



# KING COUNTY

1200 King County Courthouse  
516 Third Avenue  
Seattle, WA 98104

## Signature Report

November 17, 2009

### Ordinance 16698

**Proposed No.** 2009-0579.1

**Sponsors** Gossett

1 AN ORDINANCE relating to school impact fees; adopting  
2 the capital facilities plans of the Tahoma, Federal Way,  
3 Riverview, Issaquah, Snoqualmie Valley, Lake  
4 Washington, Kent, Enumclaw, Fife and Auburn school  
5 districts as subelements of the capital facilities element of  
6 the King County Comprehensive Plan for purposes of  
7 implementing the school impact fee program; establishing  
8 school impact fees to be collected by King County on  
9 behalf of the districts; and amending Ordinance 10122,  
10 Section 3, as amended, and K.C.C. 20.12.460, Ordinance  
11 10470, Section 2, as amended, and K.C.C. 20.12.461,  
12 Ordinance 10472, Section 2, as amended, and K.C.C.  
13 20.12.462, Ordinance 10633, Section 2, as amended, and  
14 K.C.C. 20.12.463, Ordinance 10722, Section 2, as  
15 amended, and K.C.C. 20.12.464, Ordinance 10790, Section  
16 2, as amended, and K.C.C. 20.12.466, Ordinance 10982,  
17 Section 2, as amended, and K.C.C. 20.12.467, Ordinance

18 12063, Section 11, as amended, and K.C.C. 20.12.469,  
19 Ordinance 12532, Section 12, as amended, and K.C.C.  
20 20.12.470, Ordinance 13338, Section 13, as amended and  
21 K.C.C. 20.12.471 and Ordinance 10122, Section 2, as  
22 amended, and K.C.C. 27.44.010.

23

24 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

25 SECTION 1. Authority. This ordinance is adopted to implement King County  
26 Comprehensive Plan policies, Washington State Growth Management Act and King  
27 County Ordinance 10162, with respect to the Tahoma School District, Federal Way  
28 School District, Riverview School District, Issaquah School District, Snoqualmie Valley  
29 School District, Lake Washington School District, Kent School District, Enumclaw  
30 School District, Fife School District and Auburn School District. This ordinance is  
31 necessary to address identified impacts of development on the districts to protect the  
32 public health, safety and welfare, and to implement King County's authority to impose  
33 school impact fees under RCW 82.02.050 through 82.02.080.

34 SECTION 2. Ordinance 10122, Section 3, as amended, and K.C.C. 20.12.460 are  
35 each hereby amended to read as follows:

36 The Tahoma School District No. 409 Capital Facilities Plan, (~~2008 to 2013,~~  
37 ~~adopted June 26, 2007~~) 2009 to 2014, adopted July 14, 2009, which is included in  
38 Attachment A to (~~Ordinance 16314~~) this ordinance and is incorporated herein by  
39 reference, is adopted as a subelement of the capital facilities element of the King County  
40 Comprehensive Plan.

41            SECTION 3. Ordinance 10470, Section 2, as amended, and K.C.C. 20.12.461 are  
42 each hereby amended to read as follows:

43            The Federal Way Public Schools ~~((2009))~~ 2010 Capital Facilities Plan ~~((Building~~  
44 ~~for the Future))~~, undated, which is included in Attachment B to ~~((Ordinance 16311))~~ this  
45 ordinance and is incorporated herein by reference, is adopted as a subelement of the  
46 capital facilities element of the King County Comprehensive Plan.

47            SECTION 4. Ordinance 10472, Section 2, as amended, and K.C.C. 20.12.462 are  
48 each hereby amended to read as follows:

49            The Riverview School District No. 407 ~~((2008))~~ 2009 Capital Facilities Plan,  
50 ~~((dated June 6, 2008))~~ adopted May 12, 2009, which is included in Attachment C to  
51 ~~((Ordinance 16311))~~ this ordinance and is incorporated herein by reference, is adopted as  
52 a subelement of the capital facilities element of the King County Comprehensive Plan.

53            SECTION 5. Ordinance 10633, Section 2, as amended, and K.C.C. 20.12.463 are  
54 each hereby amended to read as follows:

55            The Issaquah School District No. 411 ~~((2008))~~ 2009 Capital Facilities Plan,  
56 adopted ~~((June 25, 2008))~~ July 8, 2009, which is included in Attachment D to  
57 ~~((Ordinance 16311))~~ this ordinance and is incorporated herein by reference, is adopted as  
58 a subelement of the capital facilities element of the King County Comprehensive Plan.

59            SECTION 6. Ordinance 10722, Section 2, as amended, and K.C.C. 20.12.464 are  
60 each hereby amended to read as follows:

61            The Snoqualmie Valley School District No. 410 Capital Facilities Plan ~~((2008,~~  
62 ~~approved November 18, 2008))~~ 2009, adopted June 25, 2009, which is included in  
63 Attachment E to ~~((Ordinance 16311))~~ this ordinance and is incorporated herein by

64 reference, is adopted as a subelement of the capital facilities element of the King County  
65 Comprehensive Plan.

66 SECTION 7. Ordinance 10790, Section 2, as amended, and K.C.C. 20.12.466 are  
67 each hereby amended to read as follows:

68 The Lake Washington School District No.414 Six-Year Capital Facility Plan  
69 ((2008-2013, adopted August 11, 2008)) 2009-2014, approved June 22, 2009, which is  
70 included in Attachment F to ((~~Ordinance 16311~~)) this ordinance and is incorporated  
71 herein by reference, is adopted as a subelement of the capital facilities element of the  
72 King County Comprehensive Plan.

73 SECTION 8. Ordinance 10982, Section 2, as amended, and K.C.C. 20.12.467 are  
74 each hereby amended to read as follows:

75 The Kent School District No. 415 Capital Facilities Plan ((~~2008-2009-2013-~~  
76 ~~2014~~)) 2009-2010 – 2014-2015, dated April ((~~2008~~)) 2009, which is included in  
77 Attachment G to ((~~Ordinance 16311~~)) this ordinance and is incorporated herein by  
78 reference, is adopted as a subelement of the capital facilities element of the King County  
79 Comprehensive Plan.

80 SECTION 9. Ordinance 12063, Section 11, as amended, and K.C.C. 20.12.469  
81 are each hereby amended to read as follows:

82 The Enumclaw School District No. 216 Capital Facilities Plan ((~~2008-2013~~))  
83 2009-2014, dated ((~~May 2008~~)) June 2009, which is included in Attachment ((~~F~~)) H to  
84 ((~~Ordinance 16311~~)) this ordinance and is incorporated herein by reference, is adopted as  
85 a subelement of the capital facilities element of the King County Comprehensive Plan.

86            SECTION 10. Ordinance 12532, Section 12, as amended, and K.C.C. 20.12.470  
87 are each hereby amended to read as follows:

88            The Fife School District No. 417 Capital Facilities Plan (~~(2008-2014)~~) 2009-2014,  
89 adopted (~~(April 28, 2008)~~) May 26, 2009, which is included in Attachment (~~(J)~~) I to  
90 (~~(Ordinance 16311)~~) this ordinance and is incorporated herein by reference, is adopted as  
91 a subelement of the capital facilities element of the King County Comprehensive Plan.

92            SECTION 11. Ordinance 13338, Section 13, as amended, and K.C.C. 20.12.471  
93 are each hereby amended to read as follows:

94            The Auburn School District No. 408 Capital Facilities Plan (~~(2008)~~) 2009 through  
95 (~~(2014)~~) 2015, adopted (~~(April 28, 2008)~~) May 11, 2009, which is included in  
96 Attachment (~~(K)~~) J to (~~(Ordinance 16311)~~) this ordinance and is incorporated herein by  
97 reference, is adopted as a subelement of the capital facilities element of the King County  
98 Comprehensive Plan.

99            SECTION 12. Ordinance 10122, Section 2, as amended, and K.C.C. 27.44.010  
100 are each hereby amended to read as follows:

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

103 SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY
	per dwelling unit	per dwelling unit
105 Auburn, No. 408	<del>((5,375))</del> <u>\$5,433</u>	<del>((877))</del> <u>\$1,185</u>
106 Enumclaw, No. 216	<del>((7,783))</del> <u>7,789</u>	<del>((2,502))</del> <u>3,127</u>
107 Federal Way, No. 210	<del>((4,017))</del> <u>3,832</u>	<del>((1,733))</del> <u>2,114</u>
108 Fife, No. 417	<del>((4,709))</del> <u>2,903</u>	<del>((2,899))</del> <u>1,660</u>

**Ordinance 16698**

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109	Highline, No. 401	0	0
110	Issaquah, No. 411	<del>((5,495))</del> <u>3,344</u>	<del>((806))</del> <u>0</u>
111	Kent, No. 415	<del>((5,304))</del> <u>5,394</u>	<del>((3,266))</del> <u>3,322</u>
112	Lake Washington, No. 414	<del>((6,492))</del> <u>7,040</u>	<del>((887))</del> <u>1,813</u>
113	Northshore, No. 417	0	0
114	Riverview, No. 407	<del>((5,676))</del> <u>5,648</u>	<del>((1,942))</del> <u>2,233</u>
115	<u>Snoqualmie Valley, No. 410</u>	<u>2,687</u>	<u>1,033</u>
116	Tahoma, No. 409	<del>((7,294))</del> <u>7,708</u>	<del>((2,186))</del> <u>2,817</u>

117           B. The county's administrative costs of administering the school impact fee  
118 program shall be sixty-five dollars per dwelling unit and shall be paid by the applicant to  
119 the county as part of the development application fee.

120           C. The school impact fees established in subsection A of this section take effect  
121 January 1, ~~((2009))~~ 2010.

122           **SECTION 13. Severability.** If any provision of this ordinance or its application  
123

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

126

Ordinance 16698 was introduced on 10/5/2009 and passed by the Metropolitan King  
County Council on 11/16/2009, by the following vote:

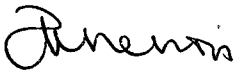
Yes: 9 - Mr. Constantine, Mr. Ferguson, Ms. Hague, Ms. Lambert, Mr. von  
Reichbauer, Mr. Gossett, Mr. Phillips, Ms. Patterson and Mr. Dunn  
No: 0  
Excused: 0

KING COUNTY COUNCIL  
KING COUNTY, WASHINGTON



Dow Constantine, Chair

ATTEST:



Anne Noris, Clerk of the Council

RECEIVED  
2009 NOV 23 PM 4:18  
KING COUNTY COUNCIL CLERK

APPROVED this 23 day of November, 2009.



Kurt Triplett, County Executive

**Attachments**

- A. Capital Facilities Plan 2009 to 2014--Tahoma School District No. 409--Adopted July 14th, 2009,
- B. Federal Way Public Schools--2010 Capital Facilities Plan,
- C. Riverview School District No. 407--2009 Capital Facilities Plan--Adopted May 12, 2009,
- D. 2009 Capital Facilities Plan--Issaquah School District No. 411--Adopted July 8, 2009,
- E. Snoqualmie Valley School District 410--Capital Facilities Plan 2009, F. Six-Year Capital Facility Plan--2009 - 2014--Lake Washington School District #414--Board Approved June 22, 2009,
- G. Kent School District--2009-2010 - 2014-2015--Capital Facilities --April 2009,
- H. Enumclaw School District--Capital Facilities Plan--2009 - 2014--June, 2009,
- I. Fife School District No. 417--Capital Facilities Plan--2009-2014--Adopted May 26, 2009,
- J. Auburn School District No. 408--Capital Facilities Plan--2009 through 2015--Adopted May 11, 2009

16698

# **CAPITAL FACILITIES PLAN**

**2009 to 2014**

**Tahoma School District  
No. 409**

Adopted: July 14<sup>th</sup>, 2009

ATTACHMENT A

**2009-579**



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**TAHOMA SCHOOL DISTRICT NO. 409**  
**2009**  
**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 9100 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." An ongoing 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 has recently experienced healthy enrollment gains in each of the last six years. In 2003, the total student headcount was 6,293 and in this current year the count is 7,250, an increase of 15 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

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. A large development is planned in the Summit Pit area of the District, which is currently located in unincorporated King County but planned for annexation by City of Maple Valley in the near future. It has been the District's recent experience that new houses being built in the District tend to yield the largest number of students five or six years after the initial occupancy.

Over the past several years, the District has completed a number of activities to accommodate capacity needs throughout the District. At the elementary level, the completion of Rock Creek Elementary School provided 25 new classrooms and the expansion of Cedar River added 3 additional specialized classrooms. In addition, Glacier Park Elementary School was complete in the fall of 1994, with 12 additional classrooms added in 1997. With the successful passage of the bond issue in 1997 and the construction of an addition at the High School and a new secondary school, Glacier Park was reconfigured to serve grades K through 6 for the 2000-2001 school year. The middle school students at Glacier Park were then moved to Cedar River. Then, following the reopening of Tahoma Junior High School, the District reconfigured grade levels and moved all sixth graders to the middle schools, creating additional elementary school capacity at existing schools. Some students are housed in relocatable facilities, which will continue to be used until permanent facilities are constructed.

Even with these actions, the District must construct additional capacity at all grade levels in order provide adequate space to accommodate the six-year projected enrollment. This Plan includes the capacity projects planned by the District during this planning period.

## SIX-YEAR ENROLLMENT PROJECTION

The District uses the enrollment projections provided by the Washington State Office of Superintendent of Public Instruction (OSPI). The projections are based on the "Cohort Survival Method" which 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 October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, and does not account for anticipated growth due to new residential development. Therefore, the Cohort Survival Method projections are to be considered highly conservative. In addition, while long-range projections are less reliable than short range, the District will continue to adjust for changes from year to year.

Calculations based on the 2008 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 7,001 (October 2008 FTE) is projected to increase to 8,456 in 2014 — an increase of 21 percent. All three grade levels will experience enrollment growth.

The District anticipates that, in addition to the enrollment increases predicted by the Cohort Survival Method, substantial enrollment increases will occur due to the development of approximately 1,500 dwelling units in the Summit Pit area. Again, the Summit Pit area development will only add to the enrollment projections contained in this Plan. The impacts of this development on the District are likely to begin around the 2013 school year. The District intends to monitor this development as it proceeds and 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 9100 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. Recent legislation under Better Schools and I-728 has funded additional teachers to lower class size in grades K-4. Enrollment and spaces occupied by Maple Valley High School and Russell Ridge Center are not included in the Standard of Service and Available Space Calculations.

### **Standards of Service for Elementary School Students:**

1. Class size for grades K-5 averages 23.
2. With the exception of Lake Wilderness, which has integrated special education students into the regular program classrooms, special education instruction is provided in self contained classrooms.
3. All students are provided music and physical education in separate classrooms.
4. Computer labs are available in each school.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at Lake Wilderness Elementary School.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. 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/Junior High School Students:**

1. Class sizes for both the middle/junior high school average 26 and class sizes for the senior high average 27.
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 typing, music, and certain vocational courses, are not conducive for scheduling general classes.
7. If growth continues and the District is unsuccessful in passing a future bond issue, students will be housed using alternate means, i.e., split shifts and/or multi-track year-round schools regardless of Standard of Service considerations.
8. 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:

<b>Lake Wilderness</b>	K-5	Is over capacity by 111 students in permanent facilities and 19 students over capacity when considering relocatable facilities.
<b>Shadow Lake</b>	K-5	Is under capacity by 11 students in permanent facilities and 57 students under capacity when considering relocatable facilities.
<b>Rock Creek</b>	K-5	Is over capacity by 69 students in permanent facilities and 99 under capacity when considering relocatable facilities
<b>Glacier Park</b>	K-5	Is over capacity by 106 students in permanent facilities and 78 students under capacity when considering relocatable facilities.
<b>Cedar River</b>	6-7	Is over capacity by 52 students in permanent facilities and is at capacity with relocatable facilities.
<b>Tahoma Middle</b>	6-7	Is under capacity by 41 students in permanent facilities.
<b>Tahoma Junior High</b>	8-9	Is over capacity by 6 students in permanent facilities and under capacity by 72 students when considering relocatable facilities.
<b>High School</b>	10-12	Is over capacity by 172 students in permanent facilities and under capacity by 179 students when considering relocatable facilities.

The District also operates two alternative schools, Russell Ridge Center (K-12) and Maple Valley High School (9-12). Because of limited facilities, enrollment will not exceed the predetermined limits of 75 for Maple Valley High School or 50 for Russell Ridge Center. Because of these District limits, neither the enrollments nor capacities of those schools are considered in the calculations and conclusions in this document.

## INVENTORY OF PERMANENT FACILITIES

### Instructional Facilities

			Permanent Capacity	Temporary Capacity	October 08 FTE Enrollment
Lake Wilderness Elementary	K-5	24216 Witte Road SE Maple Valley, 98038	736	92	847
Shadow Lake Elementary	K-5	22620 Sweeney Road SE Maple Valley, 98038	504	46	493
Rock Creek Elementary	K-5	25700 SR 169 Maple Valley, 98038	708	161	777
Glacier Park Elementary	K-5	23700 SE 280 <sup>th</sup> Maple Valley, 98038	708	184	814
Cedar River Middle School	6-7	22516 Sweeney Road SE Maple Valley, 98038	513	52	565
Tahoma Middle School	6-7	24425 S.E. 216 <sup>th</sup> Maple Valley, 98038	629	0	588
Tahoma Junior High	8-9	25600 SE Summit-Landsburg Rd. Ravensdale, 98051	1,143	78	1,149
Tahoma High School	10-12	18200 SE 240 <sup>th</sup> Kent, 98042	1,413	351	1,585
Maple Valley High School (Alternative School)	9-12	23015 SE 216 <sup>th</sup> Way Maple Valley, 98038	75		84
Russell Ridge (Alternative School)	K-12	24425 SE 216 <sup>th</sup> Way Maple Valley, 98038	50		71

### Support Facilities

Central Services Center	25720 SR 169 Maple Valley, 98038
Transportation and Maintenance	23015 S.E. 216 <sup>th</sup> Way Maple Valley, 98038
Central Kitchen	25638 SR 169 Maple Valley, 98038

**NOTE:** Maple Valley High School and Russell Ridge Center are not included in "Projected Enrollment and Capacity" because enrollment limits are established by the District and new students come from waiting lists.

## 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.

The District will continue to use relocatable facilities until sufficient permanent space is constructed. Note that the District uses relocatable capacity as a temporary remedy only.

The following charts on projected enrollment and capacity detail the available space and the projected enrollment for the next six years. The District is in need of capacity at all grade levels. Large classes and the utilization of non-traditional classroom space will continue until additional permanent space and/or facilities become available. It is anticipated that the continued building of single family residences in the District will cause the need to expand three existing elementary schools and either add to or replace (with additional new capacity) the existing Lake Wilderness Elementary School. The District will also need to expand Cedar River Middle School, Tahoma Junior High School and Tahoma High School. Relocatable capacity may also be added at all grade levels. Note that these improvements are needed to address immediate growth needs and may not include additional capacity that will be necessary to serve development in the Summit Pit area.

**PROJECTED ENROLLMENT AND CAPACITY**

<b>Elementary (K-5)</b>	<b>2008**</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Program Capacity	2,656	2,656	2,656	2,656	2,656	2,656	3,232
Elementary Additions						576	
Lake Wilderness Renovation (additional capacity)							224
Total Permanent Capacity	2,656	2,656	2,656	2,656	2,656	3,232	3,456
Additional Relocatables						92	
Total Relocatable Capacity	483	483	483	483	483	576	576
Total Capacity	3,139	3,139	3,139	3,139	3,139	3,808	4,032
Projected Enrollment*	2,986**	3,130	3,246	3,360	3,477	3,615	3,738
Available Capacity (Temp. & Perm. Facilities)	153	9	(107)	(704)	(338)	193	294
Available Capacity (Permanent Facilities)	(330)	(474)	(580)	(221)	(821)	(383)	(282)

\*Projected FTE Enrollment

\*\*Actual Oct. 1 2007 FTE enrollment

<b>Middle/Junior High School (6-9)</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Total Permanent Program Capacity	2,285	2,285	2,285	2,285	2,285	2,285	2,485
Middle/Junior High Addition						200	307
Total Permanent Capacity	2,285	2,285	2,285	2,285	2,285	2,485	2,792
Additional Relocatables							
Total Relocatable Capacity	130	130	130	130	130	130	78*
Total Capacity	2,415	2,415	2,415	2,415	2,415	2,615	2,870
Projected Enrollment*	2,349**	2,405	2,466	2,565	2,621	2,739	2,836
Available Capacity (Temp. & Perm. Facilities)	66	10	(51)	(150)	(206)	(124)	34
Available Capacity (Permanent Facilities)	(64)	(120)	(181)	(280)	(336)	(254)	(44)

\*Projected FTE Enrollment

\*\*Actual Oct. 1 2007 FTE enrollment

\*Portables removed from Cedar River Middle School



<b>High School (10-12)</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Program Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,413
High School Addition							512
Total Permanent Capacity	1,413	1,413	1,413	1,413	1,413	1,413	1,925
Additional Relocatables							
Total Relocatable Capacity	351	351	351	351	351	351	351
Total Capacity	1,764	1,764	1,764	1,764	1,764	1,764	2,276
Projected Enrollment*	1,666**	1,646	1,685	1,708	1,810	1,812	1,882
Available Capacity (Temp. & Perm. Facilities)	98	118	79	56	(46)	(48)	394
Available Capacity (Permanent Facilities)	(253)	(233)	(272)	(295)	(397)	(399)	43

\*Projected FTE Enrollment

\*\*Actual Oct. 1 2007 FTE enrollment

<b>District-wide (K-12)</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Total Permanent Elementary	2,456	2,456	2,456	2,456	2,456	3,232	3,456
Total Permanent Middle/Junior	2,285	2,285	2,285	2,285	2,285	2,485	2,792
Total Permanent High School	1,413	1,413	1,413	1,413	1,413	1,413	1,925
Total Permanent Capacity K-12	6,354	6,354	6,354	6,354	6,354	7,130	8,173
Total Relocatable	964	964	964	964	964	1,056	1,004
Total Space K-12	7,318	7,318	7,318	7,318	7,318	8,186	9,177
Projected Enrollment K-12*	6,876**	7,056	7,272	7,508	7,793	8,041	8,331
Available Capacity K-12 (Temp. & Perm. Facilities)	442	262	46	(190)	(475)	145	846

\*\*The total actual Oct. 1 2008 FTE enrollment was 7,001. The 6,876 figure represents the Oct. 1 2008 FTE as adjusted for the approximately 125 students attending alternative programs at Maple Valley High School and Russell Ridge Center. The capacities of MVHS and Russell Ridge are not included as a part of the District's permanent capacity. This adjustment is made in the Districtwide capacity figures only.

