29

SENIOR HIGH COMPUTER LABS

The Auburn School District support standard allows for one open computer lab at each of the senior high schools. The housing requirements for this program are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 28.74 each =	(115)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(115)

ENGLISH LANGUAGE LEARNERS PROGRAM

The Auburn School District operates a pullout program at three comprehensive high schools for English Language Learner students. This program requires eleven standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 11 rooms @ 28.74 each =	(316)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(316)

PATHWAYS SPECIAL EDUCATION

The Auburn School District offers a self-contained program for students with moderate to severe behavior disabilities. The program is housed at one of the high schools and uses one classroom. The housing requirements for this program are not provided for in the OSPI space allocations.

Loss of Permanent Capacity 1 room @ 28.74 each =	(29)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(29)

STRUCTURED LEARNING CENTER PROGRAM

The Auburn School District operates twelve structured learning center classrooms for students with moderate to severe disabilities. This program is housed at three high schools requiring standard classrooms that are not provided for in the OSPI space guidelines.

Loss of Permanent Capacity 12 rooms @ 28.74 each =	(345)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	<u>0</u>
Total Capacity Loss	(345)

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

STANDARD OF SERVICE

SPECIAL EDUCATION RESOURCE ROOMS

The Auburn School District operates a resource room program at the senior high level for special education students requiring instruction to address their specific learning disabilities. The current high school program requires 15 classrooms to provide program to meet educational needs of the students. The OSPI space guidelines provide for one of the 15 teaching stations.

Loss of Permanent Capacity 14 rooms @ 28.74 each =	(402)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(402)

PERFORMING ARTS CENTERS

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The OSPI Inventory includes this space when computing unhoused student capacity. This space was not intended for, nor is it usable for, classroom instruction. It was constructed to provide a community center for the performing arts. Using OSPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 7.25 classrooms.

Loss of Permanent Capacity 7.25 rooms @ 28.74 each =	(208)
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ROOM UTILIZATION

The Auburn School District provides a comprehensive high school program that includes numerous elective options in special interest areas. Facilities to accommodate special interest activities are not amenable to standard classroom usage. The district averages 95% utilization of all available teaching stations. There are 185 teaching stations available in the senior high facilities. The utilization pattern results in a loss of approximately 10 teaching stations.

Loss of Permanent Capacity 10 rooms @ 28.74 each =	(287)
Loss of Temporary Capacity 0 rooms @ 28.74 each =	0
Total Capacity Loss	(287)

STANDARD OF SERVICE COMPUTED TOTALS

ELEMENTARY

Loss of Permanent Capacity	(2,102)
Loss of Temporary Capacity	0
Total Capacity Loss	(2,102)

MIDDLE SCHOOL

Loss of Permanent Capacity	(588)
Loss of Temporary Capacity	0
Total Capacity Loss	(588)

SENIOR HIGH

Loss of Permanent Capacity	(1,674)
Loss of Temporary Capacity	0
Total Capacity Loss	(1,674)

TOTAL

Loss of Permanent Capacity	(4,364)
Loss of Temporary Capacity	0
Total Capacity Loss	(4,364)

Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section IV
Inventory of Facilities

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

INVENTORY OF FACILITIES

Table IV.1 shows the current inventory of permanent district facilities and their OSPI rated capacities.

Table IV.2 shows the number and location of each portable unit by school. The district uses relocatable facilities to:

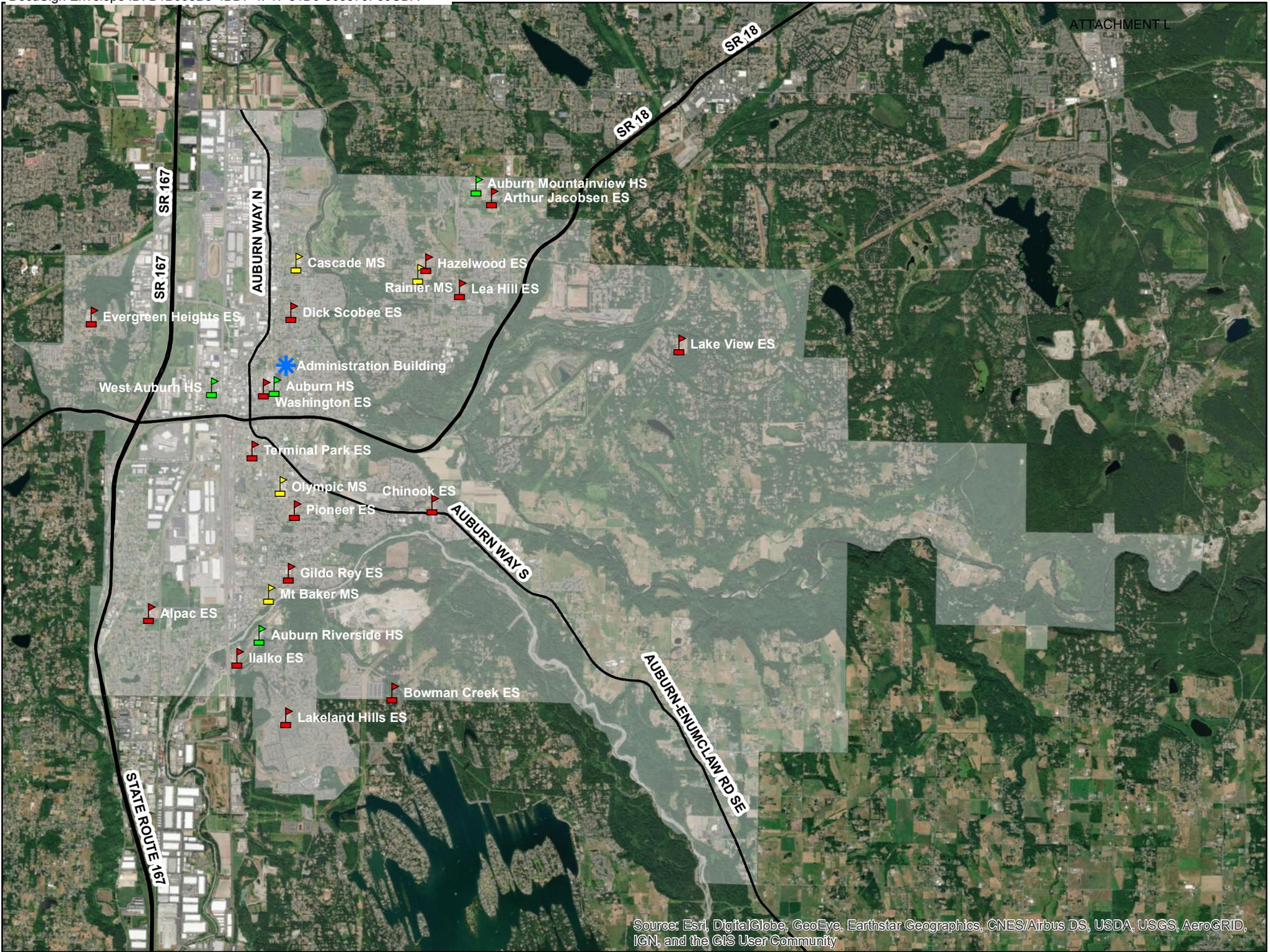
1. provide interim housing in school attendance areas uniquely impacted by increasing school populations that would otherwise require continual redistricting,
2. make space available for changing program requirements and offerings determined by unique student needs, and
3. provide housing to cover district needs until permanent facilities can be financed and constructed.

Relocatable facilities are deemed to be interim, stop gap measures that often place undesirable stress on existing physical plants. Core facilities (i.e. gymnasiums, restrooms, kitchens, labs, lockers, libraries, etc.) are not of sufficient size or quantity to handle the increased school population served by adding relocatable classrooms.

Table IV.1	Permanent Facilities @ OSPI Rated Capacity (March 2020)
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District School Facilities

Building	Capacity	Acres	Address
Elementary Schools			
Washington Elementary	494	5.33	20 E Street Northeast, Auburn WA, 98002
Terminal Park Elementary	415	6.09	1101 D Street Southeast, Auburn WA, 98002
Dick Scobee Elementary	484	8.90	1031 14th Street Northeast, Auburn WA, 98002
Pioneer Elementary	441	8.40	2301 M Street Southeast, Auburn WA, 98002
Chinook Elementary	461	10.99	3502 Auburn Way South, Auburn WA, 98092
Lea Hill Elementary	450	20.24	30908 124th Avenue Southeast, Auburn WA, 98092
Gildo Rey Elementary	566	10.05	1005 37th Street Southeast, Auburn WA, 98002
Evergreen Heights Elem.	463	10.10	5602 South 316th, Auburn WA, 98001
Alpac Elementary	505	10.68	310 Milwaukee Boulevard North, Pacific WA, 98047
Lake View Elementary	581	16.44	16401 Southeast 318th Street, Auburn WA, 98092
Hazelwood Elementary	594	13.08	11815 Southeast 304th Street, Auburn WA, 98092
Ilalko Elementary	592	14.23	301 Oravetz Place Southeast, Auburn WA, 98092
Lakeland Hills Elementary	594	12.00	1020 Evergreen Way SE, Auburn WA, 98092
Arthur Jacobsen Elementary	614	10.02	29205 132 nd Street SE, Auburn WA, 98092
ELEMENTARY CAPACITY	7,254		
Middle Schools			
Cascade Middle School	837	16.94	1015 24th Street Northeast, Auburn WA, 98002
Olympic Middle School	974	17.45	839 21 st Street SE, Auburn WA, 98002
Rainier Middle School	843	25.54	30620 116th Avenue Southeast, Auburn WA, 98092
Mt. Baker Middle School	837	30.00	620 37th Street Southeast, Auburn WA, 98002
MIDDLE SCHOOL CAPACITY	3,317		
Senior High Schools			
West Auburn HS	233	5.26	401 West Main Street, Auburn WA, 98001
Auburn HS	2,127	23.74	711 East Main Street, Auburn WA, 98002
Auburn Riverside HS	1,387	35.32	501 Oravetz Road, Auburn WA, 98092
Auburn Mountainview HS	1,443	39.42	28900 124 th Ave SE, Auburn WA, 98092
HIGH SCHOOL CAPACITY	5,190		
TOTAL CAPACITY	15,761		



Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

INVENTORY OF FACILITIES

TABLE IV.2	TEMPORARY/RELOCATABLE FACILITIES INVENTORY (June 2020)						
Elementary Location	2019-20	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026
Washington	6	7	8	9	9	9	9
Terminal Park	8	8	8	0	0	0	0
Dick Scobee	0	0	0	0	0	0	0
Pioneer	5	0	0	0	0	0	0
Chinook	6	6	0	0	0	0	0
Lea Hill	13	13	0	0	0	0	0
Gildo Rey	7	4	4	5	5	5	5
Evergreen Heights	4	4	4	4	4	4	4
Alpac	8	8	8	8	8	8	8
Lake View	2	2	2	2	2	2	2
Hazelwood	2	2	2	2	2	2	2
Ilalko	7	7	8	8	8	8	8
Lakeland Hills	7	7	7	7	7	7	7
Arthur Jacobsen	4	4	4	4	4	4	4
Bowman Creek	0	0	0	0	0	0	0
Elementary #16	0	0	0	0	0	0	0
TOTAL UNITS	79	72	55	49	49	49	49
TOTAL CAPACITY	1,606	1,464	1,118	996	996	996	996

Middle School Location	2019-20	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026
Cascade	0	1	4	4	4	4	4
Olympic	0	4	6	6	6	6	6
Rainier	7	9	10	10	10	10	10
Mt. Baker	10	10	11	11	11	11	11
TOTAL UNITS	17	24	31	31	31	31	31
TOTAL CAPACITY	476	672	869	869	869	869	869

Sr. High School Location	2019-20	2020-21	2021-22	2022-2023	2023-2024	2024-2025	2025-2026
West Auburn	0	0	0	0	0	0	0
Auburn High School	0	0	2	3	3	3	3
Auburn High School - *TAP	1	1	1	1	1	1	1
Auburn Riverside	13	13	13	14	14	14	14
Auburn Mountainview	4	4	6	8	8	8	8
TOTAL UNITS	18	18	22	26	26	26	26
TOTAL CAPACITY	517	517	632	747	747	747	747

*TAP - Transition Assistance Program for 18-21 year old students with special needs.