## FACILITY NEEDS AND FINANCIAL PLAN

### Needs Forecast:

The following charts summarize the District's proposed remodeling, expansion and new construction projects. In order to meet expected enrollment increases and to address other facilities needs, the District is planning, pending voter approval of bond funding, the following projects: capacity additions at Glacier Park, Rock Creek, Shadow Lake and Lake Wilderness Elementary Schools, capacity additions at Cedar River Middle School and Tahoma Junior High School, and a capacity addition at Tahoma High School. In addition, the District plans to add portables at Glacier Park Elementary School to relieve interim growth needs. Portables may be added at other schools in the District during the six years of this Plan.

The District also plans noncapacity improvements at various schools throughout the District, as identified on the Finance Plan and described below:

- Glacier Park Elementary: miscellaneous building upgrades.
- Lake Wilderness Elementary: modernization of existing facility.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Cedar River Middle School: improvements to athletic fields; new drama classroom; covered outdoor eating area; replacement of roofing and exterior siding; miscellaneous building upgrades.
- Tahoma Middle School: construct outdoor covered eating area; auditorium improvements (seating and lighting); removal of hall lockers; upgrades to gym; athletic field improvements; locker room renovations; minor building repairs.
- Tahoma Junior High School: add teacher planning areas, resources rooms, and instruction rooms; lecture hall; drama classroom; enlarged commons and athletic storage; covered outdoor eating area; minor building repairs.
- Tahoma High School: add teacher planning areas and small group instruction rooms; improve site vehicular circulation; replace visitor grandstand at football field; replace concession stand/restroom building at baseball field; enlarge commons area.

These projects would be completed over the course of the six years of this Plan. The Financial Plan reflects costs based on current architectural projections and revenue based on the present District match ratio and impact fees projections.

## 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**
Lake Wilderness Elementary Modernization	2012	2014	24216 Witte Road SE	224	100%	State Match, Bonds, Impact Fees	Previously purchased	\$15,172,300
Shadow Lake Elementary Addition	2011	2013	22620 Sweeney Road SE	192	100%	State Match, Bonds, Impact Fees	Previously purchased	\$5,354,300
Rock Creek Elementary Addition	2011	2013	25700 MV-Blk Diamond Rd SE	192	100%	State Match, Bonds, Impact Fees	Previously purchased	\$13,167,500
Glacier Park Elementary Addition	2011	2013	23700 SE 280 <sup>th</sup>	192	100%	State Match, Bonds, Impact Fees	Previously purchased	\$13,801,500
Cedar River Middle School Addition	2011	2013	22516 Sweeney Road SE	200	100%	State Match, Bonds, Impact Fees	Previously purchased	\$12,050,500
Tahoma Junior High Addition	2012	2014	25600 SE Summit-Landsburg Rd	307	100%	State Match, Bonds, Impact Fees	Previously purchased	\$20,312,800
Tahoma High School Addition	2012	2014	18200 SE 240th	512	100%	State Match, Bonds, Impact Fees	Previously purchased	\$15,038,800
<b>TOTAL</b>								<b>\$94,897,700</b>

**Noncapacity Projects**

Facility	Proposed Start Date	Proposed End Date	Location	Anticipated Source of Funds**	Site Cost*	Construction Cost**
Lake Widerness Elementary Modernization	2012	2014	24216 Witte Road SE	State Match, Bonds	Previously purchased	\$6,102,000
Shadow Lake Elementary Improvements	2011	2013	22620 Sweeney Road SE	Bonds	Previously purchased	\$940,000
Rock Creek Elementary Improvements	2011	2013	25700 MV-Bik Diamond Rd SE	Bonds	Previously purchased	\$4,198,000
Glacier Park Elementary Improvements	2011	2013	23700 SE 280 <sup>th</sup>	Bonds	Previously purchased	\$5,292,000
Tahoma Middle School Improvements	2014	2015	24425 SE 216 <sup>th</sup>	Bonds	\$655,000	\$6,613,000
Tahoma Junior High Improvements	2012	2014	25600 SE Summit-Landsburg Rd	State Match, Bonds	Previously purchased	\$1,976,000
Tahoma High School Improvements	2012	2014	18200 SE 240 <sup>th</sup>	State Match, Bonds	Previously purchased	\$9,359,000
<b>TOTAL</b>						<b>\$34,480,000</b>

\* Previously purchased property paid from earlier bond issues  
 \*\* The District anticipates presenting a bond proposal to the voters to fund the stated projects  
 \*\*\* Site and Building cost estimates provided by DLR Group

## **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). For this year's calculation, because the District is adding capacity to existing schools and is not required to purchase new land, the District's costs are related only to the cost per dwelling unit to construct schools. As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2009.

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. For the 2009 Plan, the Tahoma School District has voluntarily increased this discount rate to 60%.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,708 and multi-family housing will yield a fee of \$2,817.

16698

*Federal Way Public Schools*

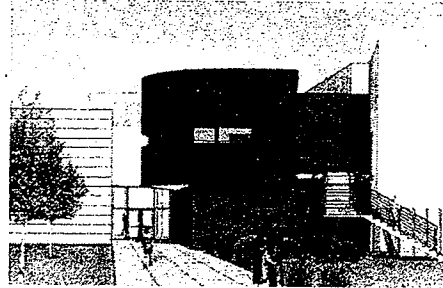
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**2010  
CAPITAL FACILITIES PLAN**

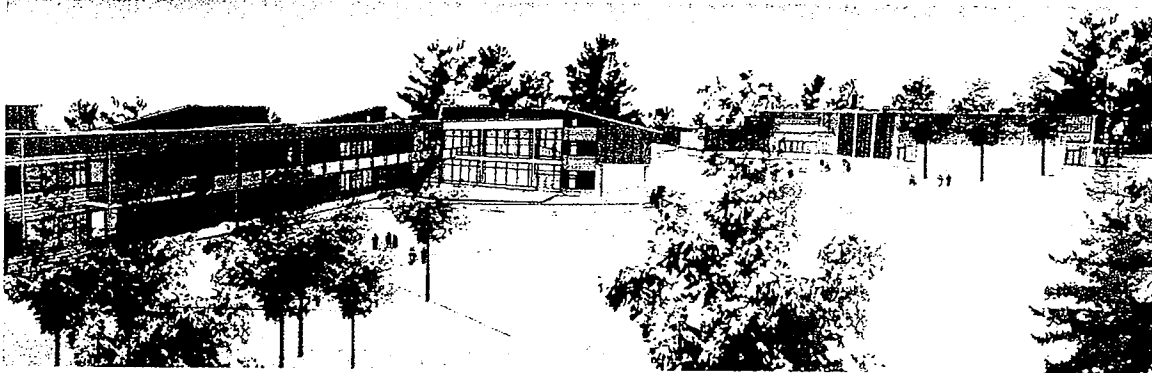
*Panther Lake Elementary*



*Valhalla Elementary*



*Lakota Middle School*



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ATTACHMENT B

**2009-579**

**FEDERAL WAY PUBLIC SCHOOLS  
2010  
CAPITAL FACILITIES PLAN**

**BOARD OF EDUCATION**

Suzanne Smith, President  
Tony Moore, Vice President  
Ed Barney, Director  
Amye Bronson-Doherty, Director  
Angela Griffin, Director

**SUPERINTENDENT**

Thomas R. Murphy

Prepared by: Sally D. McLean  
Tanya Nascimento

Resolution No. 2009-23 – Adopted by Federal Way School District’s Board of Education on May 26, 2009  
Resolution No. 2009-19 – Provide the 2010 Capital Facilities Plan to King County  
Resolution No. 2009-20 – Provide the 2010 Capital Facilities Plan to the City of Kent  
Resolution No. 2009-21 – Provide the 2010 Capital Facilities Plan to the City of Federal Way  
Resolution No. 2009-22 – Provide the 2010 Capital Facilities Plan to the City of Auburn

FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

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## INTRODUCTION

In response to the requirements of the State of Washington Growth Management Act (SHB)2929 (1990) and ESHB 1025 (1991)), and under the School Impact Fee Ordinances of King County Code 21A, City of Federal Way Ordinance No. 95-249 effective December 21, 1995 as amended, City of Kent Ordinance No.3260 effective March 1996, and the City of Auburn Ordinance No. 5078 effective 1998, Federal Way Public Schools has updated its 2010 Capital Facilities Plan as of May 2009.

This Plan is scheduled for adoption by 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 also 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.

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 four 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.

The District has prepared a multi-phase plan for the renovation and construction of Federal Way Schools and support buildings. The Board authorized presenting the \$149 million bond on May 15, 2007. The bond, passed at 63.93%, will replace four elementary schools, Lakeland, Panther Lake, Sunnycrest and Valhalla and one middle school, Lakota.

Plans to replace Federal Way High School and Decatur High School and to increase capacity by approximately 400 students at each school are planned in later phases. Federal Way High School was built in 1938. It has been added onto at least 10 times and currently has an almost maze-like layout. Based on an annual 4% increase in construction cost, the estimated cost to rebuild Federal Way High School is \$122 million. Estimated construction costs will be re-calculated prior to the next bond election. None of the cost to replace Federal Way or Decatur High School is included in the Impact Fee calculation in this Plan.

## FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

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The non-instructional projects included in the plan will consolidate support services operations at a single location. The current Transportation and Maintenance facility cannot continue to meet the District needs in the future. Nutrition services and other administrative functions will also relocate to this centralized location.

In September 2007 Woodmont Elementary School began a K-8 program by adding a 6<sup>th</sup> grade and progressively adding a grade level each year. In March 2008, the Board approved a second K-8 program at Nautilus Elementary School. Nautilus began the 2008/09 school year with K-6<sup>th</sup> grade. As the program grows there will be more data available about the unique facility needs for this grade configuration.

The District opened a new school in September 2008. The Technology Access Foundation (TAF) Academy will provide a small school setting for 6<sup>th</sup> through 12<sup>th</sup> grade students. This academy is funded through a unique public/private partnership between the Technology Access Foundation and Federal Way Public Schools. The focus of the school is Science, Technology, Engineering and Math (STEM). The TAF Academy opened in September of 2008 with students in grades 6, 7 and 9. In the 2009/10 school year TAF Academy added 8<sup>th</sup> and 10<sup>th</sup> grade. Grades 11 and 12 will be added in successive years with a target population of about 350.

The District continues to study school boundaries as new housing and fluctuating populations impact specific schools. Some shifts in boundaries may be required in the coming year.

**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 2010 CAPITAL FACILITIES PLAN**

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**INVENTORY OF EDUCATIONAL FACILITIES**

**ELEMENTARY SCHOOLS**

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

**MIDDLE SCHOOLS**

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

**HIGH SCHOOLS**

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

**ALTERNATIVE SCHOOLS**

Merit School	36001 1 <sup>st</sup> Ave S	Federal Way	98003
Internet Academy	31455 28 <sup>th</sup> Ave S	Federal Way	98003

**FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN**

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**CURRENT INVENTORY NON-INSTRUCTIONAL FACILITIES**

**Developed Property**

Administrative Building	31405 18th Avenue S	Federal Way	98003
MOT Site	1066 S 320th Street	Federal Way	98003
Central Kitchen	1344 S 308th Street	Federal Way	98003
Federal Way Memorial Field	1300 S 308th Street	Federal Way	98003

**Leased Space**

Community Resource Center	1813 S Commons	Federal Way	98003
Available Office Space	32020 1 <sup>st</sup> Ave S	Federal Way	98003

**Undeveloped Property**

Site #	Location
75	SW 360th Street & 3rd Avenue SW – 9.2 Acres
65	S 351st Street & 52nd Avenue S – 8.8 Acres
60	E of 10th Avenue SW - SW 334th & SW 335 <sup>th</sup> Streets - 10.04 Acres
73	N of SW 320 <sup>th</sup> and east of 45 <sup>th</sup> PL SW – 23.45 Acres
71	S 344th Street & 46th Avenue S - 17.47 Acres
82	1 <sup>st</sup> Way S and S 342 <sup>nd</sup> St – Minimal acreage
96	S 308 <sup>th</sup> St and 14 <sup>th</sup> Ave S – .36 Acres
81	S 332 <sup>nd</sup> St and 9 <sup>th</sup> Ave S – 20 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 2010 CAPITAL FACILITIES PLAN**

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**NEEDS FORECAST - EXISTING FACILITIES**

<b>EXISTING FACILITY</b>	<b>FUTURE NEEDS</b>	<b>ANTICIPATED SOURCE OF FUNDS</b>
Purchase and Relocate Portables	Interim Capacity	Anticipated source of funds is Impact Fees.
Elementary Schools: Lakeland, Panther Lake, Sunnycrest and Valhalla	Replace Existing Buildings Increase capacity at Lakeland, Panther Lake, Sunnycrest and Valhalla by a total of 200 seats	Voter approved bonds.
Lakota Middle School	Replace Existing Building	Voter approved bonds
Federal Way High School	Replace Existing Building, Increase Capacity	Future bond authorization
Decatur High School	Replace Existing Building, Increase Capacity	Future bond authorization.

The District is also planning the replacement of some non-instructional facilities. The District has purchased 20 acres (Site #81) for construction of consolidated facilities for support services functions. Transportation, Nutrition Services, Maintenance and other non-instructional functions will be housed at this centralized location.

As part of the multi-phase plan, the District intends to increase capacity for high school students with expansion at the Decatur High School site. Increased capacity at Federal Way High and at Decatur High in later phases supplant the need for construction of a fifth comprehensive high school.

FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

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**NEEDS FORECAST - ADDITIONAL FACILITIES**

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

No current plans for additional facilities.

FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

Six Year Finance Plan

Secured Funding

Sources	
Impact Fees (1)	\$69,875
Land Sale Funds (2)	\$143,642
Bond Funds (3)	\$81,545,134
State Match (4)	(\$4,598,259)
<b>TOTAL</b>	<b>\$77,160,392</b>

Projected Revenue

Sources	
State Match (5)	\$20,000,000
Bond or Levy Funds (6)	\$67,000,000
Land Fund Sales (7)	\$10,000,000
Impact Fees (8)	\$1,800,000
<b>TOTAL</b>	<b>\$98,800,000</b>

Actual and Planned Expenditures

	Current and Prior Years	Budget		2010	2011	2012	2013	2014	2015	Total	Total Cost
		2009/10	2010/11	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16		
<b>NEW SCHOOLS</b>											
<b>MODERNIZATION AND EXPANSION</b>											
Valhalla Elementary	\$18,500,000									\$0	\$18,500,000
Panther Lake Elementary	\$17,500,000									\$0	\$17,500,000
Lakeland Elementary	\$7,570,000	\$9,930,000								\$9,930,000	\$17,500,000
Sunnycrest Elementary	\$7,570,000	\$9,930,000								\$9,930,000	\$17,500,000
Lakota Middle School	\$15,361,250	\$15,038,750	\$3,600,000							\$18,638,750	\$34,000,000
<b>TEMPORARY FACILITIES</b>											
Portables (9)		\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$0	\$0	\$800,000	\$800,000
<b>TOTAL</b>	<b>\$66,501,250</b>	<b>\$35,098,750</b>	<b>\$3,800,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$200,000</b>	<b>\$0</b>	<b>\$0</b>	<b>\$39,298,750</b>	<b>\$105,800,000</b>

NOTES:

- These fees are currently being held in a King County, City of Federal Way 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 12/31/08.
- These funds come from various sales of land and are set aside for estimated expenditures. This is year end balance on 12/31/08.
- This is the 12/31/08 balance of bond funds. This figure includes interest earnings.
- In anticipation of State Match Funds for Valhalla, Panther Lake, and Sunnycrest Elementaries and Lakota Middle School, work on specific building upgrades is occurring. This is a year end balance on 12/31/08.
- This is anticipated State Match for projects attached to future bond issues. This is based on July 1, 2006 State Match indices. State Match funds are being used for high priority repairs, upgrades and system improvements to existing buildings. These improvements include HVAC, and other structural improvements are not related to capacity increase.
- These are anticipated bond funds. Voters have approved a bond for \$149m, \$43m of this bond is for non school construction. As of 12/31/08, \$82m has been sold.
- Projected sale of surplus properties.
- These are projected fees based upon known residential developments in the District over the next six years. This figure assumes \$25,000 per month for the next six years. This figure has been adjusted to reflect the current economy.
- These fees represent the cost of purchasing and installing new portables. The portable expenditure in future years may replace existing portables that are not functional. These may not increase capacity and are not included in the capacity summary.



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## SECTION 2 - MAPS OF DISTRICT BOUNDARIES

Federal Way Public Schools has twenty-one elementary schools (grades K-5), two schools with a K-8 grade configuration, seven middle school schools (grades 6-8), four high schools (grades 9-12) and three small secondary schools. The Federal Way Public Academy serves students in grades 6-10. The TAF Academy serves students in grades 6-12 who reside in the Totem Middle School service area. The Career Academy at Truman High School serves students in grades 9-12. The Internet Academy serves grades K-12.

The following maps show the service area boundaries for each school, by school type. (Career Academy at Truman High School, Merit School, Internet Academy and Federal Way Public Academy serve students from throughout the District). The identified boundaries are reviewed annually. Any change in grade configuration or adoption of programs that affect school populations may necessitate a change in school service areas.

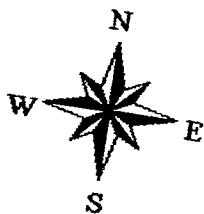
The Growth Management Act requires that a jurisdiction evaluate if the public facility infrastructure is in place to handle new housing developments. In the case of most public facilities, new development has its major impact on the facilities immediately adjacent to that development. School District 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.

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.

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.

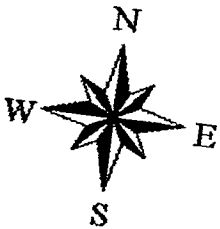
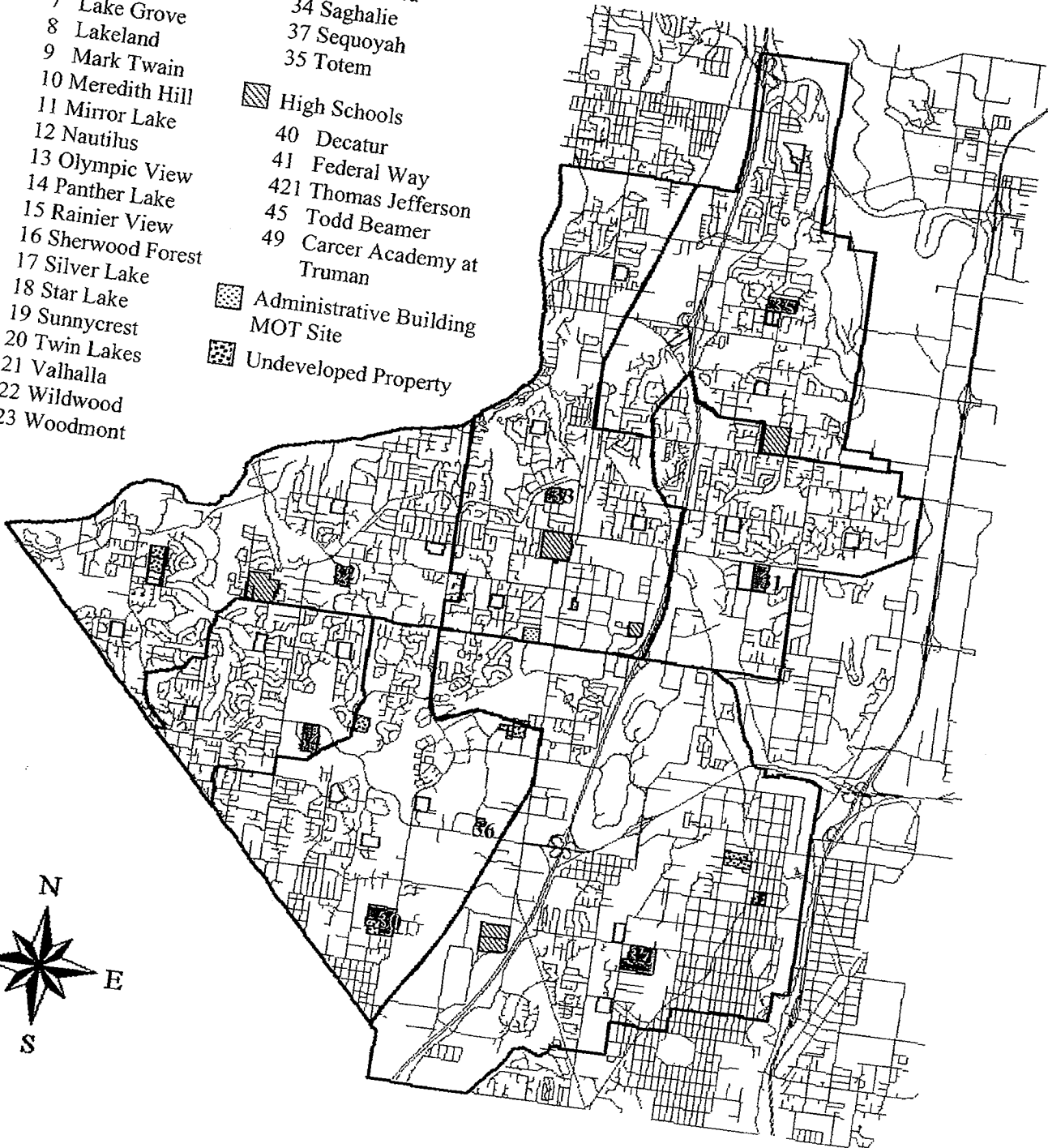
# ELEMENTARY SCHOOL BOUNDARIES

- |                      |                               |
|----------------------|-------------------------------|
| □ Elementary Schools | ▨ Middle Schools              |
| 1 Adelaide           | 36 Federal Way Public Academy |
| 2 Brigadoon          | 30 Illahee                    |
| 3 Camelot            | 31 Kilo                       |
| 4 Enterprise         | 32 Lakota                     |
| 5 Green Gables       | 33 Sacajawea                  |
| 6 Lake Dolloff       | 34 Saghalie                   |
| 7 Lake Grove         | 37 Sequoyah                   |
| 8 Lakeland           | 35 Totem                      |
| 9 Mark Twain         |                               |
| 10 Meredith Hill     | ▩ High Schools                |
| 11 Mirror Lake       | 40 Decatur                    |
| 12 Nautilus          | 41 Federal Way                |
| 13 Olympic View      | 421 Thomas Jefferson          |
| 14 Panther Lake      | 45 Todd Beamer                |
| 15 Rainier View      | 49 Career Academy at Truman   |
| 16 Sherwood Forest   | ▧ Administrative Building     |
| 17 Silver Lake       | ▣ Undeveloped Property        |
| 18 Star Lake         |                               |
| 19 Sunnycrest        |                               |
| 20 Twin Lakes        |                               |
| 21 Valhalla          |                               |
| 22 Wildwood          |                               |
| 23 Woodmont          |                               |



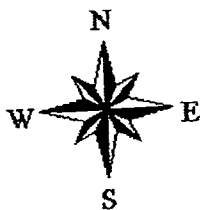
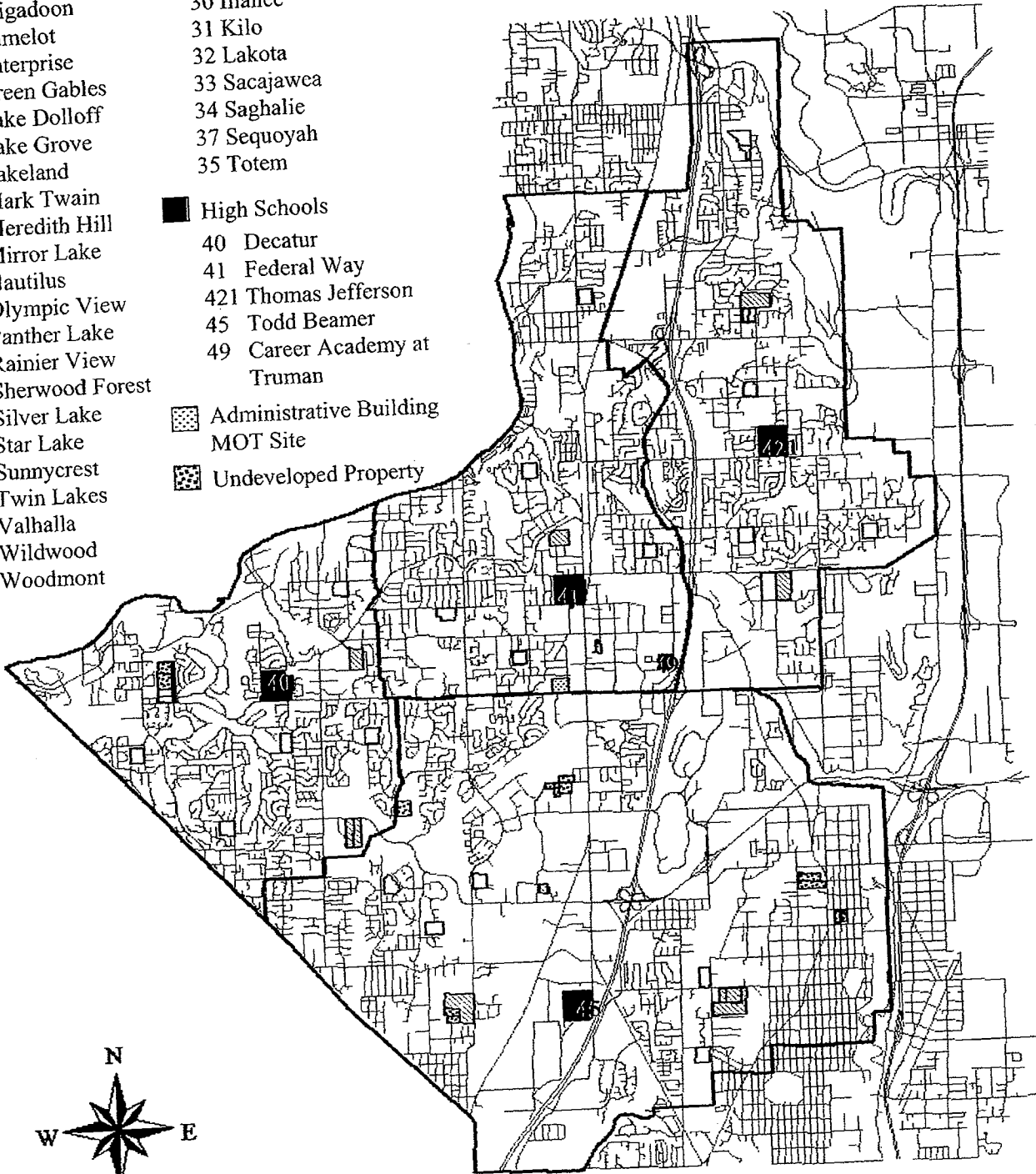
# MIDDLE SCHOOL BOUNDARIES

- |                      |                               |
|----------------------|-------------------------------|
| □ Elementary Schools | ■ Middle Schools              |
| 1 Adelaide           | 36 Federal Way Public Academy |
| 2 Brigadoon          | 30 Illahee                    |
| 3 Camelot            | 31 Kilo                       |
| 4 Enterprise         | 32 Lakota                     |
| 5 Green Gables       | 33 Sacajawea                  |
| 6 Lake Dolloff       | 34 Saghalie                   |
| 7 Lake Grove         | 37 Sequoyah                   |
| 8 Lakeland           | 35 Totem                      |
| 9 Mark Twain         |                               |
| 10 Meredith Hill     |                               |
| 11 Mirror Lake       | ▨ High Schools                |
| 12 Nautilus          | 40 Decatur                    |
| 13 Olympic View      | 41 Federal Way                |
| 14 Panther Lake      | 421 Thomas Jefferson          |
| 15 Rainier View      | 45 Todd Beamer                |
| 16 Sherwood Forest   | 49 Carcer Academy at Truman   |
| 17 Silver Lake       | ▤ Administrative Building     |
| 18 Star Lake         | MOT Site                      |
| 19 Sunnycrest        | ▥ Undeveloped Property        |
| 20 Twin Lakes        |                               |
| 21 Valhalla          |                               |
| 22 Wildwood          |                               |
| 23 Woodmont          |                               |



# HIGH SCHOOL BOUNDARIES

- |                      |                               |
|----------------------|-------------------------------|
| □ Elementary Schools | ▨ Middle Schools              |
| 1 Adelaide           | 36 Federal Way Public Academy |
| 2 Brigadoon          | 30 Illahee                    |
| 3 Camelot            | 31 Kilo                       |
| 4 Enterprise         | 32 Lakota                     |
| 5 Green Gables       | 33 Sacajawea                  |
| 6 Lake Dolloff       | 34 Saghalie                   |
| 7 Lake Grove         | 37 Sequoyah                   |
| 8 Lakeland           | 35 Totem                      |
| 9 Mark Twain         | ■ High Schools                |
| 10 Meredith Hill     | 40 Decatur                    |
| 11 Mirror Lake       | 41 Federal Way                |
| 12 Nautilus          | 421 Thomas Jefferson          |
| 13 Olympic View      | 45 Todd Beamer                |
| 14 Panther Lake      | 49 Career Academy at Truman   |
| 15 Rainier View      | ▤ Administrative Building     |
| 16 Sherwood Forest   | ▥ MOT Site                    |
| 17 Silver Lake       | ▧ Undeveloped Property        |
| 18 Star Lake         |                               |
| 19 Sunnycrest        |                               |
| 20 Twin Lakes        |                               |
| 21 Valhalla          |                               |
| 22 Wildwood          |                               |
| 23 Woodmont          |                               |



**SECTION 3 - SUPPORT DOCUMENTATION**

Building Capacities - The Education Program

Portable Locations

Student Forecast – 2010 through 2016

Capacity Summaries

King County Impact Fees - Single and Multi-Family Units

### 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 2 should be 20 students. In grades 3-5 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.

Using the OSPI square footage calculation as a base line, the District has calculated a program capacity for all schools. A recent Study & Survey was the basis for changes to the OSPI building report. The following list clarifies the adjustments to the OSPI calculation.

#### **Music Rooms:**

Each elementary school requires a standard classroom for music instruction.

#### **All Day Kindergarten:**

Every elementary school operates at least one all day Kindergarten program. These all day Kindergarten program require additional capacity because the standard classroom is available for one all day session rather than two half day sessions. The District will operate 52 sections of all day Kindergarten in 2009/10

#### **Special Education Resource Rooms:**

Each elementary and 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 elementary, 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.

#### **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.

**FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN**

**BUILDING PROGRAM CAPACITIES**

**ELEMENTARY BUILDING PROGRAM CAPACITY**

School Name	Headcount
Adelaide	372
Brigadoon	327
Camelot	269
Enterprise	458
Green Gables	437
Lake Dolloff	433
Lake Grove	323
Lakeland	392
Mark Twain	327
Meredith Hill	453
Mirror Lake	325
Nautilus	356
Olympic View	328
Panther Lake	383
Rainier View	432
Sherwood Forest	423
Silver Lake	390
Star Lake	361
Sunnycrest	369
Twin Lakes	297
Valhalla	449
Wildwood	317
Woodmont	350
<b>2009 TOTAL</b>	<b>8,571</b>

<b>Elementary Average</b>	<b>373</b>
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**MIDDLE SCHOOL BUILDING PROGRAM CAPACITY**

School Name	Headcount	FTE
Illahee	855	864
Kilo	827	835
Lakota	766	774
Sacajawea	700	707
Saghalie	829	837
Sequoyah	589	595
Totem	714	721
Federal Way Public Academy	209	211
Technology Access Foundation Academy**		
<b>2009 TOTAL</b>	<b>5,489</b>	<b>5,544</b>

<b>*Middle School Average</b>	<b>754</b>	<b>762</b>
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**HIGH SCHOOL BUILDING PROGRAM CAPACITY**

School Name	Headcount	FTE
Decatur	1239	1,325
Federal Way	1482	1,585
Thomas Jefferson	1339	1,432
Todd Beamer	1134	1,213
Career Academy at Truman	130	139
Federal Way Public Academy	109	117
Technology Access Foundation Academy**		
<b>2009 TOTAL</b>	<b>5,433</b>	<b>5,811</b>

<b>*High School Average</b>	<b>1,299</b>	<b>1,389</b>
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Notes:

\* Federal Way Public Academy and Career Academy at Truman High School are non-boundary schools. These schools are not used in the calculated averages.

\*\* Technology Access Foundation Academy is housed entirely in portables on the Totem Middle School site.



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 temporary facilities or 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 temporary 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. It is the practice and philosophy of Federal Way Public Schools that portables are not acceptable as permanent facilities.

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

**FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN**

**PORTABLE LOCATIONS**

**PORTABLES LOCATED AT ELEMENTARY SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Adelaide	2	1
Brigadoon		1
Camelot	1	
Enterprise	2	
Green Gables		1
Lake Dolloff	1	1
Lake Grove	1	1
Lakeland	2	
Mark Twain	3	
Meredith Hill	3	
Mirror Lake	4	
Nautilus	1	
Olympic View	2	
Panther Lake		
Rainier View	1	1
Sherwood Forest	4	
Silver Lake	2	2
Star Lake	3	1
Sunnycrest	2	
Twin Lakes	2	1
Valhalla		
Wildwood	4	1
Woodmont	3	
<b>TOTAL</b>	<b>43</b>	<b>11</b>

**PORTABLES LOCATED AT HIGH SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Decatur	9	
Federal Way	2	1
Thomas Jefferson	10	
Todd Beamer	8	1
TAF Academy	8	
<b>TOTAL</b>	<b>37</b>	<b>2</b>

**PORTABLES LOCATED AT SUPPORT FACILITIES**

MOT	1
TDC	5
<b>TOTAL</b>	<b>6</b>

**HEAD START PORTABLES AT DISTRICT SITES**

Sherwood Forest	1
<b>Total</b>	<b>1</b>

**PORTABLES LOCATED AT MIDDLE SCHOOLS**

	INSTRUCTIONAL	NON INSTRUCTIONAL
Illahee		3
Kilo	7	
Lakota	4	
Sacajawea	4	
Saghalie	4	
Sequoyah	1	
Totem		
Merit	2	
TAF Academy	6	1
<b>TOTAL</b>	<b>28</b>	<b>4</b>

### 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 December 2006, the District contracted a demographer to develop projections for the Federal Way School District. The report was complete in January 2007. 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. 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 2015. This model produces a projection that is between 23,000 and 24,000 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. Current economic conditions do appear to be affecting enrollment. This is reflected in the District's projections. 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.

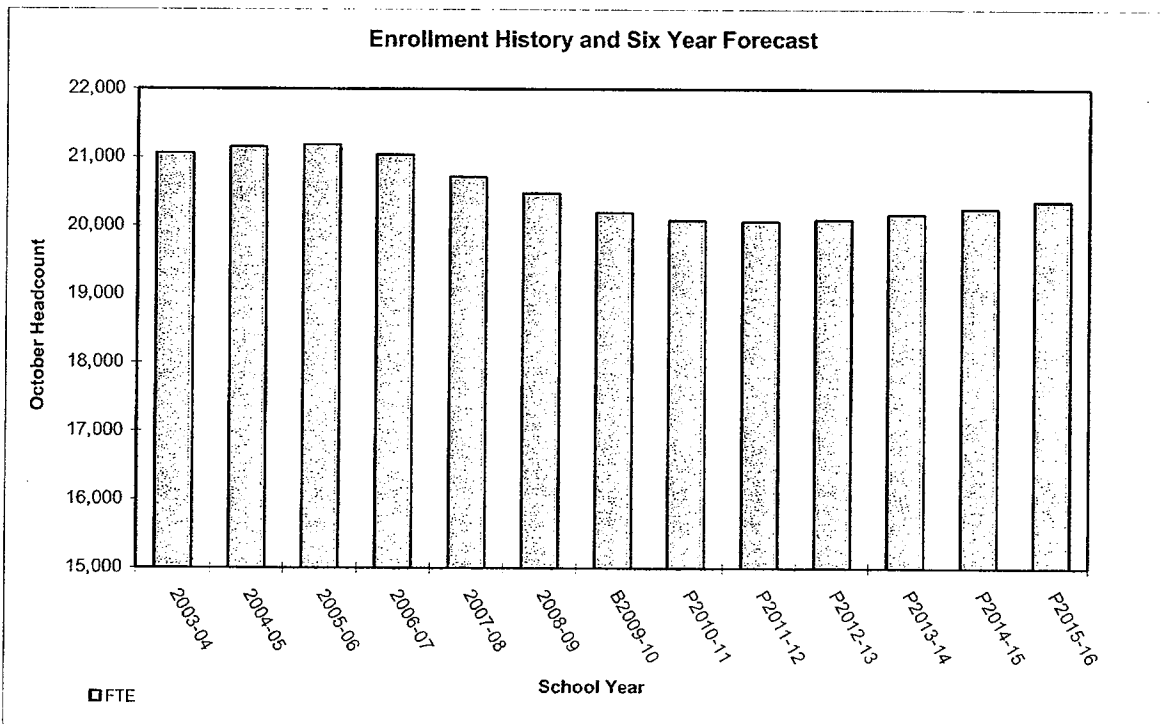
FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

**Full Time Equivalent Enrollment History and Projections**

Simplified FTE (K Headcount = .5 FTE; Middle School FTE=.99 Headcount; High School FTE = .935Headcount)

Calendar Yr	School Year	Elementary	Middle School	Senior High	Total K -12 FTE	Percent Change
2004	* 2003-04	9,127	5,524	6,408	21,059	
2005	2004-05	9,164	5,473	6,515	21,152	0.4%
2006	2005-06	9,105	5,309	6,770	21,184	0.2%
2007	2006-07	9,022	5,261	6,754	21,037	-0.7%
2008	2007-08	8,912	5,167	6,637	20,716	-1.5%
2009	2008-09	8,865	5,155	6,456	20,476	-1.2%
2010	<i>B2009-10</i>	<i>8,793</i>	<i>5,076</i>	<i>6,325</i>	20,194	-1.4%
2011	<i>P2010-11</i>	<i>8,838</i>	<i>5,077</i>	<i>6,167</i>	20,082	-0.6%
2012	<i>P2011-12</i>	<i>8,894</i>	<i>5,042</i>	<i>6,129</i>	20,065	-0.1%
2013	<i>P2012-13</i>	<i>8,988</i>	<i>4,995</i>	<i>6,109</i>	20,092	0.1%
2014	<i>P2013-14</i>	<i>9,091</i>	<i>4,969</i>	<i>6,111</i>	20,171	0.4%
2015	<i>P2014-15</i>	<i>9,175</i>	<i>5,012</i>	<i>6,066</i>	20,253	0.4%
2016	<i>P2015-16</i>	<i>9,253</i>	<i>5,086</i>	<i>6,022</i>	20,361	0.5%

\* New Configuration Elementary K-5 Middle School 6-8 High School 9-12



Capacity Summaries

All Grades, Elementary, Middle School, and High Schools

The Capacity Summaries combine Building 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 information is organized in spreadsheet format, 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 2010 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - ALL GRADES**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2010	2011	2012	2013	2014	2015	2016
	School Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
<b>BUILDING PROGRAM</b>								
HEADCOUNT CAPACITY	19,493	19,493	19,493	19,593	19,593	19,593	19,593	
FTE CAPACITY	19,926	19,926	19,926	20,026	20,026	20,026	20,026	
Add or subtract changes to capacity								
Increase Capacity, Lakeland, Panther Lake Sunnycrest and Valhalla	100		100					
Adjusted Program Headcount Capacity	19,593	19,493	19,593	19,593	19,593	19,593	19,593	
Adjusted Program FTE Capacity	20,026	19,926	20,026	20,026	20,026	20,026	20,026	

**ENROLLMENT**

Basic FTE Enrollment	20,194	20,082	20,065	20,092	20,171	20,253	20,361
Internet Academy Enrollment (AAFTE)	(315)	(315)	(315)	(315)	(315)	(315)	(315)
Basic FTE Enrollment without Internet Academy	19,879	19,767	19,750	19,777	19,856	19,938	20,046

<b>SURPLUS OR (UNHOUSED) PROGRAM FTE CAPACITY</b>	<b>147</b>	<b>159</b>	<b>276</b>	<b>249</b>	<b>170</b>	<b>88</b>	<b>(20)</b>
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**RELOCATABLE CAPACITY**

Current Portable Capacity	2,700	2,700	2,700	2,700	2,700	2,700	2,700
Deduct Portable Capacity	(125)						
Add New Portable Capacity	125						
Adjusted Portable Capacity	2,700	2,700	2,700	2,700	2,700	2,700	2,700

<b>SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY</b>	<b>2,847</b>	<b>2,859</b>	<b>2,976</b>	<b>2,949</b>	<b>2,870</b>	<b>2,788</b>	<b>2,680</b>
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**FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - ELEMENTARY SCHOOLS**

CAPACITY	Budget	-- Projected --						
	Calendar Year	2010	2011	2012	2013	2014	2015	2016
	School Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
BUILDING PROGRAM HEAD COUNT CAPACITY	8,571	8,571	8,571	8,671	8,671	8,671	8,671	8,671
FTE CAPACITY	8,571	8,571	8,571	8,671	8,671	8,671	8,671	8,671
1. Increase Capacity Lakeland and Sunnycrest			100					
Adjusted Program Headcount Capacity	8,571	8,571	8,671	8,671	8,671	8,671	8,671	8,671
Adjusted Program FTE Capacity	8,571	8,571	8,671	8,671	8,671	8,671	8,671	8,671

**ENROLLMENT**

Basic FTE Enrollment	8,793	8,838	8,894	8,988	9,091	9,175	9,253
2. Internet Academy (AAFTE)	(36)	(36)	(36)	(36)	(36)	(36)	(36)
Basic FTE Enrollment without Internet Academy	8,757	8,802	8,858	8,952	9,055	9,139	9,217

SURPLUS OR (UNHOUSED) PROGRAM CAPACITY							
	(186)	(231)	(187)	(281)	(384)	(468)	(546)

**RELOCATABLE CAPACITY 3.**

Current Portable Capacity	1,075	1,075	1,075	1,075	1,075	1,075	1,075
Adjusted Portable Capacity	1,075	1,075	1,075	1,075	1,075	1,075	1,075

SURPLUS OR (UNHOUSED) PROGRAM AND RELOCATABLE CAPACITY							
	889	844	888	794	691	607	529

**NOTES:**

1. Increase Capacity at Lakeland, Panther Lake, Sunnycrest and Valhalla
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 2010 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - MIDDLE SCHOOLS**

CAPACITY	Budget		-- Projected --					
	Calendar Year	2010	2011	2012	2013	2014	2015	2016
	School Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15	2015/16
<b>BUILDING PROGRAM</b>								
<b>HEADCOUNT CAPACITY</b>		5,489	5,489	5,489	5,489	5,489	5,489	5,489
<b>FTE CAPACITY</b>		5,544	5,544	5,544	5,544	5,544	5,544	5,544
Add or subtract changes in capacity								
Adjusted Program Headcount Capacity		5,489	5,489	5,489	5,489	5,489	5,489	5,489
Adjusted Program FTE Capacity		5,544	5,544	5,544	5,544	5,544	5,544	5,544

**ENROLLMENT**

Basic FTE Enrollment	5,076	5,077	5,042	4,995	4,969	5,012	5,086
1. Internet Academy (AAFTE)	(74)	(74)	(74)	(74)	(74)	(74)	(74)
Basic FTE Enrollment without Internet Academy	5,002	5,003	4,968	4,921	4,895	4,938	5,012

<b>SURPLUS OR (UNHOUSED)</b>							
<b>PROGRAM CAPACITY</b>	<b>542</b>	<b>541</b>	<b>576</b>	<b>623</b>	<b>649</b>	<b>606</b>	<b>532</b>

**RELOCATABLE CAPACITY 2.**

Current Portable Capacity	825	725	725	725	725	725	725
Add/Subtract portable capacity							
Add new portable capacity Sequoyah	25						
Subtract portable capacity from Totem	(125)						
Adjusted Portable Capacity	725	725	725	725	725	725	725

<b>SURPLUS OR (UNHOUSED)</b>							
<b>PROGRAM AND RELOCATABLE CAPACITY</b>	<b>1,267</b>	<b>1,266</b>	<b>1,301</b>	<b>1,348</b>	<b>1,374</b>	<b>1,331</b>	<b>1,257</b>

**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.

**FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN**

**CAPACITY SUMMARY - HIGH SCHOOLS**

CAPACITY	Budget	-- Projected --					
	Calendar Year	2011	2012	2013	2014	2015	2016
	School Year	2009/10	2010/11	2011/12	2012/13	2013/14	2014/15
BUILDING PROGRAM							
HEADCOUNT CAPACITY	5,433	5,433	5,433	5,433	5,433	5,433	5,433
FTE CAPACITY	5,811	5,811	5,811	5,811	5,811	5,811	5,811
Add or subtract changes in capacity							
Adjusted Program Headcount Capacity	5,433	5,433	5,433	5,433	5,433	5,433	5,433
Adjusted Program FTE Capacity	5,811	5,811	5,811	5,811	5,811	5,811	5,811

**ENROLLMENT**

Basic FTE Enrollment	6,325	6,167	6,129	6,109	6,111	6,066	6,022
1. Internet Academy (AAFTE)	(205)	(205)	(205)	(205)	(205)	(205)	(205)
Basic Ed without Internet Academy	6,120	5,962	5,924	5,904	5,906	5,861	5,817

SURPLUS OR (UNHOUSED)							
PROGRAM CAPACITY	(309)	(151)	(113)	(93)	(95)	(50)	(6)

**RELOCATABLE CAPACITY 2.**

Current Portable Capacity	800	900	900	900	900	900	900
Add/Subtract portable capacity							
Add portable capacity at TAF Academy	100						
Adjusted Portable Capacity	900	900	900	900	900	900	900

SURPLUS OR (UNHOUSED)							
PROGRAM AND RELOCATABLE							
3. CAPACITY	591	749	787	807	805	850	894

**NOTES:**

- 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.
- Capacity for unhouseed students will be accommodated with traveling teachers and no planning time in some classrooms. Puget Sound Early College will house approximately 60 of the unhouseed students.

FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

King County, the City of Federal Way, and the City of Kent 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 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.

- 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 2010 Capital Facilities Plan were derived using actual generation factors from single-family units that were constructed in the last five (5) years.

- IMPACT FEE CALCULATION

Following the calculations for the student generation factor is a copy of the Impact Fee Calculation for single family and multi-family units based on King County Code 21A and the Growth Management Act.

- Temporary Facility Cost is the average cost of a portable purchased within the last 12 months.

	<b>Plan Year 2010</b>	<i>Plan Year 2009</i>
Single Family Units	<b>\$3,832</b>	<i>\$4,017</i>
Multi-Family Units	<b>\$2,114</b>	<i>\$1,733</i>

FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

STUDENT GENERATION  
NEW CONSTRUCTION IN PRIOR 5 YEARS

Single Family Student Generation

DEVELOPMENT	Number of Single Family Dwellings	Number of Multi-Family Dwellings	Number of Elementary Students	Number of Middle School Students	Number of High School Students	Elementary Student Factor	Middle School Student Factor	High School Student Factor	Total Student Factor
(09) Lakota Crest	41	0	3	7	2	0.0732	0.1707	0.0488	0.2927
(09) Tuscany	18	0	9	2	1	0.5000	0.1111	0.0556	0.6667
(08) Northlake Ridge IV	90	0	30	9	15	0.3333	0.1000	0.1667	0.6000
(08) Collingtree Park	42	0	19	5	2	0.4524	0.1190	0.0476	0.6190
(07) Colella Estates	81	0	31	13	22	0.3827	0.1605	0.2716	0.8148
(07) Woodbrook	169	0	36	25	39	0.2130	0.1479	0.2308	0.5917
(06) Devonshire	29	0	15	6	17	0.5172	0.2069	0.5862	1.3103
(06) Orchid Lane	50	0	25	11	13	0.5000	0.2200	0.2600	0.9800
(05) Danville Station	80	0	36	18	22	0.4500	0.2250	0.2750	0.9500
(05) Northlake Ridge I, II AND III	241	0	75	43	54	0.3112	0.1784	0.2241	0.7137
<b>Total</b>	<b>841</b>	<b>0</b>	<b>279</b>	<b>139</b>	<b>187</b>	<b>0.3317</b>	<b>0.1653</b>	<b>0.2224</b>	<b>0.7194</b>
<b>Student Generation*</b>						<b>0.3317</b>	<b>0.1653</b>	<b>0.2224</b>	<b>0.7194</b>

\* Student Generation rate is based on totals.

Multi-Family Student Generation

	Elementary	Middle School	High School	Total
Auburn	0.079	0.034	0.042	0.155
Issaquah	0.102	0.049	0.052	0.203
Kent	0.296	0.075	0.111	0.482
Lake Washington	0.132	0.049	0.031	0.212
<b>Average</b>	<b>0.152</b>	<b>0.052</b>	<b>0.059</b>	<b>0.263</b>

**FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN**

**IMPACT FEE**

**School Site Acquisition Cost:**

	Facility Acreage	Cost / Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary				0.3317	0.1520	\$0	\$0
Middle School				0.1653	0.0520	\$0	\$0
High School				0.2224	0.0590	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

**School Construction Cost:**

	% Perm Fac./ Total Sq Ft	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.62%	\$9,100,000	200	0.3317	0.1520	\$14,431	\$6,613
Middle School				0.1653	0.0520	\$0	\$0
High School				0.2224	0.0590	\$0	\$0
<b>TOTAL</b>						<b>\$14,431</b>	<b>\$6,613</b>

**Temporary Facility Cost:**

	% Temp Fac. Total Sq Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary				0.3317	0.1520		
Middle School	4.38%	\$193,607	25	0.1653	0.0520	\$56	\$18
High School				0.2224	0.0590		
<b>TOTAL</b>						<b>\$56</b>	<b>\$18</b>

**State Matching Credit Calculation:**

	Area Cost Allowance/Sq Ft	Sq. Ft. Student	State Match	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$168.79	90	61.09%	0.3317	0.1520	\$3,078	\$1,411
Middle School	\$168.79			0.1653	0.0520	\$0	\$0
High School	\$168.79			0.2224	0.0590	\$0	\$0
<b>Total</b>						<b>\$3,078</b>	<b>\$1,411</b>

**Tax Payment Credit Calculation**

	SFR	MFR
Average Assessed Value (March 2009)	\$326,409	\$86,497
Capital Bond Interest Rate (March 2009)	4.96%	4.96%
Net Present Value of Average Dwelling	\$2,525,346	\$669,206
Years Amortized	10	10
Property Tax Levy Rate	\$1.48	\$1.48
<b>Present Value of Revenue Stream</b>	<b>\$3,745</b>	<b>\$992</b>

	Single Family Residences	Multi-Family Residences
<b>Mitigation Fee Summary</b>		
Site Acquisition Cost	\$ -	\$ -
Permanent Facility Cost	\$ 14,431	\$ 6,613
Temporary Facility Cost	\$ 56	\$ 18
State Match Credit	\$ (3,078)	\$ (1,411)
Tax Payment Credit	\$ (3,745)	\$ (992)
<b>Sub-Total</b>	<b>\$ 7,664</b>	<b>\$ 4,228</b>
50% Local Share	\$ 3,832	\$ 2,114
<b>Impact Fee</b>	<b>\$ 3,832</b>	<b>\$ 2,114</b>

**SECTION 4**  
**SUMMARY OF CHANGES FROM THE 2009 CAPITAL FACILITIES PLAN**

The 2010 Capital Facilities Plan is an updated document, based on the 2009 Capital Facilities Plan. The changes between the 2009 Plan and the 2010 Plan are listed below.

**SECTION I - THE CAPITAL FACILITIES PLAN**

**SIX-YEAR FINANCE PLAN**

The Six Year Finance Plan has been rolled forward to reflect 2010/2016

**SECTION III - SUPPORT DOCUMENTATION**

**CAPACITY**

Elementary capacity includes space for All Day Kindergarten programs at every elementary school. Changes to the Building Program Capacities calculation are found on page 17.

**PORTABLES**

The list of portables reflects the movement of portables between facilities or new portables purchased. Portable Locations can be found on page 19.

**STUDENT FORECAST**

The Student Forecast now covers 2010 through 2016 Enrollment history and projections are found on page 22.

**CAPACITY SUMMARY**

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 24-27.

**IMPACT FEE CALCULATION - KING COUNTY CODE 21A**

The Impact Fee Calculations have changed due to changes in several factors. The adjustment made in the Impact Fee Calculation, causing a change in the Impact Fee between the 2009 Capital Facilities Plan and the 2010 Capital Facilities Plan can be found on page 32 and 33.

**IMPACT FEE CALCULATION CHANGES FROM 2009 TO 2010**

**STUDENT GENERATION FACTORS**

Student Generation factors are based on rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation. The changes in student Generation factors between the 2009 Capital Facilities Plan and the 2010 Capital Facilities Plan are due to developments that were deleted or added based upon the age of the developments and the year placed in the survey. The Student Generation worksheet is found on page 29.

**SCHOOL CONSTRUCTION COSTS**

*The anticipated cost for replacing Lakeland, Panther Lake, Sunnycrest and Valhalla is \$70,000,000. The replacement will add 50 new seats to the school capacity at each building. The total capacity at these four elementary schools is currently 1505. Adding 200 additional seats will increase the capacity by 13%.*

---

**Total Cost** **.13 X \$70,000,000 = \$9,100,000**

The District will use the above formula created as a base from the 2008 Capital Facilities Plan for the 2010 Capital Facilities Plan. The capacity of the four elementary schools may vary from year to year as programs are added or changed and construction cost may increase over time. For instance, for each new all day Kindergarten program, the building capacity will effectively be reduced by 20 headcount and the Board authorized an increase in construction cost of \$1m for Valhalla. These changes would increase the construction cost. The District is using the base formula established in the 2008 plan in the Impact Fee calculation.

FEDERAL WAY PUBLIC SCHOOLS 2010 CAPITAL FACILITIES PLAN

**IMPACT FEE CALCULATION CHANGES FROM 2009 TO 2010**

IMPACT FEE

<u>Item</u>	<u>From/To</u>	<u>Comment</u>
Percent of Permanent Facilities	96.81% to <b>95.62%</b>	Report #3 OSPI
Percent Temporary Facilities	3.19% to <b>4.38%</b>	Updated portable inventory
Average Cost of Portable Classroom	\$168,307 to <b>\$193,607</b>	Updated average of portables purchased and placed in 2009
Area Cost Allowance	\$168.79 to <b>\$168.79</b>	No change from the prior year.
State Match	61.84% to <b>61.09%</b>	Change effective July 2008
Average Assessed Value	SFR – \$297,242 to <b>\$326,409</b> MFR – \$68,998 to <b>\$86,497</b>	Per Puget Sound Educational Service District (ESD 121)
Capital Bond Interest Rate	5.11% to <b>4.96%</b>	Market Rate
Property Tax Levy Rate	\$1.49 to <b>\$1.48</b>	King County Treasury Division
Single Family Student Yield		Updated Housing Inventory
Elementary	.3285 to <b>.3317</b>	
Middle School	.1631 to <b>.1653</b>	
High School	.2446 to <b>.2224</b>	
Multi-Family Student Yield		Updated Housing Inventory
Elementary	.1222 to <b>.1520</b>	
Middle School	.0621 to <b>.0520</b>	
High School	.0942 to <b>.0590</b>	



## MISSION

*Federal Way Public Schools purpose is to educate all students in academic knowledge, skills, abilities and responsible behavior to be successful, contributing members of a free society.*

## VISION

*All Means All*

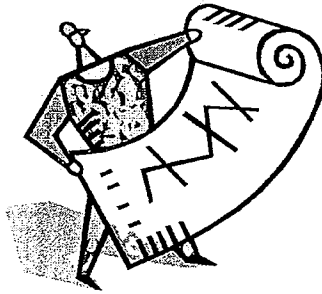


**Federal Way  
Public Schools**  
Every Student, a Reader

Federal Way Public Schools  
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Federal Way, Washington 98003-5433  
(253) 945-2000

16698

Adopted  
May 12, 2009  
RIVERVIEW SCHOOL DISTRICT NO. 407  
2009  
CAPITAL FACILITIES PLAN



BOARD OF DIRECTORS

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Prepared by:  
William J. Adamo  
Director of Business and Operations  
(425) 844-4505

ATTACHMENT C

2009-579

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## **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 (2009 – 2015).

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 Snoqualmie River 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 of approximately 3,114 (headcount enrollment) students, with three elementary schools, one middle school, one high school, an alternative high school program, and two alternative elementary school programs. The grade configuration is kindergarten through fifth grade for elementary school, sixth through eighth for middle school, and ninth through twelfth for high school. One of the alternative programs, housed at Carnation Elementary School, serves grades K-12.

## SECTION 2 -- STUDENT ENROLLMENT TRENDS AND PROJECTIONS

### Projected Student Enrollment 2009-2015

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 activities in evaluating and adjusting projections. This year's plan anticipates a 3% growth in student enrollment which is based on recent enrollment trends. Some of the trends are as a result of transfers from private schools; increases in preschool age children from the district's existing population; and significant decreases students attending school outside the district. Although housing starts have decreased from recent years, the district will experience enrollment growth from new developments in the City of Carnation and City of Duval. The new sewer system in Carnation has freed up large tracts of developable land within the incorporated city limits. 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 enrollment growth exceeds the projections.

The Riverview School District, like most school districts, projects enrollment using a modified "Cohort Survival" method. 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. For example, this year's fourth grade is adjusted based on average past enrollment trends in order to estimate next year's fifth grade enrollment.

Since the yearly figures for each grade are dependent on the previous years' 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	08-09 Actual*	09-10	10-11	11-12	12-13	13-14	14-15
K	236	237	237	237	237	237	237
1	247	243	244	244	244	244	244
2	252	254	250	251	251	251	251
3	262	260	262	258	259	259	259
4	255	270	268	270	266	267	267
5	258	263	278	276	278	274	275
<b>K-5</b>	<b>1,510</b>	<b>1,527</b>	<b>1,539</b>	<b>1,536</b>	<b>1,535</b>	<b>1,532</b>	<b>1,533</b>
6	243	254	259	274	272	274	270
7	210	250	262	267	282	280	282
8	237	216	258	270	275	290	288
<b>6-8</b>	<b>690</b>	<b>720</b>	<b>779</b>	<b>811</b>	<b>829</b>	<b>844</b>	<b>840</b>
9	225	244	222	266	278	283	299
10	234	222	240	219	262	274	279
11	238	226	214	232	211	253	264
12	217	218	207	196	212	193	231
<b>9-12</b>	<b>914</b>	<b>910</b>	<b>883</b>	<b>913</b>	<b>963</b>	<b>1,003</b>	<b>1,073</b>
<b>Total</b>	<b>3,114</b>	<b>3,157</b>	<b>3,201</b>	<b>3,260</b>	<b>3,327</b>	<b>3,379</b>	<b>3,446</b>

\* thru 4-1-09

Growth rate of 3%, with assumptions for variations at grades 6, 10, 11, and 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. 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, computer labs, 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:

- Computer Labs
- 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 (ELL)
- Home School Alternative (PARADE)
- Preschool Education Program (ECEAP)
- Multi-Age (Eagle Rock /ERMA)

#### Secondary:

- Computer Labs
- Alternative (CLIP high school program)
- Special Education
- LAP
- ELL
- Vocational
- 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**

**Elementary**

Regular, alternative, gifted	24	students/classroom, average
Self-contained learning classrooms	12	students/classroom, average
Learning support classrooms	0	students/classroom, average

**Middle School**

Regular	24	students/classroom, average
Regular (portables)	24	students/classroom, average
Self-contained learning classrooms	12	students/classroom, average
Learning support classrooms	0	students/classroom, average

**High School**

Regular	24	students/classroom, average
Regular (portables)	24	students/classroom, average
Self-contained learning classrooms	12	students/classroom, average
Learning support classrooms	0	students/classroom, average
Vocational education	24	students/classroom, average

## **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, 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: CLIP, an alternative high school; PARADE, a home school support program; and ECEAP, a pre-school program.

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 3,084 students, with an additional 624 student capacity available in interim facilities.

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



Table 4.1  
Riverview School District Facility Inventory and Capacity Calculations 2009

School	Grade Levels Served	Site Size (acres)	Building Area (Sq. Ft.)	Permanent Teaching Stations	Self-Contained Special Education Classrooms	Stations Used for Learning Support Purposes*	Permanent Student Capacity	Interim Teaching Stations	Self-Contained Special Education Classrooms	Interim Stations Used for Learning Support Purposes*	Interim Student Capacity	Total Student Capacity	Year Built	Last Remodel
Carnation Elementary	K-5	10.89	50,567	21	1	3	444	4	0	0	96	540	1960	1999
Cherry Valley Elementary	K-5	12	48,363	23	0	2	504	2	0	0	48	552	1953	1997
Stillwater Elementary	K-5	19	49,588	22	1	2	492	4	0	2	48	540	1988	n/a
Multiage Program	K-5	@ CHS Site	0	0	0	0	0	5	0	0	120	120	n/a	n/a
<b>Subtotal K-5</b>		<b>41.89</b>	<b>148,518</b>	<b>66</b>	<b>2</b>	<b>7</b>	<b>1,440</b>	<b>15</b>	<b>0</b>	<b>2</b>	<b>312</b>	<b>1,752</b>		

<b>Tolt Middle School</b>	6-8	40	85,157	32	2	3	720	6	0	0	144	864	1964	2009
<b>Subtotal 6-8</b>		<b>40</b>	<b>85,157</b>	<b>32</b>	<b>2</b>	<b>3</b>	<b>720</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>144</b>	<b>864</b>		

<b>Cedarcrest High School</b>	9-12	78	108,946	43	1	3	972	7	0	0	168	1,140	1993	2009
<b>Subtotal 9-12</b>		<b>78</b>	<b>108,946</b>	<b>43</b>	<b>1</b>	<b>3</b>	<b>972</b>	<b>7</b>	<b>0</b>	<b>0</b>	<b>168</b>	<b>1,140</b>		

<b>Total K-12</b>		<b>159.89</b>	<b>342,621</b>	<b>141</b>	<b>5</b>	<b>13</b>	<b>3,132</b>	<b>28</b>	<b>0</b>	<b>2</b>	<b>624</b>	<b>3,756</b>		
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\*Some teaching stations are used for purposes that do not allow them to be used as regular classrooms. E.g. computer labs, music classrooms, storage, special-ed pullout programs.

Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)	Support Facilities	Site Size (acres)	Building Area (Sq. Ft.)
Main/Trans Facility	adj. to Tolt MS	6,800	Stepping Stones (portable)	adj. to Carn. ES	1,500
District Office (portables)	adj. to Carn. ES	7,200	Extended day	adj. to CV. ES	1,910

## **SECTION 5 -- PROJECTED FACILITY NEEDS**

### **Near-term Facility Needs**

This Capital Facilities Plan has been organized in such a way as 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. Based upon current enrollment projections, the district has permanent capacity needs at all grade levels. To meet these capacity needs in the near-term, the District plans to construct a new K-12 Riverview Learning Center. The District is also in the preliminary planning stages of a new comprehensive K-8 school and anticipates that the construction of this school will be complete within the six years of this planning period.

### **Planned near-term non-capacity facility improvements**

In February, 2007 the voters of the Riverview School District approved a \$56,600,000 bond issue that will be utilized to finance a variety of improvements to the facilities of the district over a four year period. Capital improvements shall be made to Cedarcrest High, Tolt Middle School, Carnation Elementary, Eagle Rock Multi-Age Program, and Cherry Valley Elementary. The improvements include replacing heating and cooling systems in most of the buildings; modernization of Cherry Valley Elementary, and Cherry Valley Elementary; adding to and repairing of athletic facilities at Cedarcrest High. Capital improvements that are financed by this bond issue and increase capacity are detailed in the plan.

**Table 5.1  
School Enrollment and Capacity Projections 2009-10 through 2014-15**

<b>Elementary (K-5)</b>	<b>08-09 Actual</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>
Projected Enrollment	1,510	1,527	1,539	1,536	1,535	1,532	1,533
Capacity in Permanent Facilities	1,440	1,440	1,440	1,440	1,488	1,488	1,488
Capacity in New Perm. Facilities (New K-8)	0	0	0	0	0	0	200
Capacity in New Perm. Facilities (New Riverview Learning Center)				48			
<b>Net Surplus or (Deficit) in Perm. Facilities</b>	<b>-70</b>	<b>-87</b>	<b>-99</b>	<b>-48</b>	<b>-47</b>	<b>-44</b>	<b>155</b>
Capacity in Relocatables	312	312	312	312	312	312	312
Number of Relocatables	15	15	15	15	15	15	15
Capacity with Relocatables	1,752	1,752	1,752	1,800	1,800	1,800	2,000
<b>Net Surplus or (Deficit) in all Facilities</b>	<b>242</b>	<b>225</b>	<b>213</b>	<b>264</b>	<b>265</b>	<b>268</b>	<b>467</b>

<b>Middle School (6-8)</b>	<b>08-09 Actual</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>
Projected Enrollment	690	720	779	811	829	844	840
Capacity in Permanent Facilities	720	720	720	720	763	763	763
Capacity in New Perm. Facilities (New K-8)							520
Capacity in New Perm. Facilities (New Riverview Learning Center)				43			
<b>Net Surplus or (Deficit) in Perm. Facilities</b>	<b>30</b>	<b>0</b>	<b>-59</b>	<b>-48</b>	<b>-66</b>	<b>-81</b>	<b>443</b>
Capacity in Relocatables	144	144	144	144	144	144	144
Number of Relocatables	6	6	6	6	6	6	6
Capacity with Relocatables	864	864	864	907	907	907	1,427
<b>Net Surplus or (Deficit) in all Facilities</b>	<b>174</b>	<b>144</b>	<b>85</b>	<b>96</b>	<b>78</b>	<b>63</b>	<b>587</b>

<b>High School (9-12)</b>	<b>08-09 Actual</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>
Projected Enrollment	914	910	883	913	963	1,003	1,073
Capacity in Permanent Facilities	972	972	972	972	1,049	1,049	1,049
Capacity in New Perm. Facilities (P.E.)							
Capacity in New Perm. Facilities (New Riverview Learning Center)				77			
<b>Net Surplus or (Deficit) in Perm. Facilities</b>	<b>58</b>	<b>62</b>	<b>89</b>	<b>136</b>	<b>86</b>	<b>46</b>	<b>-24</b>
Capacity in Relocatables	168	168	168	168	168	168	168
Number of Relocatables	7	7	7	7	7	7	7
Capacity with Relocatables	1,140	1,140	1,140	1,217	1,217	1,217	1,217
<b>Net Surplus or (Deficit) in all Facilities</b>	<b>226</b>	<b>230</b>	<b>257</b>	<b>304</b>	<b>254</b>	<b>214</b>	<b>144</b>

<b>Surplus/Deficiency Capacity (K-12)</b>	<b>08-09 Actual</b>	<b>09-10</b>	<b>10-11</b>	<b>11-12</b>	<b>12-13</b>	<b>13-14</b>	<b>14-15</b>
Projected Enrollment	3,114	3,157	3,201	3,260	3,327	3,379	3,446
Capacity in Permanent Facilities	3,132	3,132	3,132	3,132	3,300	3,300	3,300
Capacity in New Perm. Facilities	0	0	0	168	0	0	720
Capacity in Perm. Facil. and Relocatables	<b>3,756</b>	<b>3,756</b>	<b>3,756</b>	<b>3,924</b>	<b>3,924</b>	<b>3,924</b>	<b>4,644</b>
Surplus Capacity with Relocatables	642	599	555	664	597	545	1,198
Surplus Capacity <i>without</i> Relocatables	18	-25	-69	40	-27	-79	574

**SECTION 6 - CAPITAL FACILITIES PLAN WITH GROWTH RELATED PROJECTS IDENTIFIED**

**Planned New Improvements - Construction to Accommodate Growth and Adequate Capacity**

As summarized in Table 6.1, the district plans to build on the site adjacent to Carnation Elementary a new Riverview Learning Center, which is funded by a bond issue approved by the voters in February of 2007. The district also plans to build on the site adjacent to Cedarcrest High School an additional Kindergarten through 8th grade school. However, the district may determine the site to be unsuitable and, as a result, acquire an alternative site. This project is scheduled begin construction in 2013 provided a new voter approved bond issue is secured to finance, in part, this project.