COMBINED TOTAL UNITS	114	114	108	106	106	106	106
COMBINED TOTAL CAPACITY	2,600	2,654	2,619	2,612	2,612	2,612	2,612

Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section V
Pupil Capacity

CAPITAL FACILITIES PLAN

2020 through 2026

PUPIL CAPACITY

ATTACHMENT L

While the Auburn School District uses the OSPI inventory of permanent facilities as the data from which to determine space needs, the District's educational program requires more space than that provided for under the formula. This additional square footage is converted to numbers of pupils in Section III, Standard of Service. The District's capacity is adjusted to reflect the need for additional space to house its programs. Changes in the capacity of the district recognize new funded facilities. The combined effect of these adjustments is shown on Line B in Tables V.1 and V.2 below. Table V.1 shows the District's capacity with relocatable units included and Table V.2 without these units.

Table V.1								
Capacity WITH relocatables		2019-20	2020-21	2021-22	2022-23	2023-24	2024-2025	2025-2026
A.	SPI Capacity	15,761	15,761	16,577	17,436	17,825	18,060	18,060
A.1	SPI Capacity-New Elem		650	650				
A.2	SPI Capacity-Replacements		166	209	389	235		
B.	Capacity Adjustments	(1,764)	(1,710)	(1,745)	(1,752)	(1,696)	(1,696)	(1,696)
C.	Net Capacity	13,997	14,867	15,691	16,073	16,364	16,364	16,364
D.	ASD Enrollment	17,261	17,618	18,005	18,347	18,700	19,053	19,365
<u>3/</u> E.	ASD Surplus/Deficit	(3,264)	(2,751)	(2,314)	(2,274)	(2,336)	(2,689)	(3,001)
CAPACITY ADJUSTMENTS								
<u>2/</u>	Include Relocatable	2,600	2,654	2,619	2,612	2,668	2,668	2,668
	Exclude SOS (pg 14)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)
	Total Adjustments	(1,764)	(1,710)	(1,745)	(1,752)	(1,696)	(1,696)	(1,696)

Table V.2								
Capacity WITHOUT relocatables		2019-20	2020-21	2021-22	2022-23	2023-24	2024-2025	2025-2026
A.	SPI Capacity	15,761	15,761	16,577	17,436	17,825	18,060	18,060
A.1	SPI Capacity-New Elem		650	650				
A.2	SPI Capacity-Replacements		166	209	389	235		
B.	Capacity Adjustments	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)
C.	Net Capacity	11,397	12,213	13,072	13,461	13,696	13,696	13,696
D.	ASD Enrollment	17,261	17,618	18,005	18,347	18,700	19,053	19,365
<u>3/</u> E.	ASD Surplus/Deficit	(5,864)	(5,405)	(4,933)	(4,886)	(5,004)	(5,357)	(5,669)
CAPACITY ADJUSTMENTS								
<u>2/</u>	Exclude SOS (pg 14)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)
	Total Adjustments	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)	(4,364)

1/ New facilities shown in 2019-20 through 2023-24 are funded by the 2016 School Bond Issue.

2/ The Standard of Service represents 27.69% of OSPI capacity. When new facilities are added the Standard of Service computations are decreased to 24.16% of SPI capacity.

3/ Students beyond the capacity are accommodated in other spaces (commons, library, theater, shared teaching space).

CAPITAL FACILITIES PLAN

2020 through 2026

PUPIL CAPACITY

ATTACHMENT L

PERMANENT FACILITIES @ SPI Rated Capacity (March 2020)

A. Elementary Schools

Building	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Washington	494	494	494	494	494	494	494
Terminal Park	415	415	415	415	650	650	650
Dick Scobee	484	650	650	650	650	650	650
Pioneer	441	441	650	650	650	650	650
Chinook	461	461	461	650	650	650	650
Lea Hill	450	450	450	650	650	650	650
Gildo Rey	566	566	566	566	566	566	566
Evergreen Heights	463	463	463	463	463	463	463
Alpac	505	505	505	505	505	505	505
Lake View	581	581	581	581	581	581	581
Hazelwood	594	594	594	594	594	594	594
Ilalko	592	592	592	592	592	592	592
Lakeland Hills	594	594	594	594	594	594	594
Arthur Jacobsen	614	614	614	614	614	614	614
Elementary #15		650	650	650	650	650	650
Elementary #16			650	650	650	650	650
ELEMENTARY CAPACITY	7,254	8,070	8,929	9,318	9,553	9,553	9,553

B. Middle Schools

Building	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
Cascade	837	837	837	837	837	837	837
Olympic	800	800	800	800	800	800	800
Rainier	843	843	843	843	843	843	843
Mt. Baker	837	837	837	837	837	837	837
MIDDLE SCHOOL CAPACITY	3,317						

C. Senior High Schools

Building	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26
West Auburn	233	233	233	233	233	233	233
Auburn	2,127	2,127	2,127	2,127	2,127	2,127	2,127
Auburn Riverside	1,387	1,387	1,387	1,387	1,387	1,387	1,387
Auburn Mountainview	1,443	1,443	1,443	1,443	1,443	1,443	1,443
HIGH SCHOOL CAPACITY	5,190						

COMBINED CAPACITY	15,761	16,577	17,436	17,825	18,060	18,060	18,060
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Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section VI
Capital Construction Plan

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2020 through 2026
CAPITAL CONSTRUCTION PLAN

The formal process used by the Board to address current and future facility needs began in 1974 with the formation of a community wide citizens committee. The result of this committee's work was published in the document titled '*Guidelines for Development.*' In 1985 the Board formed a second Ad Hoc citizens committee to further the work of the first and address the needs of the District for subsequent years. The work of this committee was published in the document titled '*Directions for the Nineties.*' In 1995 the Board commissioned a third Ad Hoc citizens committee to make recommendations for improvements to the District's programs and physical facilities. The committee recommendations are published in the document titled '*Education Into The Twenty-First Century - - A Community Involved.*'

The 1995 Ad Hoc committee recommended the District develop plans for the implementation, funding, and deployment of technology throughout the District's programs. The 1996 Bond proposition provided funding to enhance the capacity of each facility to accommodate technological applications. The 1998 Capital Levy provided funding to further deploy technology at a level sufficient to support program requirements in every classroom and department. In 2005 and 2014, replacement technology levies were approved to continue to support technology across all facets of the District's teaching, learning and operations.

In addition to the technology needs of the District, the Ad Hoc committee recognized the District must prepare for continued student enrollment growth. As stated in their report, "the District must pursue an appropriate high school site as soon as possible." The Ad Hoc recommendation included commentary that the financing should be timed to maintain consistent rates of tax assessments.

A proposition was approved by the voters on April 28, 1998 that provided \$8,000,000 over six years to address some of the technology needs of the District; and \$5,000,000 to provide funds to acquire school sites.

During the 1997-98 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Dieringer School Boards to make recommendations on how best to serve the school population from an area that includes a large development known as Lakeland South. Lakeland South at that time was immediately adjacent to the southern boundary of the Auburn School District. On June 16, 1998, the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Dieringer Boards of Directors. On June 22, 1998, the Auburn School Board adopted Resolution No. 933 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 23, 1998, the Dieringer School Board adopted a companion Resolution No. 24-97-98 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from Dieringer to Auburn containing most of the Lakeland South development and certain other undeveloped properties.

Property for the third comprehensive high school was acquired in 1999. The Board placed the proposition to construct a new high school on the ballot four times. Each election was extremely close to passing. After the fourth failure a community meeting was held and from that meeting the Board determined need for further community study.

In April of 2002, the Board formed a fifth citizen's Ad Hoc committee to address the following two items and make recommendations to the Board in the Fall of 2002:

- a. A review of the conclusion and recommendations of 1985 and 1995 Ad Hoc Committees related to accommodating high school enrollment growth. This included the review of possible financing plans for new facilities.
- b. Develop recommendations for accommodating high school enrollment growth for the next 10 years if a new senior high school is not built.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
2020 through 2026
CAPITAL CONSTRUCTION PLAN

This committee recommended the Board place the high school on the ballot for the fifth time in February 2003. The February election approved the new high school at 68.71% yes votes. The school opened in the fall of 2005.

In the fall of 2003, the Board directed the administration to begin the planning and design for Elementary #13 and Elementary #14. In the fall of 2004, the Board passed Resolution No. 1054 to place two elementary schools on the ballot in February 2005. The voters approved the ballot measure in February of 2005 at 64.72%. Lakeland Hills Elementary (Elementary #13) opened in the fall of 2006. Arthur Jacobsen Elementary (Elementary #14) is located in the Lea Hill area and opened in the fall of 2007. These two elementary schools were built to accommodate the housing growth in Lakeland Hills and Lea Hill areas of the school district.

In the 2004-05 school year, the Board convened a sixth Citizen's Ad Hoc committee to again study and make recommendations about the future impacts in the District. One of the areas of study was the need for New Facilities and Modernization. The committee made a number of recommendations including school size, the need for a new middle school, and to begin a capital improvements program to modernize or replace facilities based upon criterion.

During the 2005-06 school year, a Joint District Citizen's Ad Hoc Committee was appointed by the Auburn and Kent School Boards to make recommendations on how best to serve the school population that will come from an area that includes a number of projected developments in the north Auburn valley. On May 17, 2006, the Ad Hoc Committee presented its recommendation at a joint meeting of the Auburn and Kent Boards of Directors. On June 14, 2006, the Kent School Board adopted Resolution No. 1225 authorizing the process to initiate the adjustment of the boundaries of the District in accordance with the Ad Hoc Committee's recommendation. On June 26, 2006, the Auburn School Board adopted a companion Resolution No. 1073 authorizing the process to initiate the adjustment of the boundaries in accordance with the Ad Hoc Committee's recommendation. These actions resulted in the transfer of an area from the Kent School District to the Auburn School District effective September 29, 2006.

In October of 2008, after two years of review and study, a Steering Committee made recommendations to the Board regarding the capital improvements program to modernize or replace facilities as recommended by the 2004-05 Citizen's Ad Hoc Committee. These recommendations, based on specific criteria, led to the Board placing a school improvement bond and capital improvements levy on the ballot in March 2009. Voters did not approve either measure that would have updated 24 facilities and replaced three aging schools. The Board decided to place only a six-year Capital Levy on the ballot in November of 2009, which passed at 55.17%. The levy funded \$46.4 million of needed improvement projects at 24 sites over the following seven school years. Planning for the replacement of aging schools was started with educational specifications and schematic design process for the replacement of Auburn High School.

The District acquired a site for a future high school in 2008 and a second site for a future middle school in 2009. The District also continued efforts to acquire property around Auburn High School. The Special Education Transition Facility opened in February of 2010. This facility is designed for students with disabilities that are 18 to 21 years old.

In the November 2012 election, the community supported the \$110 million bond issue for the Auburn High School Modernization and Reconstruction Project at 62%. Construction began in February 2013. The entire new building was occupied by Auburn High School students and staff in the fall of 2015, with site improvements being completed during the 2015-16 school year.

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026
CAPITAL CONSTRUCTION PLAN

In January 2015, a citizen's ad hoc committee was convened by direction of the Board to address growth and facilities. The major recommendations were to construct two new elementary schools in the next four years and to acquire 3 new elementary school sites as soon as possible.

In the November 2016 election, the community supported the \$456 million bond issue for the replacement of six schools and the construction of two new elementary schools at 62.83%. Construction for the replacement of Olympic Middle School began in May 2018 and was completed in Fall 2019. Construction for New Elementary School #15 began in May 2019 and will be completed in Fall 2020. Construction for the replacement of Dick Scobee Elementary School began in June 2019 and will be completed in Fall 2020. Construction for New Elementary School #16 and replacement of Pioneer Elementary School began in May 2020 and will be completed in Fall 2021.

Within the six-year period, the District is projecting 904 additional students. This increase in student population along with anticipated class-size reductions, will require the construction of a second new elementary school and acquiring one new elementary school site during the six-year window.

The table below illustrates the current capital construction plan for the next six years. The exact timelines are wholly dependent on the rate of growth in the school age population.

2020-26 Capital Construction Plan (May 2020)				Project Timelines						
Project	Funded	Projected Cost	Fund Source	20-21	21-22	22-23	23-24	24-25	25-26	26-27
Technology Modernization	Yes	\$35,000,000	2020 6 Year Cap. Levy							
^{1/} Portable Relocation	Yes	\$1,800,000	Impact Fees	XX	XX					
^{1/} Property Purchase - 1 New Elementary	Yes	\$7,500,000	Bond Impact Fee	XX	XX	XX	XX	XX		
Multiple Facility Improvements	Yes	\$46,400,000	Capital Levy	XX	XX					
^{1/} Elementary #15	Yes	\$48,500,000	Bond Impact Fee	XX open						
^{1/} Elementary #16	Yes	\$48,500,000	Bond Impact Fee	XX const	XX open					
^{1/} Replacement of five Elementary Schools	Yes	\$242,500,000	Bond	XX const	XX const	XX const	XX open			

^{1/} These funds may be secured through a combination of the 2016 Bond Issue, sale of real property, impact fees, and state matching funds. The District currently is eligible for state matching funds for new construction at the elementary school level and for modernization at the elementary and middle school levels.

Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section VII
Impact Fees

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

IMPACT FEE COMPUTATION (Spring 2020)

Elementary #16 within 2 year period

I. SITE COST PER RESIDENCE

Formula: ((Acres x Cost per Acre)/Facility Size) x Student Factor

	Site Acreage	Cost/ Acre	Facility Capacity	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	15	\$404,337	650	0.2500	0.4330	\$2,332.71	\$4,040.26
Middle Sch (6 - 8)	25	\$0	800	0.1310	0.1850	\$0.00	\$0.00
Sr High (9 - 12)	40	\$0	1500	0.1520	0.1750	\$0.00	\$0.00
						\$2,332.71	\$4,040.26

II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

Single Family	Facility Cost	Facility Size	% Perm Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$60,200,000	650	0.9430	0.2500	0.4330	\$21,833.15	\$37,815.02
Mid Sch (6 - 8)	\$0	800	0.9430	0.1310	0.1850	\$0.00	\$0.00
Sr High (9 - 12)	\$0	1500	0.9430	0.1520	0.1750	\$0.00	\$0.00
						\$21,833.15	\$37,815.02

III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Temporary to Total Square Footage Ratio)

Single Family	Facility Cost	Facility Size	% Temp Sq Ft/ Total Sq Ft	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$180,000	20.33	0.0570	0.2500	0.4330	\$126.26	\$218.68
Mid Sch (6 - 8)	\$180,000	28.02	0.0570	0.1310	0.1850	\$48.00	\$67.79
Sr High (9 - 12)	\$180,000	28.74	0.0570	0.1520	0.1750	\$54.30	\$62.52
						\$228.55	\$348.98

IV. STATE MATCH CREDIT PER RESIDENCE

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	SPI Footage	State Match	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$238.22	90	66.32%	0.2500	0.4330	\$3,554.72	\$6,156.77
Mid Sch (6 - 8)	\$0.00	108	66.32%	0.1310	0.1850	\$0.00	\$0.00
Sr High (9 - 12)	\$0.00	130	66.32%	0.1520	0.1750	\$0.00	\$0.00
						\$3,554.72	\$6,156.78

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

V. TAX CREDIT PER RESIDENCE

Formula: Expressed as the present value of an annuity

TC = PV(interest rate,discount period,average assd value x tax rate)

	Ave Resid Assd Value	Curr Dbt Serv Tax Rate	Bnd Byr Indx Ann Int Rate	Number of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$374,661	\$2.41	2.44%	10	\$7,927.08	
Multi Family	\$160,501	\$2.41	2.44%	10		\$3,395.87

VI. DEVELOPER PROVIDED FACILITY CREDIT

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facility Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

FEE RECAP SUMMARY	PER UNIT IMPACT FEES	
	Single Family	Multiple Family
Site Costs	\$2,332.71	\$4,040.26
Permanent Facility Const Costs	\$21,833.15	\$37,815.02
Temporary Facility Costs	\$228.55	\$348.98
State Match Credit	(\$3,554.72)	(\$6,156.78)
Tax Credit	(\$7,927.08)	(\$3,395.87)
FEE (No Discount)	\$12,912.61	\$32,651.61
FEE (50% Discount)	\$6,456.31	\$16,325.80
Less ASD Discount	\$0.00	\$0.00
Facility Credit	\$0.00	\$0.00
Net Fee Obligation	\$6,456.31	\$16,325.80

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

IMPACT FEE ELEMENTS		SINGLE FAMILY			MULTI FAMILY		
		Elem K - 5	Mid Sch 6 - 8	Sr High 9 - 12	Elem K - 5	Mid Sch 6 - 8	Sr High 9 - 12
Student Factor	Single Family - Auburn actual count April 2020	0.250	0.131	0.152	0.433	0.185	0.175
New Fac Capacity		650	800	1500	650	800	1500
New Facility Cost	Elementary Cost Estimates April 2020	\$60,200,000			\$60,200,000		
Temp Rm Capacity	ASD District Standard of Service. Grades K - 5 @ 20.33, 6 - 8 @ 28.02, & 9 - 12 @ 28.74.	20.33	28.02	28.74	20.33	28.02	28.74
Temp Facility Cost	Relocatables, including site work, set up, and furnishing.	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Site Acreage	ASD District Standard or SPI Minimum	12	25	40	12	25	40
Site Cost/Acre	See below	\$404,337	\$404,337	\$404,337	\$404,337	\$404,337	\$404,337
Perm Sq Footage	14 Elementary, 4 Middle, and 4 High Schools	1,700,850	1,700,850	1,700,850	1,700,850	1,700,850	1,700,850
Temp Sq Footage	2 x 768 SF + 24 x 864 SF + 87 x 896 SF + TAP 2661	102,885	102,885	102,885	102,885	102,885	102,885
Total Sq Footage	Sum of Permanent and Temporary above	1,803,735	1,803,735	1,803,735	1,803,735	1,803,735	1,803,735
% - Perm Facilities	Permanent Sq. Footage divided by Total Sq. Footage	94.30%	94.30%	94.30%	94.30%	94.30%	94.30%
% - Temp Facilities	Temporary Sq. Footage divided by Total Sq. Footage	5.70%	5.70%	5.70%	5.70%	5.70%	5.70%
SPI Sq Ft/Student	From OSPI Regulations (WAC 392-343-035)	90	108	130	90	108	130
Boeckh Index	From OSPI projection for July 2020	\$238.22	\$238.22	\$238.22	\$238.22	\$238.22	\$238.22
Match % - State	From OSPI May 2020	66.32%	66.32%	66.32%	66.32%	66.32%	66.32%
Match % - District	Computed	33.68%	33.68%	33.68%	33.68%	33.68%	33.68%
Dist Aver AV	King County Department of Assessments March 2020	\$374,661	\$374,661	\$374,661	\$160,501	\$160,501	\$160,501
Debt Serv Tax Rate	Current Fiscal Year	\$2.41	\$2.41	\$2.41	\$2.41	\$2.41	\$2.41
G. O Bond Int Rate	Current Rate - (Bond Buyer 20 Index Feb. 2020 avg)	2.44%	2.44%	2.44%	2.44%	2.44%	2.44%

Site Cost Projections

Recent Property Acquisitions	Acreage	Purchase Year	Purchase Price	Purchase Cost/Acre	Adjusted Present Day	Projected Annual Inflation Factor	Sites Required	Latest Date of Acquisition	Projected Cost/Acre
Elem. #16 Parcel 1	1.26	2019	\$480,000	\$382,166	\$401,274	5.00%	Elementary	2025	\$491,474
Elem. #16 Parcel 2	8.19	2019	\$2,959,561	\$361,363	\$379,431	2019 Annual Inflation Factor	2020 Annual Inflation Factor		
Elem. #16 Parcel 3	0.80	2018	\$460,000	\$575,000	\$664,125		5%		
Total	10.25		\$3,899,561	\$380,593	\$404,337	10.00%			

Auburn School District No. 408
CAPITAL FACILITIES PLAN
 2020 through 2026

VII. IMPACT FEE MODIFICATIONS PROVIDED FOR BY CITY OF AUBURN ORDINANCE

FEE RECAP SUMMARY	PER UNIT IMPACT FEES						
	Single Family		Multi-Family Studio	Multi-Family One Bedroom	Multi-Family Two Bedroom	Multi-Family Three Bedroom	Multi-Family 4 & 5 Bedroom
Site Costs	\$2,332.71		\$4,040.26	\$4,040.26	\$4,040.26	\$4,040.26	\$4,040.26
Permanent Facility Const Costs	\$21,833.15		\$37,815.02	\$37,815.02	\$37,815.02	\$37,815.02	\$37,815.02
Temporary Facility Costs	\$228.55		\$348.98	\$348.98	\$348.98	\$348.98	\$348.98
State Match Credit	(\$3,554.72)		(\$6,156.78)	(\$6,156.78)	(\$6,156.78)	(\$6,156.78)	(\$6,156.78)
Tax Credit	(\$7,927.08)		(\$3,395.87)	(\$3,395.87)	(\$3,395.87)	(\$3,395.87)	(\$3,395.87)
FEE (No Discount)	\$12,912.61		\$32,651.61	\$32,651.61	\$32,651.61	\$32,651.61	\$32,651.61
FEE (50% Discount)	\$6,456.31		\$16,325.80	\$16,325.80	\$16,325.80	\$16,325.80	\$16,325.80
Less ASD Discount	\$0.00		\$10,000.00	\$8,000.00	\$5,000.00	\$2,000.00	\$0.00
Facility Credit	\$0.00		\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Net Fee Obligation	\$6,456.31		\$6,325.80	\$8,325.80	\$11,325.80	\$14,325.80	\$16,325.80

VIII. IMPACT FEE MODIFICATIONS PROVIDED FOR BY CITY OF KENT ORDINANCE

FEE RECAP SUMMARY	PER UNIT IMPACT FEES	
	Single Family	Multiple Family
Site Costs	\$2,332.71	\$4,040.26
Permanent Facility Const Costs	\$21,833.15	\$37,815.02
Temporary Facility Costs	\$228.55	\$348.98
State Match Credit	(\$3,554.72)	(\$6,156.78)
Tax Credit	(\$7,927.08)	(\$3,395.87)
FEE (No Discount)	\$12,912.61	\$32,651.61
FEE (50% Discount)	\$6,456.31	\$16,325.80
City of Kent Impact Fee Cap	\$0.00	\$7,132.00
Facility Credit	\$0.00	\$0.00
Net Fee Obligation	\$6,456.31	\$9,193.80

Auburn School District No. 408
Capital Facilities Plan
2020 through 2026

Section VIII

Appendices

Appendix A.1 - CAPITAL FACILITIES PLAN Enrollment Projections

Appendix A.2 - Student Generation Survey

Appendix A.2 - CAPITAL FACILITIES PLAN Enrollment Projections

Buildout Data for Enrollment Projections-April 2020

BASE DATA - BUILDOUT SCHEDULE

ASSUMPTIONS:

- 1 **Uses Build Out estimates received from developers.**
- 2 **Student Generation Factors are updated Auburn data for 2020 as allowed per King County Ordinance**

Student Generation Factors

Auburn Factors		Single Family	Multi-Family
2020 SF	2020 MF		
Elementary		0.2500	0.4330
Middle School		0.1310	0.1850
Senior High		0.1520	0.1750
Total		0.5330	0.7930

Table 1	Auburn S.D. Development	2020	2021	2022	2023	2024	2025	2026	Total
Single Family Units		50	145	155	140	140	140	208	978
Total Single Family Units		50	145	155	140	140	140	208	978
Projected Pupils:									
Elementary Pupils	K-5	13	36	39	35	35	35	52	245
Mid School Pupils	6-8	7	19	20	18	18	18	27	128
Sr. High Pupils	9-12	8	22	24	21	21	21	32	149
Total	K-12	27	77	83	75	75	75	111	521
Multi Family Units									
Multi Family Units		726	24	24	0	0	0	0	774
Total Multi Family Units		726	24	24	0	0	0	0	774
Projected Pupils:									
Elementary Pupils	K-5	314	10	10	0	0	0	0	335
Mid School Pupils	6-8	134	4	4	0	0	0	0	143
Sr. High Pupils	9-12	127	4	4	0	0	0	0	135
Total	K-12	576	19	19	0	0	0	0	614
Total Housing Units									
Total Housing Units		776	169	179	140	140	140	208	1752
Elementary Pupils									
Elementary Pupils	K-5	327	47	49	35	35	35	52	580
Mid School Pupils									
Mid School Pupils	6-8	141	23	25	18	18	18	27	271
Sr. High Pupils									
Sr. High Pupils	9-12	135	26	28	21	21	21	32	284
Total	K-12	602	96	102	75	75	75	111	1135
Cumulative Projection									
		2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	2026-27	
Elementary - Grades K - 5		327	374	423	458	493	528	580	
Mid School - Grades 6 - 8		141	164	189	207	226	244	271	
Senior High - Grades 9 - 12		135	161	189	210	231	252	284	
Total		602	699	800	875	950	1024	1135	

Appendix A.3 Student Generation Survey

Auburn School District
 Development Growth since 1/1/15
 May 2020 (Based on Oct 1, 2019 Enrollment)