**Planned Improvements - To Existing Facilities that include a Growth Related Project**

As summarized in Table 6.2, the district plans technology upgrades which are funded by a capital projects levy approved by the voters in February of 2006 and a planned levy in 2010; and to modernize and enlarge the Cherry Valley Elementary facility; and to modernize the Carnation Elementary facility. Both of these projects will be completed in 2010-2011 and will be funded, in part, by a bond issue approved by the voters in February of 2007.

**Table 6.1  
Planned New Projects**

Project	Location	Capacity Added	Source of Funds*	% of project from New Development	Growth related project? Yes or No
<b>2010-2011</b>					
Riverview Learning Center	Carnation	168	Impact Fees, State Match, and local approved bond issue	100%	Yes
<b>2014 - 2015</b>					
New kindergarten through 8th grade	Duvall	720	Impact Fees, State Match, and local approved bond issue	100%	Yes

**Table 6.2  
Planned Projects to Existing Facilities**

Project	Location	Capacity Added	Source of Funds*	% of project as a result of New Development	Growth related project? Yes or No
<b>2009-2010</b>					
Technology Upgrades	All	-0-	Technology Levy	-0-	No
<b>2010-2011</b>					
Technology Upgrades	All	-0-	Technology Levy	-0-	No
Carnation Elementary modernization	All	-0-	2006 voter approved bonds and state match	-0-	No
Cherry Valley Elementary modernization and addition	All	-0-	2006 voter approved bonds and state match	-0-	No
<b>2011-2012</b>					
Technology Upgrades	All	-0-	Technology Levy	-0-	No
<b>2012-2013</b>					
Technology Upgrades	All	-0-	Technology Levy	-0-	No
<b>2013-2014</b>					
Technology Upgrades	All	-0-	Technology Levy	-0-	No
<b>2014-2015</b>					
Technology Upgrades	All	-0-	Technology Levy	-0-	No

\*\* Technology upgrades are based on using funds from the Technology Levy approved by voters in February 2006 and a Technology Levy planned for February 2010.

## **SECTION 7 - 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. In February, 2007 the voters of the Riverview School District approved a \$56,600,000 bond issue that will be utilized to finance a variety of improvements to the facilities of the district over a four year period.

### **Capital Projects Levies**

Capital Projects Levies are typically used to fund small construction projects and other capital improvements or acquisitions. A 50% 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 2006 for the upgrade of technology assets including new computers, upgrades to the network infrastructure, and software.

### **State Financial Assistance**

State financial assistance comes from the State's 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 Board of Education can establish a moratorium on certain projects.

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**

Table 7.1 is a summary of the budget that supports the elements of this Capital Facilities Plan. Each project budget represents the total project costs which include: acquisition, construction, taxes, planning, architectural and engineering services, permitting, environmental impact mitigation, construction testing and inspection, furnishings and equipment, escalation, and contingencies. In addition, it includes financing that is separated into three components: estimated state financial assistance, estimated impact fees, and projected local revenues (i.e., interest income and local levies).

Table 7.1  
2009 Capital Facilities Plan Budget

PROJECT	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	Total	Local Funds*	State Assistance	Impact Fees
<b>Growth Related Projects</b>										
Riverview Learning Center		\$5,600,000					\$5,600,000	\$3,900,000	\$1,200,000	\$500,000
New kindergarten through 8th grade						\$22,458,240	\$22,458,240	\$10,818,240	\$8,140,000	\$3,500,000
<b>Other Projects</b>										
Carnation Elementary modernization		\$12,400,000					\$12,400,000	\$10,000,000	\$2,400,000	
Cherry Valley Elementary modernization and addition		\$12,600,000					\$12,600,000	\$9,800,000	\$2,800,000	
Technology Acquisitions & Upgrades	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$660,000	\$3,960,000	\$3,960,000		
<b>Totals:</b>	\$660,000	\$31,260,000	\$660,000	\$660,000	\$660,000	\$23,118,240	\$57,018,240	\$38,478,240	\$14,540,000	\$4,000,000

Please see Appendix B for a breakdown of construction costs, by grade level, for purposes of allocating construction costs in the impact fee formula.



## **SECTION 8 -- 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 2009.

### **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 8.1  
Student Generation Rates (1)**

**Single Family Dwelling Unit**

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.320	0.374	0.445	0.457	<b>0.399</b>
Middle	0.152	0.145	0.118	0.125	<b>0.135</b>
High	0.158	0.146	0.245	0.093	<b>0.161</b>
Total	0.630	0.665	0.808	0.675	0.695

**Multi-Family Dwelling Unit**

	Auburn	Issaquah	Kent	Lk. Wash	Average
Elementary	0.079	0.102	0.296	0.132	<b>0.152</b>
Middle	0.034	0.049	0.075	0.049	<b>0.052</b>
High	0.042	0.052	0.111	0.031	<b>0.059</b>
Total	0.155	0.203	0.482	0.212	0.263

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

**Table 8.2**

**Impact Fee Schedule - All Jurisdictions**

Housing Type	Impact Fee per Unit
Single-family	\$5,648
Multi-family	\$2,233

(1)The District's student generation rates are based on a county-wide average as provided for in Ordinance No. 10162, Section R.

**Table 8.3  
SCHOOL IMPACT FEE CALCULATIONS**

DISTRICT: Riverview School District #407  
 YEAR: 2009  
 JURISDICTION: King County, Cities of Carnation and Duval

School Site Acquisition Cost:

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

	Facility Acreage	Cost/ Acre	Facility Capacity	Student	Student	Cost/ SFR	Cost/ MFR
				Factor SFR	Factor MFR		
Elementary	15.0	\$0	0	0.401	0.137	\$0.00	\$0.00
Middle	20.0	\$0	0	0.135	0.045	\$0.00	\$0.00
Senior	40.0	\$0	700	0.166	0.056	\$0.00	\$0.00
<b>TOTAL</b>						<b>\$0.00</b>	<b>\$0.00</b>

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	Student	Cost/ SFR	Cost/ MFR
				Factor SFR	Factor MFR		
Elementary	92.25%	\$7,844,990	248	0.399	0.152	\$11,643.40	\$4,435.58
Middle	92.25%	\$17,647,890	563	0.135	0.052	\$3,903.77	\$1,503.68
Senior	92.25%	\$2,565,360	77	0.161	0.059	\$4,948.23	\$1,813.33
<b>TOTAL</b>		<b>\$28,058,240</b>	<b>888</b>			<b>\$20,495.40</b>	<b>\$7,752.59</b>

Table 8.3 continued

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	7.75%	\$0	0	0.399	0.152	\$ -	\$ -
Middle	7.75%	\$0	24	0.135	0.052	\$0	\$0
Senior	7.75%	\$0	0	0.161	0.059	\$ -	\$ -
<b>TOTAL</b>						<b>\$0.00</b>	<b>\$0.00</b>

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	\$168.79	90	44.0%	0.399	0.152	\$2,666.95	\$1,015.98
Middle	\$168.79	117	44.0%	0.135	0.052	\$1,173.06	\$451.84
Senior	\$168.79	130	44.0%	0.161	0.059	\$1,554.42	\$569.63
<b>TOTAL</b>						<b>\$5,394.43</b>	<b>\$2,037.45</b>

Tax Payment Credit:	SFR	MFR
Average Assessed Value	\$465,802	\$152,977
Capital Bond Interest Rate	4.96%	4.96%
Years Amortized	10	10
Property Tax Bond Rate	1.0559	1.0559
<b>Present Value of Revenue Stream</b>	<b>\$3,805.25</b>	<b>\$1,249.71</b>

Fee Summary	Single Family	Multiple Family
Site Acquisition Cost	\$0	\$0
Permanent Facility Cost	\$20,495	\$7,753
Temporary Facility Cost	\$0	\$0
State Match Credit	(\$5,394.43)	(\$2,037.45)
Tax Payment Credit	(\$3,805.25)	(\$1,249.71)
FEE (AS CALCULATED)	\$11,295.32	\$4,465.84
50% FEE (AS DISCOUNTED)	\$5,647.66	\$2,232.92
<b>FINAL FEE (ALL)</b>	<b>\$5,647.66</b>	<b>\$2,232.92</b>

## APPENDIX A

### DEFINITIONS

Throughout the Capital Facilities Plan a number of terms are used which are defined as follows:

**Area Cost Allowance.** WAC 180-27-060 establishes guidelines for determining the per square foot area cost allowance for new school construction. Projects funded as part of the July 1, 2006 release of State Assistance Construction Grants will be funded at an area cost allowance of \$154.22 per square foot of eligible area.

**CFP.** Capital Facilities Plan - refers to this document.

**GFA (per student).** Gross floor area per student.

**GMA.** Washington State Growth Management Act.

**Multi-Family Dwelling Unit.** In King County, three or more attached residential dwelling units.

**Single-Family Dwelling Unit.** In King County, detached residential dwelling units including duplexes and mobile homes. In Snohomish County, a detached residential dwelling unit designed for occupancy by a single family or household.

**Student Factor or Student Generation Rate.** The Student Factor is the average number of students by grade span (elementary, junior high, and high school) typically generated by each housing type. Student Factors are typically based on census data or empirical studies conducted by the school district.

**Teaching Station.** A facility space (classroom) specifically dedicated to implementing the district's educational program. In addition to traditional classrooms, these spaces can include computer labs, auditoriums, gymnasiums, music rooms and other special education and resource rooms.

**Unhoused Students.** District enrolled students who are housed in portable temporary classroom space, or in permanent classrooms in which the maximum class size is exceeded.

**WAC.** Washington Administrative Code

# Appendix B Project cost allocation by enrollment

Riverview Learning Center		Parade	Clip	Alt.Middle School	Alt.High School	Total						
Head Count							%	cost distribution	Elementary	Middle School	High School	
K		7				7	4.17%	\$233,520	\$233,520			
1		7				7	4.19%	\$234,640	\$234,640			
2		6				6	3.57%	\$199,920	\$199,920			
3		9				9	5.36%	\$300,160	\$300,160			
4		15				15	8.93%	\$500,080	\$500,080			
5		4				4	2.38%	\$133,280	\$133,280			
6		11				11	6.55%	\$366,800	\$366,800			
7		10		6		16	9.52%	\$533,120	\$533,120			
8		7		9		16	9.52%	\$533,120	\$533,120			
9		10	1		4	15	8.93%	\$500,080	\$500,080	\$366,800		\$500,080
10		7	5		4	16	9.52%	\$533,120	\$533,120	\$533,120		\$533,120
11		10	10		3	23	13.69%	\$766,080	\$766,080	\$533,120		\$766,080
12		5	14		4	23	13.69%	\$766,640	\$766,640	\$533,120		\$766,080
Total		108	30	15	15	168	100.02%	\$5,600,000	\$1,601,600	\$1,433,040	\$2,565,360	
<b>K- 8 grade facility</b>												
Head Count						Total	percentage	cost distribution	Elementary	Middle School	High School	
K		35				35	4.86%	\$1,091,470	\$1,091,470			
1		35				35	4.86%	\$1,091,470	\$1,091,470			
2		35				35	4.86%	\$1,091,470	\$1,091,470			
3		35				35	4.88%	\$1,095,962	\$1,095,962			
4		30				30	4.17%	\$936,509	\$936,509			
5		30				30	4.17%	\$936,509	\$936,509			
6		173				173	24.01%	\$5,392,223		\$5,392,223		
7		173				173	24.03%	\$5,396,715		\$5,396,715		
8		174				174	24.17%	\$5,425,912		\$5,425,912		
Total		720	0	0	0	720	100.01%	\$22,458,240	\$6,243,390	\$16,214,850	\$0	\$0
<b>Riverview Learning Center &amp; K- 8 grade facility Grand Total</b>												
								\$26,058,240	\$7,844,990	\$17,647,890	\$2,565,360	

*2009 Capital Facilities Plan*

*Issaquah School District No. 411  
Issaquah, Washington*

*Adopted July 8, 2009  
Resolution No. 952*

*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.*

ATTACHMENT D

2009-579

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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 March, 2009.

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. All 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 relocatable 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. It is the Board's intent to reduce the K-2 class size ratio to 18 and grades 3-5 to 22 if Initiative 728 funding is provided by the legislature. 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.

## TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of one elementary school, adding classrooms to all three high schools, expansion of Maywood Middle School and converting Pacific Cascade Freshman High School to a middle school to meet the needs of elementary and middle school capacity needs. Planning the need for new schools 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 issue passed on February 7, 2006, 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 found on page 21.

## 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 school from future developments. District wide statistics show that new single-family homes currently generate 0.374 elementary student, 0.145 middle school student, 0.146 high school student, for a total of 0.664 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.102 elementary student, 0.049 middle school student, 0.052 high school student, for a total of 0.203 school aged student per residence (see Table 3).

Generation rates are the same as those used in 2008. Current housing market conditions suggest using 2008 rates and recalculating rates in 2010 when market conditions are more likely to reflect stable trends.

## NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools. The District currently does qualify for state match funding for new K-12 construction.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity to serve 6,564 students at the elementary level. Appendix B, (page 18) shows a permanent capacity for 3,124 students at the middle/junior high school level Appendix C (page 19) shows a permanent capacity of 5,120 students at the high school level. Current enrollment is identified on page 8. The District elementary population for the 2008-2009 school year is 7023. This leaves the District's elementary enrollment over permanent capacity at the elementary level by 459 students (Appendix A). At the middle/junior high school level, the District population for the 2008-2009 school year is 3804. This is 680 students over permanent capacity (Appendix B). At the high school level the district has the permanent capacity to accommodate an additional 467 students (Appendix C).

Based upon the District's student generation rates, the District expects that .664 student will be generated from each new single family home in the District and that .203 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A,B, and C) and if no capacity improvements are made by the year 2016-17, the District elementary population will be over its permanent capacity by 441 students, at the middle school level by 840 students, and an excess capacity of 495 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 include the following capacity projects:

Facility	Projected Completion Date	Location	Capacity
Expand Skyline High School	2010	Issaquah Plateau	370
Expand Issaquah High School	2010	Issaquah	370
Expand Liberty High School	2012	Renton	280
Expand Maywood Middle School	2011	Renton	175
Elem School 15	2010	Issaquah Plateau.	584

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 the anticipate state match and future tax payments. The resulting impact fee is then discounted further. 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 - .100 and the adopted local ordinances.

## 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 2009-2010 through 2023-2024 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

ISSAQUAH SCHOOL DISTRICT

Actual Student Counts 2000-01 Through 2008-09  
Enrollment Projections 2009-10 Through 2023-24

Year	FTE Enrollment													Total				
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH		Total			
2000-01	462	1025	1094	1157	1181	1173	1154	1049	1074	1108	1024	934	887	13,322	6092	3277	3953	13,322
2001-02	475	1072	1069	1127	1171	1155	1201	1159	1072	1143	1128	969	888	13,629	6069	3432	4128	13,629
2002-03	458	1059	1101	1062	1150	1204	1166	1213	1174	1131	1129	1054	896	13,797	6034	3553	4210	13,797
2003-04	497	1074	1118	1143	1106	1159	1237	1196	1231	1201	1133	1062	956	14,113	6097	3664	4352	14,113
2004-05	506	1128	1151	1188	1161	1136	1203	1274	1238	1286	1212	1014	942	14,438	6270	3715	4453	14,438
2005-06	548	1173	1160	1223	1238	1233	1193	1236	1304	1264	1281	1096	912	14,861	6575	3733	4553	14,861
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153	6749	3707	4698	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,340	6889	3745	4707	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480
2009-10	587	1275	1363	1268	1350	1253	1286	1269	1251	1272	1179	1089	1083	15,524	7095	3806	4623	15,524
2010-11	579	1307	1301	1383	1281	1372	1257	1276	1262	1256	1235	1050	941	15,499	7223	3795	4481	15,499
2011-12	554	1287	1332	1312	1387	1294	1363	1238	1262	1262	1212	1103	893	15,498	7166	3863	4470	15,498
2012-13	562	1228	1308	1334	1308	1398	1279	1339	1218	1253	1214	1080	940	15,464	7140	3837	4488	15,464
2013-14	552	1254	1256	1324	1340	1331	1391	1263	1329	1222	1215	1091	926	15,493	7056	3983	4454	15,493
2014-15	574	1231	1279	1271	1328	1357	1326	1375	1251	1330	1182	1085	936	15,525	7040	3952	4533	15,525
2015-16	575	1276	1257	1292	1275	1345	1350	1309	1362	1251	1289	1052	929	15,563	7020	4021	4522	15,563
2016-17	574	1277	1301	1268	1295	1291	1337	1332	1295	1361	1209	1159	895	15,595	7005	3964	4625	15,595
2017-18	574	1273	1302	1312	1271	1311	1283	1319	1318	1294	1320	1081	1002	15,660	7044	3920	4697	15,660
2018-19	569	1276	1299	1315	1316	1289	1304	1266	1306	1319	1254	1192	925	15,628	7063	3877	4689	15,628
2019-20	574	1264	1301	1312	1318	1333	1281	1287	1253	1306	1278	1124	1035	15,669	7103	3822	4744	15,669
2020-21	574	1276	1290	1313	1315	1335	1326	1264	1274	1253	1265	1149	968	15,602	7103	3864	4635	15,602
2021-22	574	1275	1301	1302	1317	1332	1328	1308	1251	1274	1211	1136	992	15,601	7101	3887	4614	15,601
2022-23	574	1275	1301	1313	1305	1334	1325	1310	1295	1251	1232	1083	980	15,577	7102	3930	4545	15,577
2023-24	574	1275	1301	1313	1317	1322	1326	1307	1297	1295	1209	1104	926	15,567	7102	3931	4535	15,567



**Single Family Student Generation Factor**

	# Sold					AVERAGE PER UNIT			
		K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
<b>Single Family Development</b>									
Aspen Meadows	52	22	12	12	46	0.423	0.231	0.231	0.885
Autumn Meadows	52	15	4	4	23	0.288	0.077	0.077	0.442
Beaver Lake Estates	172	65	37	33	135	0.378	0.215	0.192	0.785
Canterfield @ Redford Ranch	77	23	10	8	41	0.299	0.130	0.104	0.532
China Falls	78	17	10	8	35	0.218	0.128	0.103	0.449
Highlands @ Newcastle	152	51	12	7	70	0.336	0.079	0.046	0.461
Issaquah Highlands	1202	306	102	99	507	0.255	0.085	0.082	0.422
Lakemont Findley Court	42	3	5	5	13	0.071	0.119	0.119	0.310
Lakemont Long Shadow Ridge	43	7	5	16	28	0.163	0.116	0.372	0.651
Licorice Fern 2	85	34	18	16	68	0.400	0.212	0.188	0.800
Maple Station	27	16	3	3	22	0.593	0.111	0.111	0.815
Maureen Highlands div 1,2,3	125	26	11	7	44	0.208	0.088	0.056	0.352
Park Hill @ Newcastle	32	19	5	9	33	0.594	0.156	0.281	1.031
Pinnacle @ Lakemont	48	12	7	7	26	0.250	0.146	0.146	0.542
Redhawk	48	13	4	5	22	0.271	0.083	0.104	0.458
Renaissance Ridge	270	144	47	66	257	0.533	0.174	0.244	0.952
Reserve @ Newcastle	125	21	7	7	35	0.168	0.056	0.056	0.280
Sara's Crossing	55	28	9	11	48	0.509	0.164	0.200	0.873
Seneca	25	7	1	1	9	0.280	0.040	0.040	0.360
Silverleaf	53	18	11	7	36	0.340	0.208	0.132	0.679
Stonegate	53	36	8	11	55	0.679	0.151	0.208	1.038
Talus	349	68	35	53	156	0.195	0.100	0.152	0.447
Traditions	95	33	10	13	56	0.347	0.105	0.137	0.589
Trossachs	865	580	234	202	1016	0.671	0.271	0.234	1.175
Wesley Park I & II	226	82	29	27	138	0.363	0.128	0.119	0.611
Windwood	109	44	20	20	84	0.404	0.183	0.183	0.771
<b>TOTALS</b>	<b>4567</b>	<b>1706</b>	<b>663</b>	<b>665</b>	<b>3034</b>	<b>0.374</b>	<b>0.145</b>	<b>0.146</b>	<b>0.664</b>
<b>SINGLE FAMILY</b>									
Elementary School		0.374							
Middle School 6 - 8		0.145							
High School 9 - 12		0.146							
<b>TOTAL</b>		<b>0.664</b>							

## STUDENT GENERATION MULTI-FAMILY

Multi-Family Development	#Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Highland Garden Apts	51	51	33	21	14	68	0.647	0.412	0.275	1.333
Palomino Condos @ Redford	60	60	3	1	2	6	0.050	0.017	0.033	0.100
Summer Hill Condos	168	168	19	9	11	39	0.113	0.054	0.065	0.232
Sterling Square @Trossachs	174	174	12	5	3	20	0.069	0.029	0.017	0.115
Fairfield Green Apts	59	59	7	3	10	20	0.119	0.051	0.169	0.339
Sierra Apts	92	92	6	3	4	13	0.065	0.033	0.043	0.141
Issaquah Highlands Multi	688	644	29	13	15	57	0.045	0.020	0.023	0.089
Daybreak Apts	90	90	7	2	1	10	0.078	0.022	0.011	0.111
Cascade Lookout	33	33	2	2	1	5	0.061	0.061	0.030	0.152
Trillium Heights Apts	74	74	7	2	2	11	0.095	0.027	0.027	0.149
The Hamptons	124	101	0	0	1	1	0.000	0.000	0.010	0.010
Parterra @ Newcastle	140	78	6	2	3	11	0.077	0.026	0.038	0.141

MULTI-FAMILY	
Elementary K - 5	0.102
Middle School 6 - 8	0.049
High School 9 - 12	0.052
<b>TOTAL</b>	<b>0.203</b>

## INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 14,068 students in permanent facilities and 2,280 students in portables. The projected student enrollment for the 2009-2010 school year is expected to be 15,524 leaves a permanent capacity deficit of 1,456. Adding portable classrooms into the capacity calculations gives us a capacity of 16,348 with a surplus capacity of 824 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 on Page 8.