SINGLE FAMILY

Development Name	Year of Full Occupancy	Units/Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Alicia Glenn	2016	28	28	0	Elementary 16	6	10	13	29	0.214	0.357	0.464	1.036
Anthem (formerly Megan's Meadows)	2018	13	13	0	Ilalko	14	4	1	19	1.077	0.308	0.077	1.462
Bridges		380	355	25	Aurthur Jacobsen	69	31	57	157	0.194	0.087	0.161	0.442
Canyon Creek	2018	151	151	0	Evergreen Hts.	29	9	9	47	0.192	0.060	0.060	0.311
Dulcinea	2018	6	6	0	Lea Hill	1	2	0	3	0.167	0.333	0.000	0.500
Hastings		10	7	3	Evergreen Hts.	0	0	0	0	0.000	0.000	0.000	0.000
Hazel View	2018	22	22	0	Lea Hill	8	8	4	20	0.364	0.364	0.182	0.909
Kendall Ridge	2015	106	106	0	Elementary 16	28	13	14	55	0.264	0.123	0.132	0.519
Lakeland East Portola	2015	130	130	0	Bowman Creek	43	26	32	101	0.331	0.200	0.246	0.777
Lakeland Hills Estates	2017	66	66	0	Bowman Creek	21	8	11	40	0.318	0.121	0.167	0.606
Edgeview at Lakeland Hills	2015	368	368	0	Bowman Creek	81	40	50	171	0.220	0.109	0.136	0.465
Lakeland: Pinnacle Estates	2018	99	99	0	Bowman Creek	51	32	24	107	0.515	0.323	0.242	1.081
Villas at Lakeland Hills	2015	81	81	0	Bowman Creek	30	15	7	52	0.370	0.185	0.086	0.642
Lozier Ranch		18	4	14	Chinook	0	0	0	0	0.000	0.000	0.000	0.000
Monterey Park	2016	238	238	0	Evergreen Hts.	50	30	29	109	0.210	0.126	0.122	0.458
Mountain View	2018	55	55	0	Evergreen Hts.	6	0	7	13	0.109	0.000	0.127	0.236
Omnia Palisades Plate		16	3	13	Alpac	0	1	1	2	0.000	0.333	0.333	0.667
Seremounte	2019	30	30	0	Aurthur Jacobsen	7	5	8	20	0.233	0.167	0.267	0.667
Sonata Hills	2017	69	69	0	Lea Hill	10	2	8	20	0.145	0.029	0.116	0.290
Spencer Place	2017	13	13	0	Hazelwood	10	7	3	20	0.769	0.538	0.231	1.538
Vasily		8	1	7	Terminal Park	0	0	0	0	0.000	0.000	0.000	0.000
Willow Place		11	10	1	Elementary 16	0	0	4	4	0.000	0.000	0.400	0.400
Totals		1918	1855	63		464	243	282	989	0.250	0.131	0.152	0.533

Auburn School District
 Development Growth since 1/1/15
 May 2020 (Based on Oct 1, 2019 Enrollment)

SINGLE FAMILY-- 2020 and beyond

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied
Anderson Acres	14	0	14
Backbone Ridge	7	0	7
Bridle Estates	18	0	18
Hastings 10 *	10	0	10
Greenvale	17	0	17
Lakeland: Forest Glen At ..	30	0	30
Lakeland: Park Ridge	256	0	256
Lakeland: River Rock*	14	0	14
Pacific Lane	11	0	11
Ridge At Tall Timbers	104	0	104
Richardson BLA/Plat	6	0	6
Huntionton Woods	74	0	74
Topaz Short Plat	4	0	4
Oxbow Acres	3	0	3
Wyncrest II	41	0	41
Wesport Capital	306	0	306
Current Partially Occupied Developments	1918	1855	63
	2833		978

Estimated Students Based on Student Generation Factors				
Elem	Middle	HS	Total	
4	2	2	7	
2	1	1	4	
5	2	3	10	
3	1	2	5	
4	2	3		
8	4	5	16	
64	34	39	136	
4	2	2	7	
3	1	2	6	
26	14	16	55	
2	1	1	3	
19	10	11	39	
1	1	1	2	
1	0	0	2	
10	5	6	22	
77	40	47	163	
16	8	10	34	
Totals	245	128	149	521

* currently under construction

Auburn School District
 Development Growth since 1/1/15
 May 2020 (Based on October 1, 2019 Enrollment)

MULTI FAMILY

Development Name	Year of Full Occupancy	Units/Parcels	Current Occupancy	To Be Occupied	Feeder Elementary	Actual Students				Student Generation Factors			
						Elem	Middle	HS	Total	Elem	Middle	HS	Total
Promenade Apts	2018	294	294	0	Lea Hill	205	98	90	393	0.697	0.333	0.306	1.337
The Villas at Auburn	2018	295	295	0	Washington	50	11	13	74	0.169	0.037	0.044	0.251
Totals		589	589	0		255	109	103	467	0.433	0.185	0.175	0.793

2020 and beyond

	Units/Parcels	Current Occupancy	To Be Occupied
Sundallen Condos	48	0	48
Auburn Town Center Apt	226	0	226
Copper Gate Apt.	500	0	500
Current Partially Occupied Developments	589	589	0
	1363		774

Estimated Students Based on Student Generation Factors				
	21	9	8	38
	98	42	40	179
	216	93	87	396
	0	0	0	0
Total	335	143	135	614

2020 CAPITAL FACILITIES PLAN

Renton School District No. 403

Board of Directors

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Avanti Bergquist, MD, Vice President
Alisa Louie
Stefanie McIrvine, Ed. D
Gloria Hodge

Dr. Damien Pattenaude, Superintendent



June 2020



Adopted by Renton School District Board of Directors on May 13, 2020

2020 CAPITAL FACILITIES PLAN Renton School District No. 403

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I. EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the “Plan”) was prepared by Renton School District (the “District”) in compliance with the requirements of the Washington State Growth Management Act (GMA, the Act), King County Code Title 21A.43, and applicable ordinances of the cities of Bellevue, Newcastle and Renton. It is the District’s intent that the Plan be adopted by King County and the cities of Bellevue, Newcastle and Renton as a sub-element of their respective Capital Facilities Plans, and that those jurisdictions assess and collect school impact fees on behalf of the District, as empowered by the GMA. This Plan, however, is not intended to be the sole planning instrument developed by the District to determine its capital facility needs.

The GMA was adopted by the State legislature in 1990 in response to rapidly increasing development; most notably in King County and the surrounding central Puget Sound area. The Act requires state and local governments to manage Washington’s growth by developing and implementing comprehensive land-use and transportation plans, by designating Urban Growth Areas, and by protecting natural resources and environmentally critical areas.

The Capital Facilities Plan is one element of a County or City’s Comprehensive Plan that addresses existing public facility capacities, forecasts future public facility needs, presents a plan for expanding existing facilities or constructing new facilities to meet those needs, and indicates how those public facility improvements are to be financed. The GMA empowers jurisdictions to assess and collect impact fees as one means of financing new public facilities necessitated by private development.

This Capital Facilities Plan addresses the impact of growth on public school facilities by examining:

1. anticipated growth of the District’s student population over the next six years;
2. the ability of existing and proposed classroom facilities to adequately house those students based on the District’s current Standard of Service;
3. the need for additional enrollment driven capital facilities;
4. the method of financing those capital improvements; and
5. calculation of school impact fees based on, among other variables, the number of students generated by recent residential development (student generation factors).

This plan is updated annually and submitted to local governments for inclusion as a sub-element in their Capital Facilities Plans. Past Plans have been adopted by King County and the Cities of Bellevue, Newcastle and Renton. The District is currently engaged in dialogue with the cities of Tukwila and SeaTac regarding implementation of impact fees within their jurisdictions.

Enrollment Projections:

Enrollment projections provided by the Office of Superintendent of Public Instruction (OSPI), as adjusted by Renton School District, indicate a minor overall *decrease* in K-12 enrollment over the next six years of 0.04 percent. While this overall decrease appears negligible, the individual changes at the elementary, middle, and high school levels are not. Enrollment projections for elementary and middle school grade levels indicate significant *decreases* of 4.16 percent and 4.46 percent, respectively. Projected enrollment at the high school grade levels, on the other hand, indicate a significant *increase* of 11.14 percent, or 458 students.

Current Capacity:

Student capacity of existing, permanent K-12 facilities, excluding special education facilities and facilities housing alternative learning environments, is 14,788.

Based on current enrollment (October 1, 2019 headcount), the District is showing a permanent facility deficit of 498 at the elementary level, reduced from last year's deficit of 755, due to decreased enrollment. It should be noted, however, that current and future capacity at the elementary level, as documented in this report, is based on the District's current Standard of Service, and does not reflect aspirational K-3 student/teacher ratios of 17 students to one teacher. Subsequent reports will, however, address this issue, which will significantly impact available capacity at our elementary schools.

As a result of increased enrollment at middle schools, the current number of students now exceeds facility capacity by 49, while a decrease in recent high school enrollment results in a surplus capacity of 349, up from last year's surplus of 245.

Elementary school capacity still remains the District's greatest challenge. Relying heavily on the use of relocatable classrooms (portables) to accommodate the fluctuating student population, portables at elementary schools now account for over 15% of the District's total K – 5 facility capacity. Portables are, however, not considered permanent structures, and are therefore not included in the inventory of permanent facilities. They are viewed as a short-term solution for managing enrollment fluctuation, housing students on a temporary basis until permanent facilities can be constructed.

Enrollment Projections and Future Capacity:

District-wide, the overall K-12 growth rate has been fluctuating over the past decade, at an average rate of 0.78 percent. OSPI enrollment projections indicate an increasingly declining rate of growth over the next six years, at an average rate of -0.03 percent. This will result in an overall decrease in student population of 5 students by the school year 2024 – 2025. While this minor decrease may seem to indicate a leveling of growth, when viewed by facility-defined grade levels, we find that elementary and middle schools will experience significant declines, while, high school enrollment will increase annually.

Acknowledging the opening of the new Sartori Elementary School in 2018, and factoring in OSPI's projected decrease in elementary school enrollment of 308 over the next six years, current capacity will still be insufficient to accommodate all K-5 students. With the passage of the 2019 RSD bond measure, the District is moving forward with design and construction of an additional elementary school, which, upon completion, will allow permanent capacity to surpass enrollment for the first time in nearly two decades. The District's sixteenth elementary school is scheduled to open in the fall of 2023.

Middle schools are currently showing a deficit capacity of 49. Based on OSPI's enrollment projections, we can expect a decrease of 155 students over the next six years, which will change the current deficit to a surplus of 106. There are currently no plans to increase middle school capacity.

At the high school level, projected enrollment over the next six years will add an additional 458 students. With a current surplus capacity of 349, this enrollment increase will result in a deficit of 104 by the school year 2023 – 2024. That deficit will be mitigated by the construction of new science classrooms, and the renovation of existing science classrooms, at Lindbergh High School, increasing capacity by 84. This increase, however, will still result in a deficit of 25 by the school year 2025 – 2026. There are no additional plans at this time to increase high school capacity.

Capital Construction Plan:

For the next six-year period, the District's highest priorities will be addressing existing and projected facility capacity deficits, both growth and program related. This includes:

- Construction of a new elementary school within the Hazen High School service area, where the majority of growth has and continues to occur.
- High school additions and/or renovations to create additional science classroom/laboratory space to address changes in State graduation requirements
- Acquisition of land for future development.
- Addition and or relocation of relocatable classrooms

Other high priority capital improvements will fall into one or more of the following major categories; Safety and Security, Energy Conservation, Site Improvements, and Building Upgrades. Improvements will occur district-wide, affecting nearly all District facilities, achieving and maintaining the level of service necessary to provide safe, healthy, and nurturing learning environments for all students. These improvements are not necessarily enrollment related. Many of these projects will be funded by the 2019 Bond Measure passed in November, 2019.

Finance Plan:

The primary funding sources for all capital construction projects scheduled over the next six years include 2019 Bond funds, remaining funds from the 2016 capital levy; and school impact fees currently being collected by King County and the cities of Bellevue, Newcastle and Renton. Expenditures for enrollment driven projects over the next six years are

2020 Capital Facilities PlanRenton School District No. 403

estimated at \$77,362,000, of which 100% is secured by the 2019 Bond Measure approved by the voters in November, 2019, and previously collected impact fees.

Impact Fees:

Impact fees were calculated in conformance with King County Council Ordinance 11621, Attachment A, resulting in an increase of \$819 per unit for single-family fees, and an increase in multi-family fees of \$1,407 per unit. The primary variables contributing to these increases are 1) construction costs, based on actual construction costs of the recently completed Sartori Elementary School, 2) a decrease in the State Construction Assistance percentage, and 3) an increase in the Student Generation Factors for multi-family residential construction. These increases were somewhat mitigated by the increased value of residential property and the decline of the Bond Buyer 20-Bond General Obligation Index.