### EXISTING FACILITIES

### LOCATION

#### **GRADE SPAN K-5:**

Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-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 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 <sup>th</sup> Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah

#### **GRADE SPAN 6-8:**

Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

#### **GRADE SPAN 9-12:**

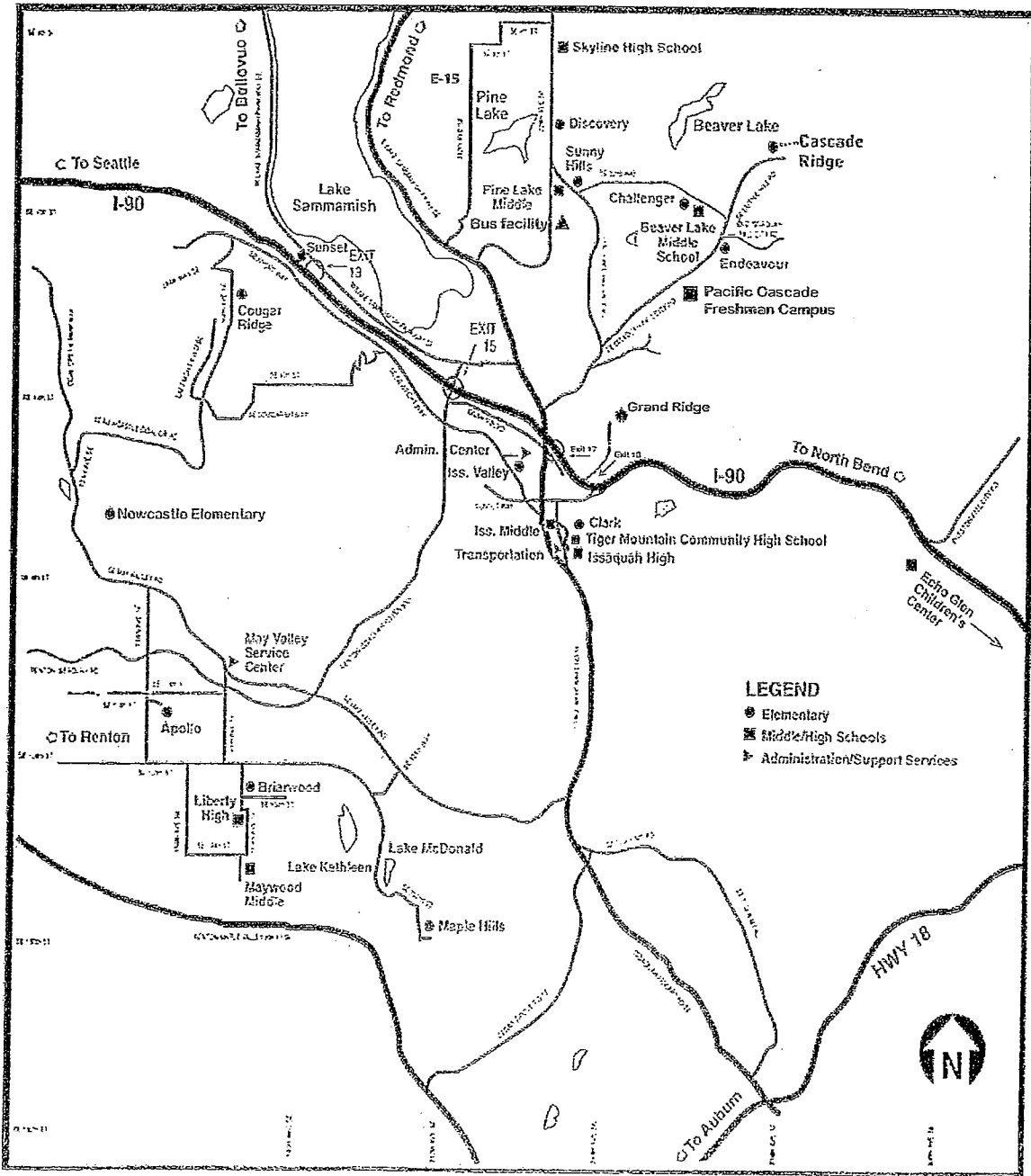
Pacific Cascade Freshman Campus	24635 SE Issaquah Fall City Rd, Issaquah
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 <sup>th</sup> Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah

#### **SUPPORT SERVICES:**

Administration Building	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 Ave S.E., Sammamish

SITE LOCATION MAP

**Issaquah School District**  
 565 NW Holly Street, Issaquah, WA 98027  
 (425) 837.7000  
[www.issaquah.wednet.edu](http://www.issaquah.wednet.edu)



## THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. In February 2007 the Issaquah School Board authorized converting Pacific Cascade Freshman Campus from a 9<sup>th</sup> grade only high school to a 5<sup>th</sup> middle school. All 9<sup>th</sup> grade students will then be served by the District's three comprehensive high schools. To accommodate this Issaquah High and Skyline High schools will be expanded to meet the space needs of the returning freshman and to accommodate growth. The District will expand Liberty High School and Maywood Middle School to accommodate growth experienced in the south end of the District. 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 \$250,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 15,524 FTE students for the 2009-2010 school year and 15,525 FTE students in the 2014-2015 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

## Projected Capacity to House Students

Years	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
*Permanent Capacity							
High School	14808	14771	15950	15950	15950	15950	15950
Middle School		420					
Elementary School	740						
Utilization Rate @ 95%		175					
Subtotal (Sum at 95% Utilization Rate)		584					
Portables							
Total Capacity	14771	15950	15950	15950	15950	15950	15950
Projected FTE Enrollment	2280	2280	2280	2280	2280	2280	2280
Permanent Capacity	17051	18230	18230	18230	18230	18230	18230
Permanent Cap w/Portables	15478	15524	15499	15498	15464	15493	15525
(surplus/deficit)	-707	426	451	452	486	457	425
	1573	2706	2731	2732	2766	2737	2705

\* 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. The 2010-11 Permanent Capacity number reflects the conversion of Pacific Cascade Freshman Campus, a high school, to a middle school facility, and the resulting shift in student capacity.

## SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411  
YEAR 2009

### 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	10.00	\$300,000	584	0.374	0.102	\$1,919	\$523
Middle/JR High	0.00	\$0	855	0.145	0.049	\$0	\$0
High	0.00	\$0	0	0.146	0.052	\$0	\$0
<b>TOTAL</b>						<b>\$1,919</b>	<b>\$523</b>

### 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	95.24%	\$20,350,000	584	0.374	0.102	\$12,397	\$3,378
Middle/JR High	95.24%	\$1,107,400	175	0.145	0.049	\$875	\$295
High	95.24%	\$32,395,500	1,160	0.146	0.052	\$3,873	\$1,385
<b>TOTAL</b>						<b>\$17,144</b>	<b>\$5,058</b>

### 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	4.76%	\$0	40	0.374	0.102	\$0	\$0
Middle/JR High	4.76%	\$0	52	0.145	0.049	\$0	\$0
High	4.76%	\$0	56	0.146	0.052	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

### 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	\$168.79	90	37.10%	0.374	0.102	\$2,105	\$574
Middle/JR High	\$0.00	0	0.00%	0.000	0.000	\$0	\$0
High School	\$168.79	130	0.00%	0.145	0.049	\$0	\$0
<b>TOTAL</b>						<b>\$2,105</b>	<b>\$574</b>

### Tax Payment Credit:

Average Assessed Value		SFR	MFR
Capital Bond Interest Rate		\$617,250	\$310,017
Net Present Value of Average Dwelling		5.05%	5.05%
Years Amortized		\$4,754,689	\$2,388,067
Property Tax Levy Rate		10	10
Present Value of Revenue Stream		\$2.16	\$2.16
Fee Summary:		\$10,270	\$5,158

	Single Family	Multi- Family
Site Acquisition Costs	\$1,918.92	\$522.88
Permanent Facility Cost	\$17,144.22	\$5,057.51
Temporary Facility Cost	\$0.00	\$0.00
State Match Credit	(\$2,105.29)	(\$573.66)
Tax Payment Credit	(\$10,270.13)	(\$5,158.22)
<b>FEE (AS CALCULATED)</b>	<b>\$6,687.73</b>	<b>(\$151.50)</b>
<b>FEE (AS DISCOUNTED)</b>	<b>\$3,343.86</b>	<b>(\$75.75)</b>
<b>FINAL FEE</b>	<b>\$3,344</b>	<b>\$0</b>

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.

<b>BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS</b>
--

**SCHOOL SITE ACQUISITION COST:**

- Elementary     \$300,000/ acre for elementary site
- Middle School   No new sites are being considered.
- High School     No high school sites are planned for purchase within the next six years.

**SCHOOL CONSTRUCTION COST:**

- Elementary     \$20,350,000 is the cost of the project budget for Elem. #15
- Middle School   No new middle schools are planned. \$1,107,400 is planned for the expansion of Maywood Middle School.
- High School     \$32,395,000 is budgeted for expansion of 3 high schools.

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

Total Square Footage	1,974,651
Permanent Square Footage (OSPI)	1,879,479
Temporary Square Footage	95,172

**TEMPORARY FACILITY COST:**

No new portables are considered in this plan.

**STATE MATCH CREDIT:**

Current Area Cost Allowance	\$168.79
Percentage of State Match	37.10%



2008 - 2009 Elementary School Capacities

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS	ROOM CAPACITY (200)**	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY @ 910K*	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 910K*	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ. HEADCOUNT	PERMANENT GAP OVERAGE OR SHORTAGE***	EXISTING PORT OVERAGE OR SHORTAGE****
APOLLO	19	380	5	60	440	3	60	500	0	0	500	3	450	50	2.5
BRIARWOOD	18	350	1	12	372	5	100	472	0	0	472	5	414	58	3.4
CASCADE RIDGE	24	480	2	24	504	6	160	664	0	0	664	8	571	93	6.0
CHALLENGER	20	400	3	36	436	10	200	636	0	0	636	10	628	8	2.2
CLARK	16	320	1	12	332	6	160	492	0	0	492	6	324	168	14.6
COUGAR RIDGE	22	440	2	24	464	6	160	624	0	0	624	8	546	78	6.7
DISCOVERY	22	440	2	24	464	6	160	624	0	0	624	8	594	70	6.1
ENDEAVOUR	22	440	2	24	464	10	200	664	0	0	664	10	657	7	0.6
GRAND RIDGE	28	560	2	24	584	10	200	784	0	0	784	10	941	157	13.6
ISSAQ VALLEY	20	400	2	24	424	3	60	484	0	0	484	3	500	16	1.4
MAPLE HILLS	21	420	3	36	456	2	40	496	0	0	496	2	437	59	5.1
NEWCASTLE	24	480	2	24	504	0	0	504	0	0	504	0	520	16	1.4
SUNNY HILLS	28	560	1	12	572	2	40	612	0	0	612	2	574	38	3.3
SUNSET	25	500	4	48	548	4	80	628	0	0	628	4	572	56	4.8
TOTAL	309	6180	32	384	6564	61	1620	5934	0	0	6184	61	7723	1607	132

\*Minus excluded spaces for special program needs  
 \*\*Average of staffing ratios with 1:728 target of 1:19 K-2, 1:22 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.

2008-2009 Middle School Capacities

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ HEADCOUNT	PERMANENT CAP. OVER OR SHORT	EXISTING PORT. OVER OR SHORT
BEAVER LAKE	30	780	2	24	304	10	260	3064	0	0	1064	10	1064	300	83
ISSAQ MIDDLE	29	754	2	24	778	6	156	934	2	52	986	6	986	243	66
MAYWOOD	31	806	3	36	842	4	104	946	4	104	1050	8	909	109	10
PINE LAKE	26	676	2	24	700	8	208	308	0	0	908	8	881	216	18
<b>TOTAL</b>	<b>116</b>	<b>3016</b>	<b>9</b>	<b>108</b>	<b>3124</b>	<b>28</b>	<b>728</b>	<b>3052</b>	<b>6</b>	<b>156</b>	<b>4008</b>	<b>34</b>	<b>3806</b>	<b>-338</b>	<b>-447</b>

\*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.

## 2008-2009 High School Capacities

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	SEPT. 2009 PROJ. HEADCOUNT	PERM CAP. OVER OR SHORT**	EXISTING PROJ. OVER OR SHORT**
ISSAQ HIGH	52	1456	2	24	1480	2	56	1536	6	168	1704	8	1207	189	252
LIBERTY HIGH	41	1148	3	36	1184	0	0	1184	0	0	1184	0	1109	16	16
TIGER MTN	0	0	7	84	84	0	0	84	0	0	84	0	77	3	3
SKYLINE HIGH	52	1456	2	24	1480	2	56	1536	2	56	1592	12	1241	165	218
PCFC	31	868	2	24	892	4	112	1004	0	0	1004	4	928	81	86
<b>TOTAL</b>	<b>145</b>	<b>4060</b>	<b>14</b>	<b>168</b>	<b>5120</b>	<b>8</b>	<b>224</b>	<b>3344</b>	<b>8</b>	<b>224</b>	<b>5568</b>	<b>24</b>	<b>4582</b>	<b>302</b>	<b>515</b>

\*Minus excluded spaces for special program needs  
 \*\*9/1/09 Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)  
 \*\*\*9/1/09 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.

### 2008-2009 District Total Capacity

# OF CLASSROOMS*	570	13256	55	660	14808	117	2572	17380	0	380	17760	139	16091	-2023	1289
ROOM CAPACITY															
# OF HANDICAP ROOMS															
H/C ROOM CAPACITY (12)															
PERMANENT CAPACITY															
# OF EXISTING PORTABLES															
PORTABLE CAPACITY (28)															
CURRENT SCHOOL CAPACITY															
FUTURE PORTABLES															
ADTL. PORTABLE CAPACITY (28)															
MAXIMUM SCHOOL CAPACITY															
MAXIMUM # OF PORTABLES															
SEPT. 2009 PROJ. HEADCOUNT															
PERMANENT CAPACITY (95%)															
TOTAL CAPACITY/EXISTING PORT. (95%)															

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

## Six-Year Finance Plan

(\$ in \$1,000's)

BUILDING	N/M*	2009	2010	2011	2012	2013	2014	Cost to		UNSECURED LOCAL ***
								Complete	LOCAL/STATE**	
Skyline High School	M	\$7,000,000	\$20,000,000	\$7,000,000				\$34,000,000	\$34,000,000	
Issaquah High School	M	\$15,000,000	\$40,000,000	\$40,000,000	\$9,000,000			\$104,000,000	\$104,000,000	
Liberty High School	M		\$250,000	\$5,000,000	\$8,550,000	\$1,000,000		\$14,800,000	\$14,800,000	
Maywood Middle School	M	\$250,000	\$2,000,000	\$4,000,000				\$6,250,000	\$6,250,000	
Elementary #15	N	\$6,000,000	\$12,000,000	\$4,000,000				\$22,000,000	\$22,000,000	
Portables	N							\$0	\$0	
<b>TOTALS</b>		<b>\$28,252,009</b>	<b>\$28,252,009</b>	<b>\$80,002,011</b>	<b>\$8,550,000</b>	<b>\$1,000,000</b>		<b>\$181,050,000</b>	<b>\$181,050,000</b>	<b>\$0</b>

\*N = New Construction M = Modernization

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

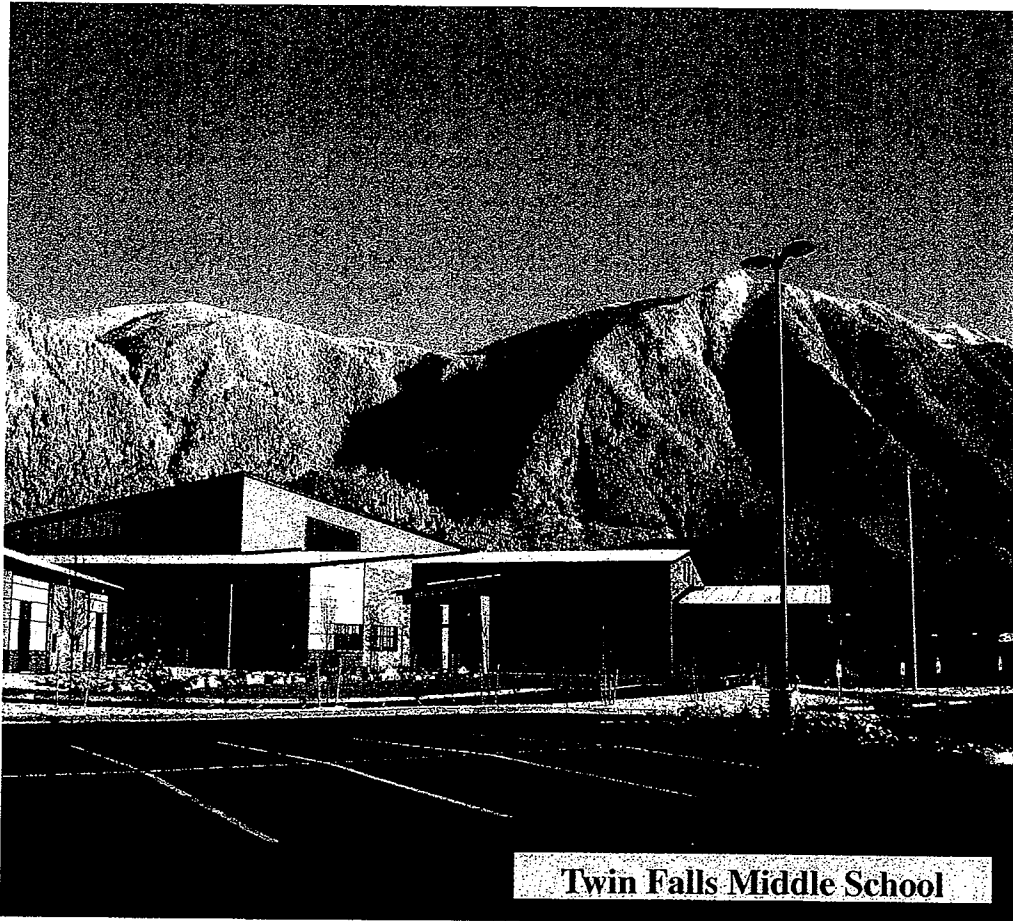
\*\*\*School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaq. School District.

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

16698-

**SNOQUALMIE VALLEY SCHOOL DISTRICT 410**

**CAPITAL FACILITIES PLAN 2009**



**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 25, 2009**

ATTACHMENT E

**2009-579**

**Snoqualmie Valley School District No. 410**  
**Snoqualmie, Washington**  
**(425) 831-8000**

**Board of Directors**

	<u>Position Number</u>	<u>Term</u>
Rudy Edwards	1	1/1/06 – 12/31/09
Caroline Loudenback	2	1/1/08 – 12/31/11
Craig Husa	3	2/12/09 – 12/31/09
Marci Busby	4	1/1/06 – 12/31/09
Dan Popp	5	12/11/08 – 12/31/09

**Central Office Administration**

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Director of Instructional Technology	Jeff Hogan
Director of Business Services	J. Ronald Ellis

**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  
G. Joel Aune, Superintendent

**Mount Si High School**

8651 Meadowbrook Way S.E.  
Snoqualmie, WA 98065  
(425) 831-8100  
Randy Taylor, Principal

**Cascade View Elementary**

34816 SE Ridge Street  
Snoqualmie, WA 98065  
(425) 831-4100  
Tim Nootenboom, Principal

**Two Rivers School**

330 Ballarat Ave.  
North Bend, WA 98045  
(425) 831-4200  
Tom Athanases, Principal

**Fall City Elementary**

33314 S.E. 42nd  
Fall City, WA 98027  
(425) 831-4000  
Dan Schlotfeldt, Principal

**Chief Kanim Middle School**

32627 S.E. Redmond-Fall City Rd.  
P.O. Box 639  
Fall City, WA 98024  
(425) 831-4000  
Kirk Dunckel, Principal

**North Bend Elementary**

400 East Third Street  
North Bend, WA 98045  
(425) 831-8400  
Jim Frazier, Principal

**Snoqualmie Middle School**

9200 Railroad Ave S.E.  
Snoqualmie, WA 98065  
(425) 831-8450  
Vernie Newell, Principal

**Opstad Elementary**

1345 Stilson Avenue S.E.  
North Bend, WA 98045  
(425) 831-8300  
John Jester, Principal

**Twin Falls Middle School**

46910 SE Middle Fork Road  
North Bend, WA 98045  
(425) 831-4150  
Ruth Moen, Principal

**Snoqualmie Elementary**

39801 S.E. Park Street  
Snoqualmie, WA 98065  
(425) 831-8050  
Cori Pflug, Principal



**SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410**

**2009  
SIX-YEAR CAPITAL FACILITIES PLAN**

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## INTRODUCTION

The 2009 Six-Year Capital Facilities Plan has been prepared by the Snoqualmie Valley School District as the District's facilities planning document, in compliance with the requirements of Washington's Growth Management Act and the King County Code Title 21A.43.

The King County Council adopted the District's first Capital Facilities Plan in September of 1992. As a result impact fees began to be collected in 1993. In order for impact fees to continue to be collected, the District must do an annual update to its Capital Facilities Plan. The annual update must be approved by both the School District's Board of Directors, and the King County Council. This document incorporates updated information regarding the District's plans for future facilities as of May 2009.

The King County Code Title 21A.43 provides for impact fees to be collected in unincorporated portions of the District. This Capital Facilities Plan explains the need for and establishes the amount of those impact fees. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend. The cities of Snoqualmie and North Bend have each issued a Comprehensive Plan, which incorporates this Capital Facilities Plan by reference. Both cities have enacted school-impact-fee ordinances. Each city will need to adopt the updated Plan and the fees contained in the Plan.

## STANDARD OF SERVICE

In order to determine the capacity of the District's facilities, the King County Code Title 21A.43 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 in the District's judgment, best serve its student population.

For the purpose of this plan, the standard of service of the Snoqualmie Valley School District is 23 students per classroom for kindergarten through grade 5, 25 students per classroom for grades 6 through 8, and 27 students per classroom for grades 9 through 12. The passage of Initiative 728 provided some of the monies needed to support this standard of service. The District will monitor recent legislative cuts to Initiative 728 funding and may make classroom size adjustments as appropriate. The standard of service described above determines the Program Capacity at each school listed later in this plan.

Currently, rooms designed for special use are not counted as classrooms. Students may be provided music instruction and physical education in a separate classroom or facility. Students may have scheduled time in a special computer lab and special education programs for students with disabilities may be provided in a self-contained classroom. There is a pull-out program at some elementary schools for reading and for highly capable programs. Portable classrooms are considered interim housing for student programs.

Historically, a new school has been constructed in the District when funding became available through locally approved bonds, state construction match funds, and developer impact fees. The District's third middle school, Twin Falls Middle School, recently opened in September 2008. Twin Falls was funded primarily with the remaining proceeds of bonds approved by voters in May 2003. In March 2009, the District's voters approved bonds to fund temporary classrooms at Mount Si High School as well as upgrades to most of the District's facilities.

The enrollment projections included in this plan confirm the need for additional housing at all grade levels (most of which are necessary to accommodate students generated from new residential development). The District has identified an immediate need during the six years of this Plan for new high school capacity. The District will need to present a bond proposal to the voters for this purpose. In addition, in the near future, the District may need to add new elementary school capacity. This would also be subject to voter approval of a construction bond.

## INVENTORY OF SCHOOLS

### AND

## PROGRAM CAPACITY INFORMATION

An inventory of current permanent district facilities indicates a capacity to house 5,120 students, with an inventory of relocatable capacity to house 1,500 additional students. The October enrollment for the 2008-2009 School Year was 5,528 full-time-equivalent students. Enrollment forecasts are included in the next section of this plan.

Program capacity is determined by a school facility's design and how it is used to educate students. Program capacity is the maximum level of students that can be served educationally at each school.

In developing the program capacity information for Snoqualmie Valley School District, a survey of facilities was conducted. Each school principal described how teaching spaces were being used, i.e., the type of program offered, the numbers of students in each program, and the number of times the class was taught each day and the number and type of classrooms available. Supplemental program needs were also identified; such as special education, highly capable, music and computer instruction. This data enabled the District to develop definitions, numbers and types of teaching stations and programs. Due to changes in the instructional program, there has been a reduction in the number of classrooms available at some schools.

Although the age of school buildings in Snoqualmie Valley School District covers fifty years, a goal of the program capacity survey was to achieve a balance between the variety of school facilities' designs and the current education program. Each school building's original design was based on elements which included the community's expectations and available funding at the time of design. With this in mind, today's education program decisions are tied to school facility design decisions made in the past.

Recently, using the proceeds from a May 2003 bond authorization, impact fees and mitigation payments, the District completed several projects that added new classrooms and square footage. These projects included major construction at the following locations: Mount Si High School, Cascade View Elementary School, Chief Kanim Middle School, and Fall City Elementary School. Bond monies also funded a District-wide fiber-optic communications network. The District's third middle school, Twin Falls Middle School, was recently completed with proceeds from the 2003 bond authorization. It was occupied in September of 2008.

In March 2009, the District's voters approved a \$27.5 million bond to fund critical repairs and upgrades at District schools and to fund 12 new relocatable classrooms at Mount Si High School. The District's Board of Directors will be working on a ballot proposition to present to voters in the near future to address the facilities needs outlined in this plan.

**Inventory of Permanent School Facilities and Related Program Capacity  
2009**

**ELEMENTARY**

Facility	Address	Grade Span	Program Capacity	** Building Sq Feet
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K-5	530	59,000
FALL CITY	33314 SE 42nd Place Fall City, Washington	K-5	440	48,557
NORTH BEND	400 E 3rd Street North Bend, Washington	K-5	410	53,419
OPSTAD	1345 Stilson Av SE North Bend, Washington	K-5	550	57,436
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K-5; Preschool	460	48,717
<b>TOTAL ELEMENTARY CAPACITY</b>			<b>2,390</b>	<b>267,129</b>

**MIDDLE SCHOOL**

Facility	Address	Grade Span	Program Capacity	** Building Sq Feet
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	530	93,291
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	330	63,702
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	600	87,600
<b>TOTAL MIDDLE SCHOOL CAPACITY</b>			<b>1,450</b>	<b>244,593</b>

**HIGH SCHOOL**

Facility	Address	Grade Span	Program Capacity	** Building's Sq Feet
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9, 10, 11 & 12	1,110	219,117
TWO RIVERS SCHOOL	330 Ballarat North Bend, Washington	7 thru 12	160	10,853
<b>TOTAL HS CAPACITY</b>			<b>1,270</b>	<b>229,970</b>

**TOTAL DISTRICT CAPACITY**

**5,120      741,692**

\*\* Based upon the most recent OSPI-funded Study & Survey of the District conducted in 2003.

## ENROLLMENT

## PROJECTIONS

For this plan, the District has projected student enrollment counts over the next six years using a modified Cohort-Survival method. This method moves students through the grades using actual grade transition ratios for each grade level from the recent past.

Following a period of significant enrollment growth (7.03% between 2004 and 2005 and 6.45% between 2005 and 2006), enrollment slowed somewhat during the years of 2006 through 2008. However, enrollment growth continues. Between October 2007 and October 2008, actual enrollment in the district grew by 1.93%. Even though neighboring districts in King County are experiencing either a slowing or a decline in enrollment numbers, our district continues to experience enrollment growth due to an inventory of unoccupied homes in the Snoqualmie Ridge I & II developments and some moderately priced homes in North Bend and Snoqualmie. Currently, we expect student enrollment in the District to continue growing by an average of 5.93% over the next six years due, in part, to ongoing home construction in the Snoqualmie Ridge II development and emerging growth in the City of North Bend.

Phase One of the Snoqualmie Ridge Development is almost at build out. Currently the developer estimates that 2,230 of 2,268 planned housing units in phase one are completed. To date, approximately 600 homes have been constructed out of a planned total of between 1,850 and 2,150 housing units in Phase Two of Snoqualmie Ridge development.

Recent water availability and proposed sewer infrastructure increases in the City of North Bend are being monitored for potential future impacts. Several other large developments surrounding the cities of Snoqualmie and North Bend are continuing to move forward in the planning stages.

**Snoqualmie Valley School District No. 410**  
**October FTE Enrollment by Grade**  
**(Actual Enrollment through 2008-2009 and Projected Enrollment from 2009-2010 through 2014-2015)**

GRADE:	Enrollment Projections from 2008-2009 through 2013-2014											
	Actual 2003	Actual 2004	Actual 2005	Actual 2006	Actual 2007	Actual 2008	2009	2010	2011	2012	2013	2014
Kindergarten*	185.30	199.00	209.00	238.50	204.84	222.00	231	235	240	245	250	255
1st Grade	373.00	404.00	469.00	494.60	507.88	480.00	509	524	548	559	571	583
2nd Grade	384.20	375.00	462.00	486.00	497.03	511.00	515	543	558	580	590	599
3rd Grade	403.00	387.50	402.60	493.30	477.20	504.00	528	537	579	592	612	620
4th Grade	359.80	408.00	425.50	429.60	479.30	481.00	521	564	572	613	624	643
5th Grade	403.00	377.80	423.20	446.30	425.05	484.00	498	546	601	607	647	656
<b>K-5 Subtotal</b>	<b>2,108.30</b>	<b>2,151.30</b>	<b>2,391.30</b>	<b>2,588.30</b>	<b>2,591.30</b>	<b>2,682.00</b>	<b>2,802</b>	<b>2,949</b>	<b>3,098</b>	<b>3,196</b>	<b>3,294</b>	<b>3,356</b>
6th Grade	378.00	407.00	400.00	435.00	444.00	414.00	492	515	568	623	626	665
7th Grade	343.80	380.00	408.00	406.60	432.80	437.00	426	512	542	596	650	650
8th Grade	361.20	350.00	401.55	417.20	421.58	441.00	440	450	540	568	621	674
<b>6-8 Subtotal</b>	<b>1,083.00</b>	<b>1,137.00</b>	<b>1,209.55</b>	<b>1,258.80</b>	<b>1,298.38</b>	<b>1,292.00</b>	<b>1,358</b>	<b>1,477</b>	<b>1,650</b>	<b>1,787</b>	<b>1,897</b>	<b>1,989</b>
9th Grade	361.40	353.00	355.00	446.00	422.80	431.00	452	461	467	558	584	636
10th Grade	350.60	366.80	369.60	385.00	428.60	402.00	415	447	479	483	574	598
11th Grade	316.80	316.60	364.53	329.60	372.00	415.00	404	431	464	496	497	588
12th Grade	371.30	341.00	303.86	308.00	310.00	306.00	348	342	358	384	408	407
<b>9-12 Subtotal</b>	<b>1,400.10</b>	<b>1,377.40</b>	<b>1,392.99</b>	<b>1,468.60</b>	<b>1,533.40</b>	<b>1,554.00</b>	<b>1,619</b>	<b>1,681</b>	<b>1,768</b>	<b>1,921</b>	<b>2,063</b>	<b>2,229</b>
<b>K-12 TOTAL</b>	<b>4,591.40</b>	<b>4,665.70</b>	<b>4,993.84</b>	<b>5,315.70</b>	<b>5,423.08</b>	<b>5,528.00</b>	<b>5,779</b>	<b>6,107</b>	<b>6,516</b>	<b>6,904</b>	<b>7,254</b>	<b>7,574</b>
	6.39%	1.62%	7.03%	6.45%	2.02%	1.93%	4.54%	5.68%	6.70%	5.95%	5.07%	4.41%

\* Kindergarten expressed in terms of Full-Time-Equivalent students (FTE).  
 \*\* Live births for school years 2010-2011 are assumed to be values on a trend line extrapolation of actual live births for prior years.  
 Further, the 3-2-1 projection method assumes all future Cohort Factors to be equal to the weighted average of the last two actual Cohort Factors.

## PROJECTED CAPACITY TO HOUSE STUDENTS

### Elementary School K-5

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2014</b>	<b>2014</b>
<b>Permanent Capacity @ 23-to-1:</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>	<b>2,390</b>
New Construction:	-	-	-	-	-	-
Portable Capacity Available: **	782	782	782	782	920	920
Portable Capacity Changes (+/-):	-	-	-	138	-	-
<b>Total Capacity:</b>	<b>3,172</b>	<b>3,172</b>	<b>3,172</b>	<b>3,310</b>	<b>3,310</b>	<b>3,310</b>
Projected Enrollment:	2,802	2,949	3,098	3,196	3,294	3,356
Surplus/(Deficit) of Permanent Capacity:	(412)	(559)	(708)	(806)	(904)	(966)
Surplus/(Deficit) with Portables:	370	223	74	114	(16)	(500)

### Middle School 6-8

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Permanent Capacity @ 25-to-1:</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>	<b>1,460</b>
New Construction	-	-	-	-	-	-
Portable Capacity Available: ***	475	475	475	475	475	475
Portable Capacity Changes (+/-):	-	-	-	-	-	-
<b>Total Capacity:</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>	<b>1,935</b>
Projected Enrollment:	1,358	1,477	1,650	1,787	1,897	1,989
Surplus/(Deficit) of Permanent Capacity:	102	(17)	(190)	(327)	(437)	(529)
Surplus/(Deficit) with Portables:	577	458	285	148	38	(54)

### High School 9-12

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Permanent Capacity @ 27-to-1:</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>	<b>1,270</b>
New Construction:	-	-	-	-	-	823
Portable Capacity Available: ****	243	567	567	567	567	567
Portable Capacity Changes (+/-):	324	-	-	-	-	-
<b>Total Capacity:</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>	<b>1,837</b>
Projected Enrollment:	1,619	1,681	1,768	1,921	2,063	2,229
Surplus/(Deficit) Permanent Capacity:	(349)	(411)	(498)	(651)	(793)	(136)
Surplus/(Deficit) with Portables:	218	156	69	(84)	(226)	431

### K-12 TOTAL

<b>PLAN YEARS: *</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
<b>Permanent Capacity:</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>	<b>5,120</b>
New Construction:	-	-	-	-	-	800
Portable Capacity Available: ****	1,500	1,824	1,824	1,824	1,962	1,962
Portable Capacity Changes (+/-):	324	-	-	138	-	-
<b>Total Capacity:</b>	<b>6,944</b>	<b>6,944</b>	<b>6,944</b>	<b>7,082</b>	<b>7,082</b>	<b>7,882</b>
Projected Enrollment:	5,779	6,107	6,516	6,904	7,254	7,574
Surplus/(Deficit) Permanent Capacity:	(659)	(987)	(1,396)	(1,784)	(2,134)	(1,631)
Surplus/(Deficit) with Portables:	1,165	837	428	178	(172)	331

\* Each plan year spans two school years (e.g. the 2009 plan year spans 2008-09 and 2009-10)



## RELOCATABLE CLASSROOMS

Currently, the District owns 46 portable classrooms. During the next six years, the District expects to add 18 portable classrooms, making 64 total portable classrooms by August of 2012.

Portable classrooms are used to support the educational program in a variety of ways:

- To provide extra instructional space on school sites when there is a regular teaching space need due to new enrollment.
- To support the supplemental program offerings, such as music, computer labs, art, etc.
- To provide interim teaching space for the regular program when repair/remodel construction is going on in the permanent facility.
- To provide interim non-instructional space during repair/remodel construction.

Portable classrooms are also used for pull-out programs such as band, nurse's stations, or in-school suspension programs rather than permanent classroom space, because of the ease of supervision, flexibility of space arrangements, and the separation from the regular educational program. The capacity survey took these educational choices into consideration.

Currently four of the portables do not contain regularly scheduled classes. One portable is too small and does not meet code requirements for regular classroom use. Three classrooms are being used for special student programs, such as our Transitional Learning Program.

## FINANCING PLAN

Within the next six years, current enrollment projections show that the District will need a high school addition, 12 high school portable classrooms, and 6 elementary portable classrooms. To finance these projects, money from voter approved bonds, impact fees, and/or mitigation payments for school construction will all have to be used. The District expects to receive some state matching payments for the high school addition included in this plan. The District will also need new elementary school capacity in the near future. Future updates to this Plan will address this need (and any planned elementary capacity would be subject to a future bond measure).

The District has calculated single family and multi-family impact fees on the following pages as one source of funds to support these needed new facilities.

As demonstrated on page 7, the District currently has permanent capacity to serve 2,390 students at the elementary level, 1,460 students at the middle school level, and 1,270 students at the high school level. Current enrollment at each grade level is identified on page 6. The District currently is short of permanent capacity at the elementary level by 412 students and short at the high school level by 349 students. With the opening of Twin Falls Middle School in the fall of 2009, there is an excess of capacity at the middle school level by 102 students.

As a point of comparison, without the additional permanent and temporary capacity for additional students from new housing developments as explained in this plan, enrollment in 2014 would exceed capacity by 184 (966 in permanent capacity) students at the elementary school level, and by 674 students at the high school level. District-wide there would be a total of 2,412 un-housed students (permanent-facilities only). These deficits in permanent student housing assume that enrollment continues to grow as projected on page 6. The District's enrollment projections are based on a modified cohort survival method, as explained on page 5.

To address existing and future capacity needs, the District's future construction plans include the following capacity-adding projects: purchasing and installing 12 additional portable classrooms for Mount Si High School, 6 additional portables at the elementary school level, and construction of a high school addition at the existing Mount Si High School. As noted above, the District will need to consider new elementary school capacity in the near future.

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that most of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs. The modified cohort survival method does not adequately reflect all students generated from each new development within the District, planned future facilities are conservative and should be considered as the minimum amount of additional capacity necessary to serve students from new development.

**2009 FINANCING PLAN**

Facility	Estimated Cost	Bonds (unsecured)	State Match (unsecured)	Bonds (secured)	State Match (expected)	Impact Fees (secured & unsecured)	Voluntary Agreements (secured)
Portable Classrooms – Elementary (3-Bldgs, 6 Rms)	\$780,000					\$780,000	
Portable Classrooms – High School (6-Bldgs, 12 Rms)	\$1,560,000			\$1,560,000 <sup>1</sup>		\$200,000	
High School Addition	\$61,000,000 <sup>2</sup>	\$84,000,000	\$1,000,000			\$2,000,000	
Elementary School #6 <sup>3</sup>	\$23,520,000 <sup>4</sup>	\$29,896,000	\$3,479,000			\$225,000	

<sup>1</sup> Funded by 2009 Bond.

<sup>2</sup> Construction costs only, as adjusted for construction cost escalation. Total cost, as adjusted for construction cost escalation, is projected to be \$87,000,000.

<sup>3</sup> Included for planning purposes only.

<sup>4</sup> Construction costs only, as adjusted for construction cost escalation. Total cost, as adjusted for construction cost escalation, is projected to be \$33,600,000.

**SNOQUALMIE VALLEY SCHOOL DISTRICT #410  
2009 PROJECTS PLANNED - NEW CONSTRUCTION - PORTABLE ADDITIONS - SITE ACQUISITION**

Project		Anticipated Source of Funds				Student Capacity For New Housing Developments
Facility:	Location:	Bonds:	State Match	Impact Fees	Mitigation Payments	
High School Addition	Mount Si High School	2011/2012	2014	2010/2014		YES
Elementary School #6 <sup>5</sup>	Snoqualmie Ridge	---	-	2009/2014	-	YES
Portable Classrooms - High School (6-Bldgs, 12-Rms)	Mount Si High School	2009	-	2009/2010	-	YES
Portable Classrooms - Elementary (3-Bldgs, 6-Rms)	Various locations			2009/2014		YES

- Also see notes at the bottom of page 10.

- Current enrollment projections show the need for additional Portable Classrooms.

<sup>5</sup> Included for planning purposes only.

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Single-Family Residences**

**Student Factors - Single Family**

Elementary	0.3990
Middle School	0.1350
High School	0.1610

**Student Capacity Per Facility**

Elementary	500
Middle School	600
High School	823

**Site Acreage Size**

Elementary	15
Middle School	25
High School	40

**Site Cost Per Acre \***

Elementary	\$0
Middle School	\$0
High School	\$0

**New Facility Construction Cost**

Elementary	\$0
Middle School	\$0
High School	\$61,000,000

**New Facility Size**

Elementary	70,800
Middle School	87,600
High School	225,000

**SPI Square Footage Per Student**

Elementary	90
Middle School	117
High School	130

**Temporary Classroom Capacity**

Elementary	23
Middle School	25
High School	27

**Temporary Facilities Cost**

Elementary	\$130,000
Middle School	\$0
High School	\$130,000

**Permanent Square Footage**

Elementary	267,129
Middle School	244,593
High School	229,970
Total	741,692

**Temporary Square Footage**

Elementary	30,600
Middle School	6,300
High School	4,500
Total	41,400

**Total Facilities Square Footage**

Elementary	297,729
Middle School	250,893
High School	234,470
Total	783,092

**School Construction Equalization**

Equalization Percentage	44.00%
-------------------------	--------

**Boeckh Index Factor**

Current Area Cost Allowance	\$168.79
-----------------------------	----------

**District Average Assessed Value**

Single Family Residence	\$509,554
-------------------------	-----------

**District Average Assessed Value**

Multi-Family Residence	\$176,105
------------------------	-----------

**District Debt Service Tax Rate**

Current \$/1000 Rate	\$1.1500
----------------------	----------

**General Obligation Bond Interest Rate**

Current Bond Buyer Index	4.96%
--------------------------	-------

\* The average value per-acre of land appraisals for the district in October 2005.

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Single-Family Residences**

**Site Acquisition Cost Per Single-Family Residence**

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	500	0.3990	\$0.00
A2 (Middle)	25	\$0	600	0.1350	\$0.00
A3 (Sr High)	40	\$0	823	0.1610	\$0.00
A----->					\$0.00

**Permanent Facility Construction Cost Per Single-Family Residence**

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

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$0	500	0.3990	0.9471	\$0.00
B2 (Middle)	\$0	600	0.1350	0.9471	\$0.00
B3 (Sr High)	\$61,000,000	823	0.1610	0.9471	\$11,301.91
B----->					\$11,301.91

**Temporary Facilities Cost Per Single-Family Residence**

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$130,000	23	0.3990	0.0529	\$119.30
C2 (Middle)	\$0	25	0.1350	0.0529	\$0.00
C3 (Sr High)	\$130,000	27	0.1610	0.0529	\$41.01
C----->					\$160.31

**State Match Credit Per Single-Family Residence**

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$168.79	90	0.00%	0.3990	\$0.00
D2 (Middle)	\$168.79	117	0.00%	0.1350	\$0.00
D3 (Sr High)	\$168.79	130	44.00%	0.1610	\$1,554.42
D----->					\$1,554.42

**Tax Credit Per Single-Family Residence**

Average Residential Assessed Value ----->	\$509,554
Current Debt Service Tax Rate ----->	\$1.1500
Bond Buyer Index Annual Interest Rate ----->	4.96%
Discount Period (10 Years) ----->	10
TC----->	\$4,533.64

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1 + \text{Interest Rate})^{10}) - 1}{\text{Interest Rate} \times (1 + \text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

**Developer Provided Facility Credit**

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

**Fee Recap**

A =	\$0.00
B =	\$11,301.91
C =	\$160.31
Subtotal	\$11,462.22
D =	\$1,554.42
TC =	\$4,533.64
Subtotal	\$6,088.06
Total Unfunded Need	\$5,374.16
50% Local Share	(\$2,687.08)
FC (If Applicable)	\$0.00
<b>Net Fee Obligation</b>	<b>\$2,687.08</b>

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Multi-Family Residences**

**Student Factors - Multi-Family**

Elementary	0.1520
Middle School	0.0520
High School	0.0590

**Student Capacity Per Facility**

Elementary	500
Middle School	600
High School	823

**Site Acreage Size**

Elementary	15
Middle School	25
High School	40

**Site Cost Per Acre \***

Elementary	\$0
Middle School	\$0
High School	\$0

**New Facility Construction Cost**

Elementary	\$0
Middle School	\$0
High School	\$61,000,000

**New Facility Size**

Elementary	70,800
Middle School	87,600
High School	225,000

**SPI Square Footage Per Student**

Elementary	90
Middle School	117
High School	130

**Temporary Classroom Capacity**

Elementary	23
Middle School	25
High School	27

**Temporary Facilities Cost**

Elementary	\$130,000
Middle School	\$0
High School	\$130,000

**Permanent Square Footage**

Elementary	267,129
Middle School	244,593
High School	229,970
Total	741,692

**Temporary Square Footage**

Elementary	30,600
Middle School	6,300
High School	4,500
Total	41,400

**Total Facilities Square Footage**

Elementary	297,729
Middle School	250,893
High School	234,470
Total	783,092

**School Construction State Match**

Local District Percentage	44.00%
---------------------------	--------

**Boeckh Index Factor**

Current Area Cost Allowance	\$168.79
-----------------------------	----------

**District Average Assessed Value**

Single Family Residence	\$509,554
-------------------------	-----------

**District Average Assessed Value**

Multi-Family Residence	\$176,105
------------------------	-----------

**District Debt Service Tax Rate**

Current \$/1000 Rate	\$1.1500
----------------------	----------

**General Obligation Bond Interest Rate**

Current Bond Buyer Index	4.96%
--------------------------	-------

\* The average value per-acre of land appraisals for the district in October 2005.