A comparison of current and last year's fees is shown below.

IMPACT FEES	2019	2020	CHANGE
SINGLE-FAMILY	\$6,862	\$7,681	\$819
MULTI-FAMILY	\$3,582	\$4,989	\$1,407

TABLE 1

II. CAPACITY METHODOLOGY

STANDARD OF SERVICE

The Renton School District Standard of Service is the standard adopted by the District that identifies the program year, school organizational structure, student/teacher ratios by grade level (taking into account the requirements of students with special needs), daily class schedule, types of facilities and other factors identified by the District to be beneficial in supporting its educational programs and objectives. The Standard of Service is the major determining factor, together with the number of classrooms (teaching stations), in calculating facility capacity.

The District has adopted a traditional elementary/middle/high school organizational structure that houses kindergarten through Grade 5 in elementary schools, Grades 6 through 8 in middle schools, and Grades 9 through 12 in high schools. The school-year calendar adopted by the District is also traditional; typically beginning in late August and ending in mid-June. Similarly, the District maintains a fairly common daily schedule, with classes beginning between 7:20 and 9:30 a.m. and ending between 2:03 and 3:10 p.m., depending on grade level.

The District, and the Renton Education Association, recognize that reasonable class size is necessary for optimum learning, and have established the following student/teacher ratios:

Grade Levels K-1	20:1
Grade Level 2	22:1
Grade Level 3	24:1
Grade Levels 4-12	29:1

The 29:1 ratio at the secondary level applies to all Language Arts, Social Studies, Science, Math, World Languages, World Language Exploratory and Health classes. Other ratios apply as follows:

Band/Orchestra	40:1
Choir	50:1
Middle School PE	35:1
High School PE	40:1
All other classes	31:1

For the purposes of this report, student /teacher ratio for special education classes held in self-contained classrooms within comprehensive elementary and secondary facilities is assumed to be 12:1. Educational facilities dedicated solely to special education or other specialized programs are excluded from capacity calculations, as are associated student headcounts.

In response to new State and District high school graduation requirements, beginning with the 2018-2019 school year, all District high schools changed from a semester system to a trimester system, resulting in the following:

- Three 12-week terms instead of two 18-week terms,
- Five 72-minute periods per day instead of six 57-minute periods, and
- Reduction of classroom efficiency from 83% to 80%, reducing facility capacity.

Now, beginning with the graduating class of 2020-2021, high school graduation requirements require one additional credit of science (three instead of two), and a total of 24 credits; three more than the previously required 21. This will impact high school capacity, especially regarding science classrooms, where additional classroom space suitable for the various sciences, or the renovation/upgrade of existing classrooms to accommodate the same, will be necessary. The construction of new science classroom addition at Lindbergh High is one such project included in this update, although it is not addressed in the calculation of this year's impact fees.

Student/teacher ratios, referenced earlier, are applicable to both permanent and relocatable classrooms. However, inasmuch as relocatable facilities do not generally allow for the full range of educational activities promoted by the District, they are generally viewed as temporary or interim housing, necessary to accommodate enrollment fluctuations and development driven enrollment increases, but only until such time as permanent facilities can be financed and constructed. For those reasons, relocatable classrooms capacities are calculated, but not used in the analysis of future facility needs.

PRACTICAL CAPACITY MODEL

The Practical Capacity Model calculates building capacity based on limitations that existing facilities place on enrollment as a result of current educational program needs, operating policy and contractual restrictions.

The calculation is made by reviewing the use of each classroom/teaching station in each facility. For every room housing students, a calculation is made, assigning a maximum number of students per room. Sometimes the capacity of core facilities, such as the cafeteria or gym, or the quantity of restroom fixtures, may limit facility capacity to a level below that calculated by collective classroom capacity levels.

Capacity at the secondary school level is further limited by class scheduling restrictions and student distribution among elective classes. Based on a typical middle school six-period day, where one period is designated for teacher planning, capacity is reduced by one-sixth, or 17 percent, of theoretical capacity. Similarly, at high schools, with the newly established five-period day, capacity is reduced by one-fifth, or 20 percent. Elective classes, many of which require specialized classrooms, also figure into the equation for determining a school's capacity, which together with required classes, require a well thought out Master Schedule if the facility's capacity is to be maximized.

Although not reflected in this year's update, future building capacity will be affected by the reduced student/teacher ratios for grades K-3 as prescribed by the McCleary Act. A 2015 survey conducted as part of the K-3 Classroom Reduction Grant Program, authorized by SSB 6080, and validated under the auspices of OSPI, indicated that Renton School District will require an additional 42 classrooms to meet the aspirational K-3 student/teacher ratio of 17:1, the equivalent of two new schools. While State prescribed student/teacher ratios changes will affect future facility capacity, it is not addressed in this Plan, as the District has not yet adopted a strategy to achieve this goal. Subsequent reports will however, fully address the implications of this mandate and its effect on capacity and enrollment.

2020 Capital Facilities Plan

Renton School District No. 403

III. INVENTORY AND CAPACITY OF FACILITIES

Renton School District’s capital facilities include both permanent structures and relocatable (portable) classrooms. Permanent facilities are further categorized as either K-12 (traditional elementary, middle and high school configurations), Special Instructional Use, or Non-instructional Support Facilities. The District maintains a total of 32 permanent and 55 relocatable facilities serving a total student population of 15,172 (October 2019 headcount).

The District’s permanent K-12 facilities include 15 elementary schools, 4 middle schools, and 4 high schools. Two Special Instructional Use facilities house the District’s early childhood, special education and alternative learning programs. Support facilities include the Kohlwes Education Center (admin.), Transportation Center, Facilities Operations and Maintenance Center, Nutrition Services/Warehouse, Renton Memorial Stadium and the Lindbergh Swimming Pool. Total permanent facilities encompass 2,595,263 square feet, with 2,417,847 square feet (93%) devoted to K-12 and instructional special use. See Appendix A for District Maps.

The District’s relocatable K-12 facilities are used primarily to address enrollment fluctuations and to house students on a temporary basis until permanent facilities can be constructed. For those reasons they are not considered a long-term solution for housing students, and are not acknowledged in the calculation of the capacity of K-12 facilities. Of the 55 relocatable facilities in the District’s inventory, 44 are “double portables” containing two classrooms, and 11 are singles. Combined, they provide the District with a total of 99 relocatable classrooms, encompassing 88,704 square feet of additional space available for instruction.

The tables below summarize existing K-12 facility capacity. Table 2 includes all facilities. Table 2A indicates capacities in term of high school Service Areas. A complete inventory of District facilities, including undeveloped property, follows. Facility capacity worksheets may be found in Appendix B.

EXISTING FACILITY CAPACITY

FACILITY TYPE	ELEMENTARY SCHOOLS		MIDDLE SCHOOLS		HIGH SCHOOLS		TOTAL	
	Count	Percentage	Count	Percentage	Count	Percentage	Count	Percentage
PERMANENT	6,895	84.63%	3,435	88.25%	4,458	97.97%	14,788	89.14%
RELOCATABLE	1,252	15.37%	457	11.75%	92	2.03%	1,801	10.86%
TOTAL	8,147	100.00%	3,892	100.00%	4,550	100.00%	16,589	100.00%

TABLE 2

CAPACITY BY SERVICE AREA¹

	FACILITY TYPE	SERVICE AREA			TOTAL
		LINDBERGH	HAZEN	RENTON HIGH	
ELEMENTARY	PERMANENT	1843	2423	2075	6341
	RELOCATABLE	183	618	451	1252
	TOTAL ELEM	2026	3041	2526	7593
MIDDLE	PERMANENT	896	1745	794	3435
	RELOCATABLE	183	183	91	457
	TOTAL MIDDLE	1079	1928	885	3892
HIGH	PERMANENT	1211	1462	1389	4062
	RELOCATABLE	92	0	0	92
	TOTAL HIGH	1303	1462	1389	4154
GRAND TOTAL		4408	6431	4800	15639

Table 2A

1. Does not include Sartori Elementary and Talley High, as they are not associated with a particular service area.

2020 Capital Facilities Plan

Renton School District No. 403

INVENTORY AND CAPACITY OF RELOCATABLE CLASSROOMS *

BLDG. ID	LOCATION	NUMBER OF CLASSROOMS	SCHOOL ID NOS.	AREA (sq. ft.)	STUDENT CAPACITY
53	McKnight Middle	2	7/8	1,792	46
54	Nelsen Middle	2	7/8	1,792	46
55	Nelsen Middle	2	5/6	1,792	46
56	Nelsen Middle	2	3/4	1,792	46
57	Nelsen Middle	2	1/2	1,792	46
59	Lindbergh High	1	2	896	21
60	Lindbergh High	1	3	896	21
61	Lindbergh High	1	4	896	21
62	Talbot Hill Elementary	1	2	896	29
64	Talbot Hill Elementary	1	1	896	29
65	Dimmitt Middle	1	3	896	23
66	Dimmitt Middle	1	4	896	23
69	Honey Dew Elementary	2	3A/3B	1,792	58
70	Talbot Hill Elementary	1	3	896	29
72	McKnight Middle	2	3/4	1,792	46
73	Lakeridge Elementary	2	5/6	1,792	58
74	Sierra Heights Elementary	2	5/6	1,792	58
77	McKnight Middle	2	5/6	1,792	46
78	McKnight Middle	2	1/2	1,792	46
79	Dimmitt Middle	2	1/2	1,792	46
80	Honey Dew Elementary	2	2A/2B	1,792	58
81	Cascade Elementary	2	1/2	1,792	58
82	Sierra Heights Elementary	2	1/2	1,792	58
83	Lindbergh High	2	5/6	1,792	42
84	Maplewood Heights Elementary	2	5/6	1,792	58
85	Dimmitt Middle	1	5	896	23
86	Dimmitt Middle	1	6	896	23
87	Dimmitt Middle	1	7	896	23
88	Bryn Mawr Elementary	2	1/2	1,792	58
89	Bryn Mawr Elementary	2	3/4	1,792	58
90	Honey Dew Elementary	2	4A/4B	1,792	58
91	Honey Dew Elementary	2	1A/1B	1,792	58
92	Tiffany Park Elementary	2	1/2	1,792	58
93	Spring Glen	2	1/3	1,792	46
94	Spring Glen	2	2/4	1,792	46
95	Campbell Hill Elementary	2	2A/2B	1,792	58
96	Campbell Hill Elementary	2	1A/1B	1,792	58
97	Cascade Elementary	2	3/4	1,792	58
98	Cascade Elementary	2	5/6	1,792	58
99	Lakeridge Elementary	2	7/8	1,792	58
100	Lakeridge Elementary	2	3/4	1,792	58
101	Campbell Hill Elementary	2	3A/3B	1,792	58
102	Campbell Hill Elementary	2	4A/4B	1,792	58
103	Maplewood Heights Elementary	2	1/2	1,792	58
104	Maplewood Heights Elementary	2	3/4	1,792	58
105	Maplewood Heights Elementary	2	7/8	1,792	58
106	Sierra Heights Elementary	2	3/4	1,792	58
107	Sierra Heights Elementary	2	7/8	1,792	58
108	Tiffany Park Elementary	2	3/4	1,792	58
109	Bryn Mawr Elementary	2	5/6	1,792	58
110	Hazelwood Elementary	2	1A/1B	1,792	58
111	Maplewood Heights Elementary	2	9/10	1,792	58
112	Maplewood Heights Elementary	2	11/12	1,792	58
113	Talbot Hill Elementary	2	1A/1B	1,792	58
114	Talbot Hill Elementary	2	2A/2B	1,792	58
TOTAL		99		88,704	2,669

TABLE 4

* Capacity based on Standard of Service and not actual use

2020 Capital Facilities Plan

Renton School District No. 403

RELOCATABLE FACILITY CAPACITY BY SCHOOL *

LOCATION	ADDRESS	BUILDING ID	AREA (sq. ft.)	CAPACITY
ELEMENTARY SCHOOLS				
Bryn Mawr	8212 S 118th St., Seattle, 98178	88, 89, 109	5,376	174
Campbell Hill	6418 S 124th St., Seattle, 98178	95, 96, 101, 102	7,168	232
Cascade	16022 - 116th Ave. SE, Renton, 98058	81, 97, 98	5,376	174
Hazelwood	7100 - 116th Ave. SE, Newcastle, 98056	110	1,792	58
Honey Dew	800 Union Ave. NE, Renton, 98059	69, 80, 90, 91	7,168	232
Lakeridge	7400 S 115th St., Seattle, 98178	73, 99, 100	5,376	174
Maplewood Heights	130 Jericho Ave., Renton, 98059	84, 103, 104, 105, 111, 112	10,752	348
Sierra Heights	2501 Union Ave. NE, Renton, 98058	74, 82, 106, 107	7,168	232
Talbot Hill	2300 Talbot Rd., Renton, 98055	62, 64, 70, 113, 114	6,272	203
Tiffany Park	1601 Lake Youngs Way, Renton, 98058	92, 108	3,584	116
Elementary School Total Capacity			60,032	1943
MIDDLE SCHOOLS				
Dimmitt	12320 - 80th Ave. S, Seattle, 98178	65, 66, 79, 85, 86, 87	6,272	161
McKnight	2600 NE 12th St., Renton, 98056	53, 72, 77, 78	7,168	184
Nelsen	2304 Jones Ave. S, Renton, 98055	54, 55, 56, 57	7,168	184
Middle School Total			20,608	529
HIGH SCHOOLS				
Lindbergh	16426 - 128th Ave. SE, Renton, 98058	59, 60, 61, 83	4,480	105
High School Total			4,480	105
INSTRUCTIONAL SPECIAL USE				
Spring Glen	2607 Jones Ave. S, Renton, 98055	93, 94	3,584	92
Special Education Total			3,584	92
TOTAL ALL RELOCATABLE CLASSROOMS			88,704	2669

TABLE 5

* Capacity based on Standard of Service and not actual use

UNDEVELOPED PROPERTY

Skyway Site	S Langston Rd. & 76th Ave. S, Seattle	4.18 Acres
Chelan Ave. Site	Chelan Ave. NE & NE 12th St., Renton	10.80 Acres
Park Ave. N Site	Park Ave. N & N 3rd St., Renton	0.31 Acres
Park Ave. N Site	Park Ave. N & N 5th Ave., Renton	0.45 Acres

IV. ENROLLMENT PROJECTIONS

Renton School District six-year enrollment projections through the 2025-26 school year are based on data published by the Office of the Superintendent of Public Instruction (OSPI). OSPI utilizes the cohort survival method to forecast student enrollment projections for a six-year period based on actual student headcounts documented for the previous six years. Enrollment reports prepared by the District are submitted to OSPI on a monthly basis. The District's October 1, 2019 Enrollment Report, and OSPI Report No. 1049, are included in Appendix C.

Renton School District six-year enrollment projections, found on the following page, reflect adjustments to OSPI's report based on the following:

1. Report structure has been modified to reflect middle school versus junior high school grade level configuration.
2. Headcount includes only K-12 students attending comprehensive instructional facilities and excludes students attending special education facilities or facilities dedicated to alternative learning experiences.

As shown in Table 6 below, current projections indicate an overall decrease in K-12 student enrollment of 0.04 percent over the next six years. Although this change appears to be negligible, when broken down by grade levels, that is not the case. At the elementary level, we can expect a 4.16 percent decrease in enrollment, equal to a loss of 308 students. At the middle school level, projections indicate a 4.46 percent decrease, equivalent to 155 students.

Both of these losses, however, are offset by the projected 11.14 percent increase in high school enrollment, adding an additional 458 students.

It should be noted that these conservative projections, based on OSPI's cohort survival methodology, do not take into account birth rates, housing starts, or other demographic data.

PROJECTED ENROLLMENT GROWTH

	ACTUAL OCT. 2018 HEADCOUNT	ACTUAL OCT. 2019 HEADCOUNT	OCT. 2025 PROJECTED HEADCOUNT	ACTUAL CHANGE 2018 - 2019	ACTUAL CHANGE (%) 2018 - 2019	PROJECTED CHANGE 2019 - 2025	PERCENTAGE CHANGE 2019 - 2025
ELEMENTARY	7,650	7,393	7,085	(257)	-3.36%	-308	-4.16%
MIDDLE	3,391	3,484	3,329	93	2.74%	-155	-4.46%
HIGH	4,213	4,109	4,567	(104)	-2.47%	458	11.14%
TOTAL	15,254	14,986	14,981	(268)	-1.76%	-5	-0.04%

TABLE 6

**RENTON SCHOOL DISTRICT NO. 403
ENROLLMENT PROJECTIONS BY COHORT SURVIVAL*
(KK Linear Projection)**

	-- ACTUAL HEADCOUNT -		AVE. % SURVIVAL	----- PROJECTED ENROLLMENT -----					
	Oct. 2018	Oct. 2019		2020	2021	2022	2023	2024	2025
Kindergarten	1,261	1,252		1,234	1,224	1,213	1,203	1,192	1,182
Grade 1	1,264	1,236	100.91%	1,263	1,245	1,235	1,224	1,214	1,203
Grade 2	1,245	1,199	97.94%	1,211	1,237	1,220	1,210	1,199	1,189
Grade 3	1,272	1,202	98.37%	1,179	1,191	1,217	1,200	1,190	1,179
Grade 4	1,311	1,237	98.34%	1,182	1,160	1,171	1,197	1,180	1,170
Grade 5	1,297	1,267	98.48%	1,218	1,164	1,142	1,153	1,179	1,162
TOTAL K - 5	7,650	7,393		7,288	7,221	7,198	7,187	7,153	7,085
Grade 6	1,173	1,226	96.39%	1,221	1,174	1,122	1,101	1,112	1,136
Grade 7	1,120	1,153	99.51%	1,220	1,215	1,168	1,117	1,096	1,106
Grade 8	1,098	1,105	99.14%	1,143	1,210	1,205	1,158	1,107	1,086
TOTAL 6 - 8	3,391	3,484		3,584	3,599	3,495	3,376	3,314	3,329
Grade 9	1,093	1,110	101.12%	1,117	1,156	1,223	1,218	1,171	1,119
Grade 10	1,091	1,117	101.36%	1,125	1,133	1,172	1,240	1,235	1,187
Grade 11	1,002	956	90.76%	1,014	1,021	1,028	1,063	1,125	1,121
Grade 12	1,027	926	101.26%	968	1,027	1,034	1,041	1,077	1,139
TOTAL 9 - 12	4,213	4,109		4,224	4,336	4,457	4,562	4,608	4,567
TOTAL K - 12	15,254	14,986		15,096	15,157	15,150	15,125	15,076	14,981
YEARLY CHANGE				110	60	-6	-25	-49	-95
YEARLY CHANGE %				0.74%	0.40%	-0.04%	-0.17%	-0.33%	-0.63%
CUMULATIVE CHANGE				110	171	164	139	90	-5
CUMULATIVE CHANGE %				0.74%	1.14%	1.10%	0.93%	0.60%	-0.04%

TABLE 7

* Information adapted from OSPI Enrollment Projections, Report No. 1049. Headcount and projections do not include enrollment at special use instructional facilities

V. ENROLLMENT DRIVEN FACILITY NEEDS

With the opening of the new Sartori Elementary School in August, 2018, the 2017 elementary deficit capacity of 1,244 was dramatically reduced by nearly 40% to 755. Currently, as a result of recent enrollment declines, that deficit has been further reduced to 498. However, even with the K-5 enrollment decreases projected through the 2025 -26 school year, existing facilities will still be inadequate to house all K-5 students. Aside from these growth related deficits, the future implementation of reduced K-3 student/teacher ratios, as prescribed by the McCleary Act, will further necessitate the need for additional elementary school capacity. With the passage of the 2019 Bond Measure, approved by the voters in November, 2019, the District is proceeding with the design and construction of its sixteenth elementary school, located in the Hazen High School service area, where the District has experienced the most growth in the past. The new school is scheduled to be completed and opened for the 2023-24 school year.

To get a better understanding of enrollment driven facility needs at the K-5 level, it is helpful to view existing conditions in terms of high school Service Areas. As indicated in the table below, the vast majority of the District's elementary facility deficit occurs within the Hazen High School Service Area, representing approximately 95% of the total shortfall. Although growth in this area has slowed down over the past decade, it has not recovered from the construction boom of the early 2000's. The need for additional permanent facilities in the Hazen Service Area, to replace the multitude of relocatable facilities that have overtaken student play areas, has been a District goal for a number of years. With the passage of the 2019 Bond, the District is now able to proceed with construction of a new elementary school, bringing equity, in the way of permanent classroom facilities, to the East Hill of Renton.

ELEMENTARY ENROLLMENT/CAPACITY BY SERVICE AREA

	LINDBERGH SERVICE ARE	HAZEN SERVICE AREA	RENTON SERVICE AREA	TOTAL
Oct. 2019 Head Count	1,865	2,915	2,078	6,858
Permanent Facility Capacity	1,843	2,423	2,075	6,341
Permanent Surplus (Deficit) Capacity	(22)	(492)	(3)	(517)

At the middle school level, enrollment projections indicate that, due to decreased enrollment, the current deficit of 39 unhoused students will become a surplus of 106 by the 2025-26 school year. There are currently no enrollment driven capital facilities projects in the planning stages for middle schools.

At the high school level, the District continues showing a decreasing surplus capacity until 2023, when enrollment overtakes capacity, resulting in a deficit of 20. The deficit increases to 66 in 2024, and then reduces to 25 for the 2025-26 school year. Although the need for additional facilities based on enrollment growth is not a priority at this time, recent

changes in graduation requirements have created the need for additional science classrooms and laboratories. Changed requirements include an increase from 21 to 24 credits, and one addition credit of Science. As part of the recently passed 2019 Bond Measure, the District will be constructing additional science classrooms at Lindbergh High School, and renovating/upgrading existing science classrooms at all three comprehensive high schools.

In addition to these current and/or future projected permanent facility deficits at the elementary and high school levels, it should be noted that the District is also reaching its maximum limit in providing portable classrooms at its existing sites, due to current land use and building code requirements. Although not included in the calculation of Impact Fees, the implementation of new relocatable classrooms and/or the relocation of existing ones, remains a viable method of addressing both growth and the shifting of student population, for the short term.

Similarly, science classroom additions proposed for Lindbergh High School, as well as other potential high school renovations, additions, or relocations responding to enrollment growth and/or changes in capacity methodology, are not included in the calculation of these fees.

Table 8 compares the current permanent capacity of Renton School District facilities to current and projected enrollment for the next six years.

SURPLUS / DEFICIT CAPACITY PROJECTIONS¹ 2019 - 2025

		2019	2020	2021	2022	2023	2024	2025
ELEM. K-5	PERMANENT CAPACITY	6,895	6,895	6,895	6,895	7,545	7,545	7,545
	STUDENT ENROLLMENT	7,393	7,288	7,221	7,198	7,187	7,153	7,085
	SURPLUS / (DEFICIT CAPACITY)	(498)	(393)	(326)	(303)	358	392	460
MIDDLE 6-8	PERMANENT CAPACITY	3,435	3,435	3,435	3,435	3,435	3,435	3,435
	STUDENT ENROLLMENT	3,484	3,584	3,599	3,495	3,376	3,314	3,329
	SURPLUS / (DEFICIT CAPACITY)	(49)	(149)	(164)	(60)	59	121	106
HIGH 9-12	PERMANENT CAPACITY	4,458	4,458	4,458	4,458	4,542	4,542	4,542
	STUDENT ENROLLMENT	4,109	4,224	4,336	4,457	4,562	4,608	4,567
	SURPLUS / (DEFICIT CAPACITY)	349	234	122	1	(20)	(66)	(25)

TABLE 8

1. Does not include relocatable facilities (portables)

VI. SIX-YEAR FINANCE PLAN

Enrollment driven capital improvements projects identified in this Plan will be funded by the 2019 Capital Bond funds, and school impact fees assessed and collected by King County and the cities of Bellevue, Newcastle and Renton. The District does not appear to be eligible for any funding through the OSPI School Construction Assistance Program (SCAP) at this point in time, based on the construction projects included in this update..

The District's intent in structuring its capital improvement programs is to maintain a constant level of construction throughout the program period in order to optimize the utilization of its management capabilities. The District utilizes a combination of in-house project management (Capital Projects Office) and outside management consultants to accomplish this.

Enrollment driven projects represent only a portion of the Districts total capital improvement plan. Estimated expenditures for enrollment driven projects over the duration of this six-year plan are indicated in Table 9 below.

SIX-YEAR FINANCE PLAN - GROWTH DRIVEN PROJECTS

Project	Estimated Expenditures ¹ (\$1,000's)							Funding (\$1,000s)	
	2020-21	2021-22	2022-23	2023-24	2024-25	2025-26	Total	Secured ²	Unsecured ³
New Elem. School	1,120	16,800	26,880	10,080	1,120		56,000	56,000	
Science Classrooms	817	1,088	4,406	9,423	766		16,500	16,500	
Land Acquisition			2,431	2,431			4,862	4,862	
Total	1,937	17,888	33,717	21,934	1,886	0	77,362	77,362	

TABLE 9

1. Estimated expenditures based on total project cost, including hard and soft costs.
2. Secured funding includes 2019 bond monies, and previously collected school impact fees.
3. Unsecured funds include future school impact fees and bond initiatives.

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VII. IMPACT FEES

The GMA empowers jurisdictions to assess and collect impact fees as a means of supplementing the funding of additional public facilities necessitated by new development. In the case of public schools, impact fees are assessed only on residential development.

To determine an equitable school impact fee throughout unincorporated King County, King County Code 21A was adopted, establishing an impact fee formula that has in turn been adopted by the cities of Bellevue, Newcastle and Renton, in their respective enabling ordinances. The formula requires that school districts establish “Student Generation Factors” that estimate the number of students generated by each new single or multi-family residential unit constructed, and establish district-specific construction costs that are unique to that district. Refer to Appendix D for substantiating documentation on Student Generation Factors.

Other factors influencing impact fees include:

Site Acquisition Costs - the estimated cost per acre to purchase property.

Building Acquisition Cost - the estimated cost to construct facilities unique to the district.

Temporary Facility Cost - the estimated cost per classroom to purchase and install a relocatable classroom, including site work and utilities.

State Funding Assistance Credit - the amount of funding provided by the State, subject to District eligibility, based on a construction cost allocation and funding assistance percentage established by the State.

Tax Credit – Driven by assessed property values, taxation rate, and Bond interest rates.

Based on the Growth Management Act and King County Code 21A, impact fees for the plan year 2020 are:

Single-Family Units	\$ 7,681
Multi-Family Units	\$ 4,989

Single-Family and Multi-Family Fee Calculation spreadsheet follows.

SCHOOL IMPACT FEE CALCULATION

SITE ACQUISITION COST

Facility	Site Area (Acres)	Cost per Acre	Facility Capacity	SINGLE FAMILY		MULTI-FAMILY	
				SGF	COST	SGF	COST
Elementary	10	650,000	650	0.301	\$3,010	0.176	\$1,763.85
Middle	0	650	850	0.129	\$0	0.077	\$0.00
High	0	650	1250	0.132	\$0	0.078	\$0.00
TOTAL					\$3,010	TOTAL	\$1,764

SCHOOL CONSTRUCTION COST

Facility	Perm. % of Tot. Facilities	Facility Cost (2020 \$)	Facility Capacity	SINGLE FAMILY		MULTI-FAMILY	
				SGF	COST	SGF	COST
Elementary	84.63%	48,434,125	650	0.301	\$18,982	0.176	\$11,123
Middle	88.25%	0	850	0.129	\$0	\$0.077	\$0
High	97.97%	0	1,250	0.132	\$0	\$0.078	\$0
TOTAL					\$18,982	TOTAL	\$11,123

TEMPORARY FACILITY COST

Facility	Perm. % of Tot. Facilities	Facility Cost (2019 \$)	Facility Capacity	SINGLE FAMILY		MULTI-FAMILY	
				SGF	COST	SGF	COST
Elementary	15.37%	0	29	0.301	\$0	0.176	\$0
Middle	11.75%	0	26	0.129	\$0	0.077	\$0
High	2.03%	0	26	0.132	\$0	0.078	\$0
TOTAL					\$0	TOTAL	\$0

OSPI SCAP

Facility	Cost Alloc. per Sq. Ft.	Sq. Ft. per Student	Assistance Percentage	SINGLE FAMILY		MULTI-FAMILY	
				SGF	COST	SGF	COST
Elementary	238.22	90	0.3133	0.301	(\$2,022)	0.176	(\$1,185)
Middle	238.22	117	0.3133	0.129	\$0	0.077	\$0
High	238.22	130	0.3133	0.132	\$0	0.078	\$0
TOTAL					(\$2,022)	TOTAL	(\$1,185)

TAX CREDIT (TC) *

	SINGLE-FAMILY	MULTI-FAMILY
Average Assessed Value (AAV)	\$478,910	\$179,200
Interest Rate for Bonds (i)	2.44%	2.44%
Term (t = maximum 10 yrs.)	10	10
Tax Rate (r)	0.001096	0.00109602
TC TOTAL	(\$4,608)	(\$1,724)
FACILITY CREDIT	\$0	\$0
TOTAL FEE	\$15,362	\$9,978
50% DEVELOPER FEE OBLIGATION	7,681	4,989
IMPACT FEE	7,681	4,989

TABLE 10

* TAX CREDIT (TC) = NPV (net present value) x AAV x r

where

$$NPV = \frac{((1+i)^t - 1)}{i(1+i)^t}$$

AAV = Average assessed Value

r = Tax Rate

i = Bond Interest Rate as of 03/2019

t = Bond Term

XIII. APPENDICES

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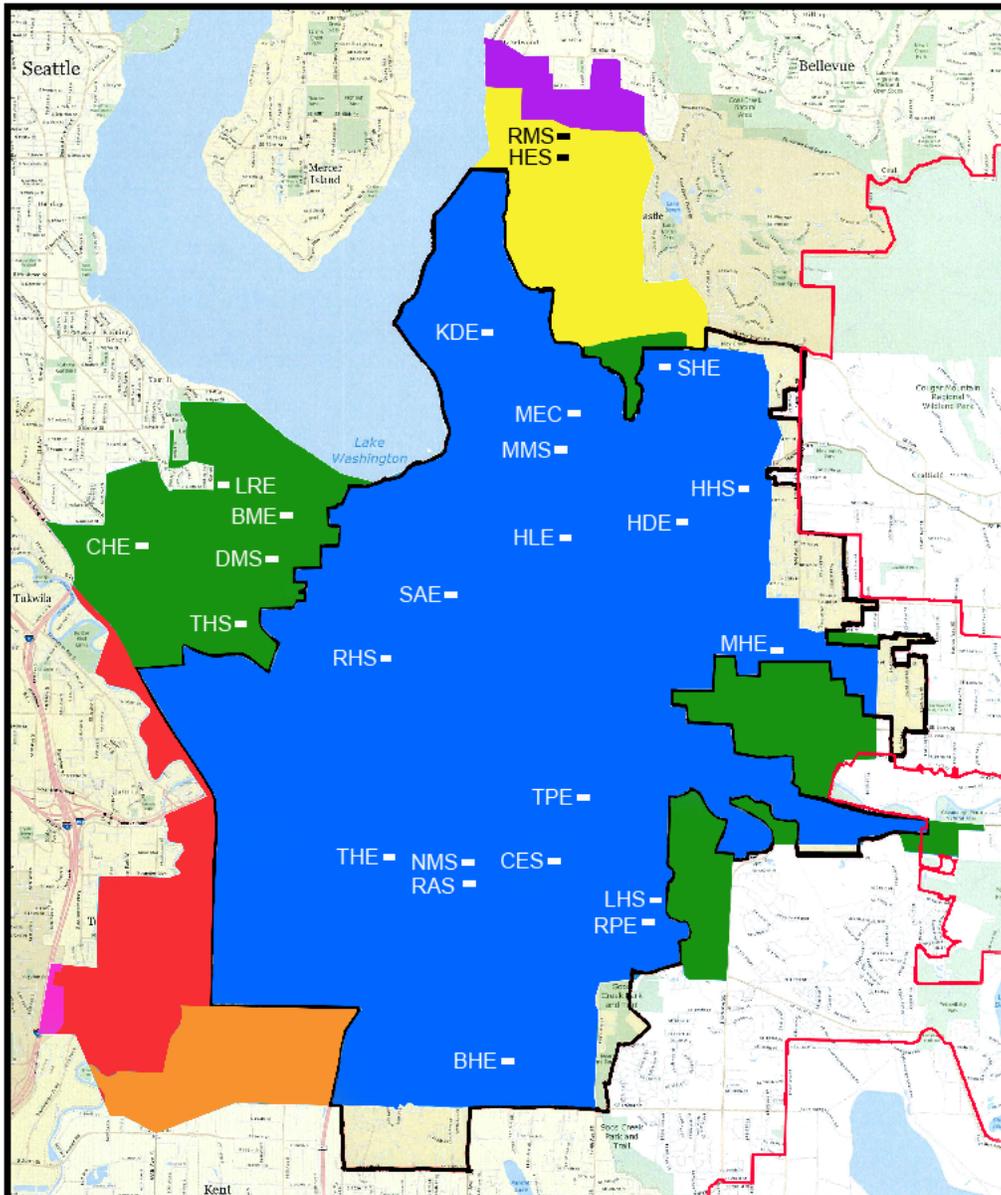
APPENDIX E: CHANGES FROM PREVIOUS PLAN 31

2020 Capital Facilities Plan

Renton School District No. 403

APPENDIX A

RSD BOUNDARY MAP - MUNICIPALITY OVERLAY



Renton School District Map Legend	
	Bellevue
	Renton
	Kent
	Seatac
	King County
	Tukwila
	Newcastle
	City Limits of Renton
	KC UG Boundary

Abbreviations	
Elementary & Pre-K Schools:	
BHE	Benson Hill Elementary
BME	Bryn Mawr Elementary
CES	Cascade Elementary
CHE	Campbell Hill Elementary
HDE	Honeydew Elementary
HES	Hazlewood Elementary
HLE	Highlands Elementary
KDE	Kennydale Elementary
LRE	Lakeridge Elementary
MEC	Meadowcrest Early Learning
MHE	Maplewood Heights Elementary
RAS	Renton Academy
RPE	Renton Park Elementary
SAE	Sartori Elementary
SHE	Sierra Heights Elementary
THE	Talbot Hill Elementary
TPE	Tiffany Park Elementary
Secondary Schools:	
DMS	Dimmitt Middle School
HHS	Hazen High School
LHS	Lindbergh High School
MMS	McKnight Middle School
NMS	Nelsen Middle School
RHS	Renton High School
RMS	Risdon Middle School
THS	Talley High School

APPENDIX A

2020 Capital Facilities Plan

Renton School District No. 403

APPENDIX B

ELEMENTARY SCHOOL CAPACITY

FACTORS:	Student/Teacher Ratios:	
	Grades K - 1	20:1
	Grade 2	22:1
	Grade 3	24:1
	Grades 4 - 5	29:1
	Scheduling Efficiency	1.00
	Program Efficiency	1.00

SCHOOL	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
BENSON HILL	32	8	3	3	6	4	8	520	0	0	0	0	0	0	0	0	520
BRYN MAWR	25	7	3	5	0	1	9	338	6	0	0	0	5	0	1	145	483
CAMPBELL HILL	25	6	2	6	0	2	9	332	8	0	0	3	5	0	0	217	549
CASCADE	31	7	4	0	7	3	10	467	6	0	0	4	0	0	2	96	563
HAZELWOOD	32	9	4	4	7	2	6	591	2	0	0	0	0	0	2	0	591
HIGHLANDS	32	8	4	3	7	2	8	547	0	0	0	0	0	0	0	0	547
HONEY DEW	22	7	4	4	0	1	6	336	8	0	0	0	6	0	2	174	510
KENNYDALE	33	9	3	5	8	2	6	622	0	0	0	0	0	0	0	0	622
LAKERIDGE	26	6	3	3	4	2	8	398	6	0	0	0	1	0	5	29	427
MAPLEWOOD HGTS.	26	11	5	2	0	2	6	402	12	0	0	3	9	0	0	333	735
RENTON PARK	32	7	3	3	6	2	11	476	0	0	0	0	0	0	0	0	476
SARTORI	32	8	4	4	6	3	7	554	0	0	0	0	0	0	0	0	554
SIERRA HGTS.	29	8	4	3	4	3	7	472	8	0	0	1	3	0	4	111	583
TALBOT HILL	26	8	3	2	6	1	6	460	5	0	0	2	0	1	2	60	520
TIFFANY PARK	27	8	3	3	2	2	9	380	4	0	0	0	3	0	1	87	467
TOTAL	430	109	52	50	63	32	116	6,895	65	0	0	13	32	1	19	1,252	8,147

TABLE 11

LINDBERGH SERVICE AREA	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
BENSON HILL	32	8	3	3	6	4	8	520	0	0	0	0	0	0	0	0	520
CASCADE	31	7	4	0	7	3	10	467	6	0	0	4	0	0	2	96	563
RENTON PARK	32	7	3	3	6	2	11	476	0	0	0	0	0	0	0	0	476
TIFFANY PARK	27	8	3	3	2	2	9	380	4	0	0	0	3	0	1	87	467
TOTAL	122	30	13	9	21	11	38	1,843	10	0	0	4	3	0	3	183	2,026

HAZEN SERVICE AREA	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
HAZELWOOD	32	9	4	4	7	2	6	591	2	0	0	0	0	0	2	0	591
HONEY DEW	22	7	4	4	0	1	6	336	8	0	0	0	6	0	2	174	510
KENNYDALE	33	9	3	5	8	2	6	622	0	0	0	0	0	0	0	0	622
MAPLEWOOD HGTS.	26	11	5	2	0	2	6	402	12	0	0	3	9	0	0	333	735
SIERRA HGTS.	29	8	4	3	4	3	7	472	8	0	0	1	3	0	4	111	583
TOTAL	110	27	16	14	12	8	25	1,832	28	0	0	4	18	0	6	618	2,450

RENTON HIGH SERVICE AREA	PERMANENT TEACHING STATIONS								RELOCATABLE CLASSROOMS								TOTAL CAP
	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	TOTAL	K-1	2	3	4-5	SPED	OTHER	CAP	
BRYN MAWR	25	7	3	5	0	1	9	338	6	0	0	0	5	0	1	145	483
CAMPBELL HILL	25	6	2	6	0	2	9	332	8	0	0	3	5	0	0	217	549
HIGHLANDS	32	8	4	3	7	2	8	547	0	0	0	0	0	0	0	0	547
LAKERIDGE	26	6	3	3	4	2	8	398	6	0	0	0	1	0	5	29	427
TALBOT HILL	26	8	3	2	6	1	6	460	5	0	0	2	0	1	2	60	520
TOTAL	109	28	12	14	17	7	31	1,737	19	0	0	5	6	1	7	306	2,043

2020 Capital Facilities Plan

Renton School District No. 403

APPENDIX B

MIDDLE SCHOOL CAPACITY

FACTORS: Student/Teacher Ratios:

Core Classes	29:1
PE	35:1
Band /Orchestra	40:1
Choir	50:1
SPED	12:1
Other	31:1
Scheduling Efficiency	0.83
Program Efficiency	0.95

SCHOOL	PERMANENT TEACHING STATIONS									RELOCATABLES					TOTAL CAP
	TOTAL	CORE	PE	BAND	CHOIR	SPED	OTHER	SUPP	CAP	TOTAL	CORE	SPED	SUPP	CAP	
DIMMIT	41	21	3	1	1	4	5	6	794	4	4	0	0	91	885
McKNIGHT	41	25	3	1	1	4	5	2	847	8	8	0	0	183	1,030
NELSEN	52	22	3	1	1	2	9	14	896	8	8	0	0	183	1,079
RISDON	47	24	3	2	1	7	4	6	898	0	0	0	0	0	898
TOTAL	181	92	12	5	4	17	23	28	3,435	20	20	0	0	457	3,892

TABLE 12A

HIGH SCHOOL CAPACITY

FACTORS: Student/Teacher Ratios:

Core Classes	29:1	(24:1 @ Talley)
PE	40:1	
Band /Orchestra	40:1	
Choir	50:1	
SPED	12:1	
Other	31:1	(24:1 @ Talley)
Scheduling Efficiency	0.80	
Program Efficiency	0.90	

SCHOOL	PERMANENT TEACHING STATIONS									RELOCATABLES					TOTAL CAP
	TOTAL	CORE	PE	BAND	CHOIR	SPED	OTHER	SUPP	CAP	TOTAL	CORE	SPED	SUPP	CAP	
HAZEN	78	44	3	2	1	7	18	3	1,462	0	0	0	0	0	1,462
LINDBERGH	55	32	3	1	1	6	11	1	1,211	5	4	1	0	92	1,303
RENTON	68	34	3	1	1	7	16	6	1,389	0	0	0	0	0	1,389
TALLEY	24	13	1	0	0	1	6	3	397	0	0	0	0	0	397
TOTAL	225	123	10	4	3	21	51	13	4,458	5	4	1	0	92	4,550

TABLE 12B

APPENDIX C

RENTON SCHOOL DISTRICT ENROLLMENT OCTOBER 2019

Building Name	Head Count	K	1	2	3	4	5	6	7	8	9	10	11	12
Benson Hill	560	104	105	92	90	83	86							
Bryn Mawr	412	57	80	59	60	85	71							
Campbell Hill	334	65	61	47	47	61	53							
Cascade	454	88	60	85	64	67	90							
Hazelwood	607	107	105	97	95	95	108							
Highlands	497	88	85	65	87	87	85							
Honey Dew	429	81	71	67	69	60	81							
Kennydale	638	95	92	129	110	108	104							
Lakeridge	375	66	61	57	67	66	58							
Maplewood Heights	737	121	117	123	122	120	134							
Renton Park	411	59	63	72	78	70	69							
Sartori	535	87	93	92	89	91	83							
Sierra Heights	504	92	89	77	76	91	79							
Talbot Hill	460	69	83	67	76	78	87							
Tiffany Park	440	73	71	70	72	75	79							
Subtotal	7393	1252	1236	1199	1202	1237	1267	0	0	0	0	0	0	0
Dimmitt	636							239	217	180				
McKnight	931							323	292	316				
Nelsen	1011							352	333	326				
Risdon	906							312	311	283				
Subtotal	3484	0	0	0	0	0	0	1226	1153	1105	0	0	0	0
Hazen	1593										454	468	372	299
Lindbergh	1136										313	306	268	249
Renton	1142										332	309	261	240
Talley	238										11	34	55	138
Subtotal	4109	0	1110	1117	956	926								
Griffin Home	6										0	0	2	1
H.O.M.E. Program	122	10	10	9	16	12	13	11	14	14	14	4	9	0
OD Facility	22	1	0	0	2	3	4	2	4	4	1	0	1	3
Renton Academy	36	0	2	0	5	4	2	7	4	5	3	2	1	1
Subtotal	186	11	12	9	23	19	19	20	22	20	8	14	4	5
District Totals	15172	1263	1248	1208	1225	1256	1286	1246	1175	1125	1118	1131	960	931

APPENDIX D

STUDENT GENERATION FACTORS

The formula for determining school impact fees, as established by King County Council Ordinance 11621, Attachment A, requires that school districts provide “student factors based on district records of average actual student generation rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation.” The Ordinance also provides that, in the event this information is not available in the District, “data from adjacent districts, districts with similar demographics, or county-wide averages must be used.”

King County currently assesses and collects impact fees on behalf of eleven school districts, including Renton School District. Of those eleven districts, seven districts conduct their own surveys to develop their unique student generation factors based on district records and actual development data. The remaining four districts, including Renton, rely on averages of student factors developed by other districts.

In accordance with King County Ordinance 11621, Attachment A, the District has chosen to use a county-wide average based on all districts that have performed their own student generation factor surveys as well as those that have similarly relied on county-wide data. The Student Generation Factors in the table below represent an average of the student rates calculated by the other ten school districts.

STUDENT GENERATION FACTORS

	ELEMENTARY (K - 5)	MIDDLE SCHOOL (6 - 8)	HIGH SCHOOL (9 - 12)	TOTAL
SINGLE-FAMILY	0.301	0.129	0.132	0.561
MULTI-FAMILY	0.176	0.077	0.078	0.331

TABLE 13

The table on the following page details the student generation factors developed by the Districts referenced above, and the averages used in this Plan’s impact fee calculations.

APPENDIX D

COUNTY-WIDE STUDENT GENERATION FACTORS

DISTRICT	SINGLE-FAMILY				MULTI-FAMILY			
	K-5	6-8	9-12	TOTAL	K-5	6-8	9-12	TOTAL
Auburn	0.237	0.096	0.128	0.461	0.382	0.153	0.151	0.686
Enumclaw	0.335	0.139	0.139	0.613	0.174	0.074	0.077	0.325
Federal Way	0.179	0.090	0.139	0.408	0.585	0.294	0.312	1.191
Fife	0.263	0.147	0.071	0.481	0.086	0.039	0.013	0.138
Highline	0.145	0.070	0.104	0.319	0.116	0.048	0.038	0.202
Issaquah	0.308	0.157	0.173	0.638	0.195	0.087	0.098	0.380
Kent	0.398	0.096	0.185	0.679	0.117	0.028	0.029	0.174
Lake Washington	0.436	0.182	0.159	0.777	0.082	0.032	0.025	0.139
Mercer Island	0.211	0.128	0.074	0.413	0.019	0.010	0.014	0.043
Northshore	0.359	0.120	0.094	0.573	0.062	0.031	0.042	0.135
Riverview	0.335	0.139	0.139	0.613	0.174	0.074	0.077	0.325
Snoqualmie Valley	0.372	0.170	0.166	0.708	0.127	0.055	0.058	0.240
Tahoma	0.335	0.139	0.139	0.613	0.174	0.074	0.077	0.325
TOTAL	3.913	1.673	1.710	7.296	2.293	0.999	1.011	4.303
AVERAGE	0.301	0.129	0.132	0.561	0.176	0.077	0.078	0.331

TABLE 14

APPENDIX E

CHANGES FROM PREVIOUS PLAN

PERMANENT FACILITY CAPACITY (Students)			
	2019	2020	CHANGE
Elementary	6,895	6,895	0
Middle	3,435	3,435	(0)
High	4,458	4,458	0
Total	14,788	14,788	(0)

STUDENT ENROLLMENT (October Headcount)			
	2019	2020	CHANGE
Elementary	7,650	7,393	(257)
Middle	3,391	3,484	93
High	4,213	4,109	(104)
Total	15,254	14,986	(268)

IMPACT FEES			
	2019	2020	CHANGE
Single-Family	6,862	7,681	819
Multi-Family	3,582	4,989	1,407

STUDENT GENERATION FACTORS			
	2019	2020	CHANGE
Single-Family			
Elementary	0.321	0.301	(0.020)
Middle	0.121	0.129	0.008
High	0.132	0.132	(0.000)
Total	0.586	0.561	(0.025)
Multi-Family			
Elementary	0.153	0.176	0.023
Middle	0.068	0.077	0.009
High	0.073	0.078	0.005
Total	0.294	0.331	0.037

ADDITIONAL IMPACT FEE FACTORS			
	2019	2020	CHANGE
Land Acquisition per Acre	650,000	650,000	0
Temp. Building Acquisition	177,000	177,000	0
State Match Percentage	0.3809	0.3133	-17.75%
Ave. Assessed Value - Single	469,537	478,910	9,373
Ave. Assessed Value - Multi	144,672	179,200	34,528
Bond Interest Rate	4.04%	2.44%	-39.60%
Tax Rate per \$1000	1.03306	1.09602	0.06296
Construction Cost Allocation	225.97	238.22	12.25

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	Angel.Allende@kingcounty.gov
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 claudia.balducci@kingcounty.gov
 King County General (ITD)
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Signature

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Ordinance 19205 Attachment L.pdf

Ordinance 19205 Attachment M.pdf

Melani Pedroza
 melani.pedroza@kingcounty.gov
 Clerk of the Council
 King County Council
 Security Level: Email, Account Authentication
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Agent Delivery Events	Status	Timestamp
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Intermediary Delivery Events	Status	Timestamp
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Certified Delivery Events	Status	Timestamp
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Carbon Copy Events	Status	Timestamp
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Bailey Bryant
bailey.bryant@kingcounty.gov
Security Level: Email, Account Authentication
(None)
Electronic Record and Signature Disclosure:
Not Offered via DocuSign

COPIED

Sent: 11/23/2020 11:53:28 AM
Viewed: 11/23/2020 1:25:51 PM

Witness Events	Signature	Timestamp
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Notary Events	Signature	Timestamp
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Envelope Summary Events	Status	Timestamps
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Envelope Sent	Hashed/Encrypted	11/19/2020 12:35:22 PM
Certified Delivered	Security Checked	11/30/2020 2:08:18 PM
Signing Complete	Security Checked	11/30/2020 2:09:53 PM
Completed	Security Checked	11/30/2020 2:09:53 PM

Payment Events	Status	Timestamps
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Electronic Record and Signature Disclosure

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Operating Systems:	Windows® 2000, Windows® XP, Windows Vista®; Mac OS® X
Browsers:	Final release versions of Internet Explorer® 6.0 or above (Windows only); Mozilla Firefox 2.0 or above (Windows and Mac); Safari™ 3.0 or above (Mac only)
PDF Reader:	Acrobat® or similar software may be required to view and print PDF files
Screen Resolution:	800 x 600 minimum

Enabled Security Settings:	Allow per session cookies
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