Snoqualmie Valley School District No. 410  
**2009 FORMULA Impact Fees -- Multi-Family Residences**

**Site Acquisition Cost Per Multi-Family Residence**

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
A1 (Elem)	15	\$0	500	0.1520	\$0.00
A2 (Middle)	25	\$0	600	0.0520	\$0.00
A3 (Sr High)	40	\$0	823	0.0590	\$0.00
					A----->
					\$0.00

**Permanent Facility Construction Cost Per Multi-Family Residence**

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

	Facility Cost	Facility Size	Student Factor	Footage Ratio	
B1 (Elem)	\$0	500	0.1520	0.9471	\$0.00
B2 (Middle)	\$0	600	0.0520	0.9471	\$0.00
B3 (Sr High)	\$61,000,000	823	0.0590	0.9471	\$4,141.69
					B----->
					\$4,141.69

**Temporary Facilities Cost Per Multi-Family Residence**

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
C1 (Elem)	\$130,000	23	0.1520	0.0529	\$45.45
C2 (Middle)	\$0	25	0.0520	0.0529	\$0.00
C3 (Sr High)	\$130,000	27	0.0590	0.0529	\$15.03
					C----->
					\$60.48

**State Match Credit Per Multi-Family Residence**

Formula: Boeckh Index x SPI Footage x District Match x Student Factor

	Current Boeckh	SPI Footage	District Match %	Student Factor	
D1 (Elem)	\$168.79	90	0.00%	0.1520	\$0.00
D2 (Middle)	\$168.79	117	0.00%	0.0520	\$0.00
D3 (Sr High)	\$168.79	130	44.00%	0.0590	\$569.63
					D----->
					\$569.63

**Tax Credit Per Multi-Family Residence**

Average Residential Assessed Value ----->	\$176,105
Current Debt Service Tax Rate ----->	\$1.1500
Bond Buyer Index Annual Interest Rate ----->	4.96%
Discount Period (10 Years) ----->	10
TC----->	
\$1,566.85	

The Tax Credit Calculation can be expressed in the following formula :

$$\frac{((1+\text{Interest Rate})^{10})-1}{\text{Interest Rate}(1+\text{Interest Rate})^{10}} \times \text{Average AV} \times \text{Rate/Thousand} = \text{Tax Credit}$$

The Tax Credit can also be calculated by inserting these values into the spreadsheet

Function commonly used for calculating Present Value:

$$\text{PV}(\text{Interest Rate}, \text{Discount Period}, (\text{Average Assessed Value} \times \text{Tax Rate})) = \text{Tax Credit}$$

**Developer Provided Facility Credit**

Formula: (Value of Site or Facility) / (Number of Development Dwelling Units)

Provided Facility or Site Value	Dwelling Units	
		FC----->

**Fee Recap**

A =	\$0.00
B =	\$4,141.69
C =	\$60.48
Subtotal	\$4,202.17
D =	\$569.63
TC =	\$1,566.85
Subtotal	\$2,136.48
Total Unfunded Need	\$2,065.69
50% Local Share	(\$1,032.85)
FC (If Applicable)	\$0.00
<b>Net Fee Obligation</b>	<b>\$1,032.84</b>



**APPENDIX A**  
**2009 Composite Student Factors**  
 Puget Sound School Coalition - King County

**Single Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lake Wash.	Average:
<b>Elementary</b>	0.320	0.374	0.445	0.457	<b>0.399</b>
<b>Middle</b>	0.152	0.145	0.118	0.125	<b>0.135</b>
<b>High</b>	0.158	0.146	0.245	0.093	<b>0.161</b>
<b>Total:</b>	<b>0.630</b>	<b>0.665</b>	<b>0.808</b>	<b>0.675</b>	<b>0.695</b>

**Multi Family Dwelling Unit:**

	Auburn	Issaquah	Kent	Lake Wash.	Average:
<b>Elementary</b>	0.079	0.102	0.296	0.132	<b>0.152</b>
<b>Middle</b>	0.034	0.049	0.075	0.049	<b>0.052</b>
<b>High</b>	0.042	0.052	0.111	0.031	<b>0.059</b>
<b>Total:</b>	<b>0.155</b>	<b>0.203</b>	<b>0.482</b>	<b>0.212</b>	<b>0.263</b>

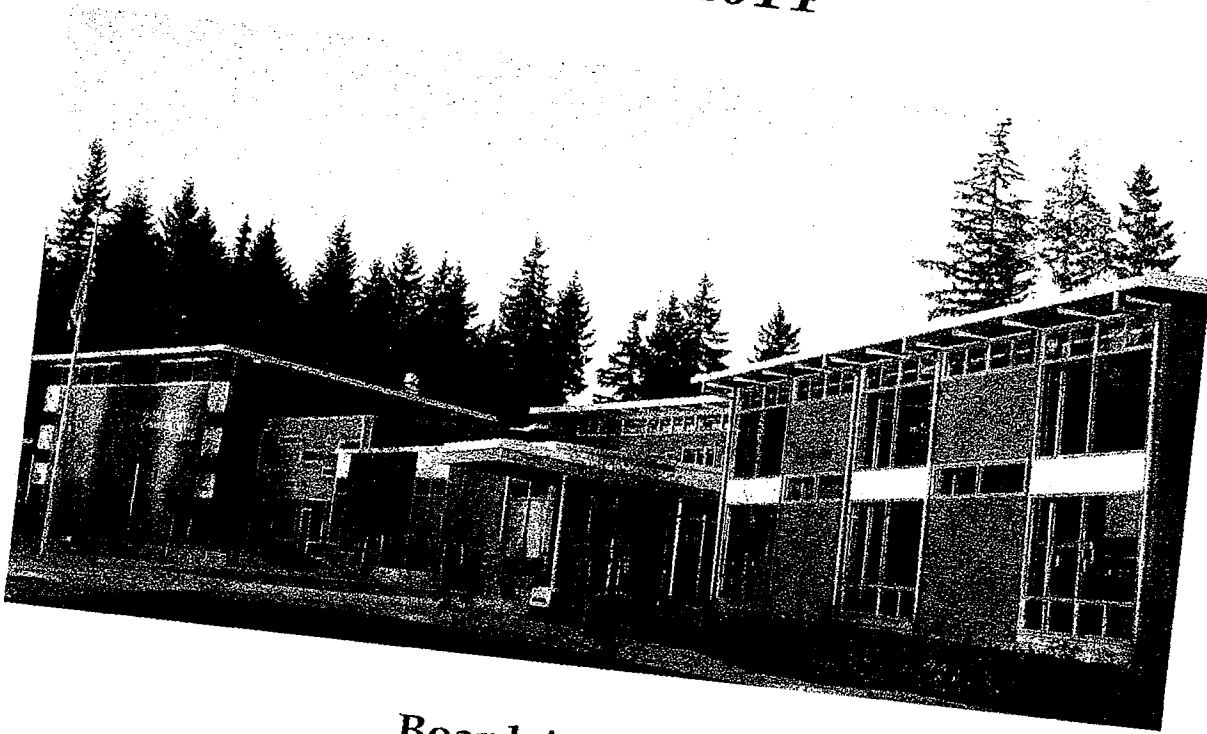
Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

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."

16698

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*Six-Year Capital Facility Plan  
2009 - 2014*



Board Approved  
June 22, 2009

ATTACHMENT F

2009-579

**Lake Washington School District #414**  
Serving Redmond, Kirkland, Sammamish, and King County, Washington

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**Lake Washington School District #414**  
Serving Redmond, Kirkland, Sammamish, and King County, Washington

**SCHOOL BOARD MEMBERS**

Jackie Pendergrass, President

Ravi Shahani, Vice-President

Nancy Bernard

Doug Eglington

Christopher Carlson

**SUPERINTENDENT**

Dr. Chip Kimball

**Lake Washington School District's  
Six-Year Capital Facilities Plan  
2009-2014**

For information about this plan, call the District Support Services Center  
(425/882-5108)

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## I. Executive Summary

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This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington 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 Spring 2009.

The plan is consistent with prior long-term capital facilities plans adopted by the Lake Washington School District. However, it is not intended to be the sole plan for all of the organization's needs. The district also prepares interim and long-range capital facilities plans consistent with board policies. Such plans take into account longer and shorter time periods, other factors and trends in the use of facilities, and other needs of the district as may be required. These other plans are consistent with this Six-Year Capital Facilities Plan.

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 cities of Redmond and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model. For impact fees to be collected in the City of Kirkland, the City of Kirkland must also adopt this plan and adopt its own school impact fee ordinance.

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 capital facility plan establishes a "standard of service" in order to ascertain current and future capacity. With the passing of State Initiative 728 (I-728) in November 2000, target teacher-student ratio in kindergarten and first grade changed in the 2001-2002 school year. However, due to state budget constraints, I-728 was not fully implemented as originally anticipated. Because of this, the district standard was modified in 2004 to reflect a partial implementation of I-728 for as long as I-728 monies are available. The District plans to continue implementation of the modified standard of service for purposes of this plan and will

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**I. Executive Summary (continued)**


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continue to evaluate capacity standards on an ongoing basis. With the current State budget crisis and the potential of I-728 monies taken away, class size will most likely change beginning in the 2009-2010 school year. However, until the State budget is finalized (which in turn determines District budget and decisions), this plan reflects the current student/teacher standard of service ratio.

It might also be noted that though 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 III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	19 Students
2-3	24 Students
4	25 Students
5-6	27 Students
7-9	30 Students
10-12	32 Students

School capacity is based on the district standard of service and the existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). As seen in *Appendix A*, the district's overall capacity is 26,135 Full-Time Equivalent (FTE) students (22,916 for permanent and 3,219 for relocatables). For this same period of time, student enrollment is 23,483 FTE. Enrollment is projected to increase to 25,167 FTE in 2014 (see *Table 1*). Though areas of growth are seen in various areas of the district, the most notable growth continues to be in the Redmond and Sammamish areas along with some areas of growth in of Kirkland.

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**I. Executive Summary (*continued*)**

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Some examples include:

- Growth has necessitated the construction of one elementary school (a.k.a. Site 52, Rachel Carson Elementary School) on the Sammamish plateau which opened in the fall of 2008. Due to capacity issues, this school opened with four relocatable classrooms on the site.
- The Redmond Ridge development has experienced growth to the point that four (4) additional portables will be added to Rosa Parks Elementary School in the summer of 2009.
- Homes have begun to be completed and occupied in the Redmond Ridge East development which has resulted in some student generation. In anticipation of the potential student growth from that development, the District secured property within that development in 2007 for a future elementary school, Site 31 (see *Tables 4, 5 and 6*).
- The City of Sammamish approved a land use plan known as the Sammamish Town Center. This plan allows 1,300 to 1,800 new residential dwelling units to be developed in the Town Center area. The District anticipates that this plan will create additional capacity needs in this area of the District.
- Enrollment continues to press for the addition of portables in several schools in the Kirkland area.
- It is projected that other locations throughout the district will need relocatables to address capacity issues within the planning period of this report.

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2014) of the School Modernization Program. The schedule for the schools has been established with many of the schools being modernized within the timeframe of this plan.

In the timeframe of this plan, the district will:

- Modernize and open seven elementary schools, two junior high schools, one choice school, and one high school as part of the District's Phase II School Modernization Program (see *Table 6*). All these projects are planned to receive appropriate permanent capacity additions and, if possible, will remove any existing relocatable classrooms.

<b>I. Executive Summary (<i>continued</i>)</b>
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- Add relocatable classrooms to address capacity when needed in the District. See *Section VI*.

A financing plan is included in *Section VIII* that demonstrates the district's ability to implement this plan.



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

### **Six-Year Enrollment Projection**

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 2,033 students over the next six years. This is a 8.79% increase over the current student population. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 1,961 students. This projection contemplates the full development of Redmond Ridge and the Redmond Ridge East development. Other developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned development. The District expects that some of the new residential development in the Sammamish Town Center will begin to occur in the six-year planning period. Therefore, the enrollment projections also include the first anticipated phase of the Sammamish Town Center development.

Student enrollment projections have been developed using a 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, development tracking – the enrollment projections are modified to include students anticipated from new development in the district. The cohort survival method was used to determine base enrollments. This mechanism uses historical enrollment data to forecast the number of students who will be attending school the following year. Information on known and anticipated housing development was used as a second means in determining enrollment projections. This method allows the district to more accurately project student enrollment by school attendance area. (See *Table 2*) The District has not tracked short plats, in-fills or demographic changes and therefore, they are not reflected in the student enrollment projections.

### **Cohort Survival**

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2007 are used to project kindergarten enrollment through the 2012-2013 school year.

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<b>II. Six-Year Enrollment Projection and Long Term Planning</b> <i>(continued)</i>
--

After 2013, 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, past cohort survival trends were analyzed.

### Development Tracking

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 83 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 new 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.

It is important to note that even though in-fill or short plat projects are not tracked, such activity has resulted in increased student population. This type of development has resulted in the need for additional portables in the Kirkland area.

Developments that have been completed over the last five years are used to forecast the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.457 elementary student, 0.125 junior high student, and 0.093 senior high student, for a total of 0.675 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.132 elementary student, 0.049 junior high student, and 0.031 senior high student for a total of 0.212 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers have increased since 2008 for both new single family and new multi-family developments. Information obtained from the cities and county provides the foundation for a database of all known future developments in the district and is consistent with the comprehensive plans of the local permitting jurisdictions. Contact has been made with each developer to determine the number of homes to be built and the

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<b>II. Six-Year Enrollment Projection and Long Term Planning</b> <i>(continued)</i>
--

anticipated development schedule. There is limited data from projects five years or newer. Historically, the district has seen student growth accelerate in developments after five years.

The student generation factors (see *Appendix D*) were used to forecast the number of students expected from these developments.

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### III. Current District "Standard of Service"

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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. Newer buildings have been constructed to accommodate some of these programs. When older buildings are modified to accommodate these programs, there may be a reduction in classroom capacity. 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.

#### I-728

In November 2000, voters passed I-728. The decision to reduce the teacher-student ratio has a direct impact on the capacity of our elementary schools. With the start of the 2001-2002 school year, kindergarten and first grade changed its staffing to a teacher-student ratio of 18:1. As a result of the Legislature's cutbacks related to the funding of I-728, the district's plan was modified in the 2002-2003 school year such that the teacher-student ratio for grades kindergarten through second grade is 19:1 for this six-year planning period. Ratios remained the same for the 2008-2009 school year and changes may be implemented for the 2009-2010 school year due to State budget cuts.

In the 2007 Session, the Legislature "fully funded" I-728. In order to help balance the State budget, I-728 monies will most likely be taken away from school districts starting in the 2009-2010 school year. The Lake Washington School District is assessing how this loss of revenue will

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

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impact the District's student/teacher standard of service for the 2009-2010 school year and subsequent years.

**Standard of Service for Elementary Students**

- Class size for grades K - 1 average 19 students
- Class size for grades 2 - 3 average 24 students
- Class size for grades 4 average 25 students
- Class size for grade 5-6 average 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom
- All students will be provided music instruction in a separate classroom
- All students will have scheduled time in a special computer lab

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

- Resource rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (pull-out Quest programs)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Developmental kindergarten
- Extended daycare programs and preschool programs

**Standard of Service for Secondary Students**

- Class size for grades 7-9 should not exceed 30 students
- Class size for grades 10-12 should not exceed 32 students
- Special Education for students with disabilities will be provided in a self-contained classroom

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

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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
- Preschool and daycare programs

**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, the district has determined a standard utilization rate of 70% for non-modernized secondary schools. As secondary schools are modernized, the standard utilization rate is 83%. The anticipated design of the modernized schools and schools to be constructed will incorporate features which will increase the utilization rate for secondary schools.

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**IV. Inventory and Evaluation of Current Facilities**

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The district currently has permanent capacity to house 22,916 students and transitional (relocatable) capacity to house 3,219 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 23,483 and is expected to increase to 25,167 in 2014 (see *Table 1*).

Calculations of elementary, junior high school, and senior high school capacities are set forth in *Appendix A*. Included in this six-year plan is an inventory of the district's schools arranged by area, name, type, address, and current capacity (see *Table 3*).

The physical condition of the district's facilities was evaluated by the 2006 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.

## V. Six-Year Planning and Construction Plan

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

- During the last six years,
  - New growth in the Redmond and the Sammamish areas created the need to construct two elementary schools.
    - One of these new elementary schools (Rosa Parks Elementary School, Site 41), located within the Redmond Ridge development, was occupied in the fall of 2006.
    - The other new elementary school, Rachel Carson Elementary School, was opened on the Sammamish Plateau in the fall of 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.
  - During the summer of 2007, old Dickinson was decommissioned.
  - In 2007-2008, the District purchased land within the Redmond Ridge East development on the basis that projections for that development necessitate the need for a new elementary site. The District continues to monitor the phased project. The first phase of homes in this development are beginning to be occupied.
- Phase II School Modernization (2006-2014) was funded by the voters in February 2006. The approved bond measure will fund the modernization of 10 schools throughout the district. During the period of this Capital Facilities Plan, the district will begin the planning or complete the modernization for: Frost Elementary, Rush Elementary, Sandburg Elementary, Muir Elementary, Keller Elementary, Bell Elementary, Finn Hill Junior High, Rose Hill Junior, International Community School/Community Elementary and Lake Washington High School. Each elementary school modernization project also includes the addition of new student capacity.
- The District anticipates the need to plan and construct a new elementary school in the Redmond Ridge East development toward the end of the timeframe of this plan. To do so, the District will need the project to be approved by the voters in order to fund the project.
- Relocatable classrooms (as outlined in *Section VI*) will be added to address capacity needs until more permanent capacity can be constructed. Within the six-year planning window of this Capital Facility Plan, projections indicate that other relocatables may also



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

be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

Included in this plan is an inventory of the projects listed above. They are arranged by cost, additional capacity, and projected completion date. (See *Table 5 & 6*)

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**VI. Relocatable and Transitional Classrooms**

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**The district inventory includes 143 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).**

Based on enrollment projections and planned permanent facilities, the district anticipates the need to acquire additional relocatables during the next six-year period.

- Rachel Carson Elementary opened as new construction in the fall of 2008 and included four (4) portables.
- In the summer of 2009, four portable classrooms will be added to Rosa Parks Elementary School in the Redmond Ridge development due to student population growth in that development and homes beginning to be occupied within the Redmond Ridge East development.
- Within the six-year planning window of this Capital Facility Plan, projections indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

For a definition of relocatables and permanent facilities, see *Section 2* of *King County Code 21A.06*. As schools are modernized, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools indicate a demand for long-term permanent capacity (see *Table 5*).

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and modernized school sites are all planned for the potential of adding up to four portables to accommodate the changes in demographics. In addition, the use and need for relocatables will be balanced against program needs.

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

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Based on the six-year plan, there will be sufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has permanent capacity (classroom and special education) to serve 11,760 students at the elementary level, 5,439 students at the junior high school level, and 5,717 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. As depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have an increasing insufficient permanent capacity through 2014. Differing growth patterns throughout the district may cause some communities to experience overcrowding.

This is especially true in the eastern portions of the district where significant housing development has taken place. Though the economy has slowed, there still is growth in these areas. The continued development of the Sammamish Plateau, Redmond Ridge, Redmond Ridge East, northwest Redmond, and also the in-fill and short plats in Kirkland will put pressure on schools in those areas. To meet the needs associated with overcrowding or under utilization, the district will utilize a number of solutions. Those solutions include the movement of relocatables, boundary changes, reconfiguration, new construction, modernization, and modifications in the educational program. A boundary change of three of the elementary schools on the Sammamish plateau was accomplished in the 2007-2008 school year in anticipation of the opening of Rachel Carson (Site 52) Elementary School in September 2008. Though Rachel Carson Elementary School helps with capacity issues, the new school opened with four portables. In addition, the City of Sammamish will finish their planning for the new Sammamish Town Center that will add up to 1,800 housing units within the district on the Sammamish plateau.

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**VIII. Impact Fees and the Finance Plan**

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The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations (*Appendix B* and *Appendix C*) examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit) and then reduce that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted further. 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 finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2009 through 2014. The financing components include secured and unsecured funding. The plan is based on approved bond issues (approved in 1990, 1998 and 2006 by election), securing of state funding, collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

As discussed in *Section V*, the District is currently in negotiations for the purchase of property to construct a new elementary school within the Redmond Ridge East development. Future updates to this plan will include information regarding this property purchase and the associated school construction costs in the finance plan and school impact fee calculations.

<b>IX. Appendices</b>
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Appendix A: Calculations of Capacities for Elementary, Junior High,  
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

### Calculations of Capacities for Elementary, Junior High, and Senior High Schools

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2008-2009 Enrollment **
Alcott	21	483	0	0	8	184	667	624
Audubon	17	391	0	0	2	46	437	454
Bell	15	345	0	0	3	69	414	383
Blackwell	21	483	0	0	3	69	552	576
Carson	20	460	0	0	4	92	552	510
Community	0	0	0	0	3.5	69	69	67
Dickinson	22	506	1	12	5	115	633	507
Discovery	3	69	0	0	1	23	92	73
Einstein	18	414	0	0	0	0	414	415
Explorer	1	23	0	0	3	69	92	70
Franklin	19	437	0	0	2	46	483	475
Frost	15	345	2	24	4	92	461	408
Juanita	17	391	0	0	0	0	391	361
Keller	16	368	2	24	4	92	484	353
Kirk	19	437	1	12	3	69	518	563
Lakeview	16	368	2	24	2	46	438	432
Mann	18	414	0	0	0	0	414	437
McAuliffe	21	483	0	0	7	161	644	503
Mead	19	437	1	12	6	138	587	629
Muir	16	368	0	0	6	138	506	404
Redmond	17	391	2	24	2	46	461	423
Rockwell	21	483	0	0	2	46	529	508
Rosa Parks	21	483	0	0	0	0	483	516
Rose Hill	15	345	2	24	0	0	369	373
Rush	16	368	0	0	4	92	460	398
Sandburg	20	460	0	0	5	115	575	500
Smith	23	529	0	0	8	184	713	569
Thoreau	17	391	0	0	0	0	391	368
Twain	21	483	0	0	4	92	575	560
Wilder	19	437	1	12	4	92	541	474
<b>Totals</b>	<b>504</b>	<b>11,592</b>	<b>14</b>	<b>168</b>	<b>95</b>	<b>2,185</b>	<b>13,945</b>	<b>12,933</b>

Junior High Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2008-2009 Enrollment
Environmental	6	126	0	0	0	0	126	141
Evergreen	32	672	1	12	9	189	873	734
Finn Hill	25	525	0	0	2	42	567	449
Inglewood	50	1050	3	36	0	0	1,086	1,086
International ***	12	360	0	0	1	30	390	380
Kamiakin	25	525	2	24	7	147	696	573
Kirkland ****	23	573	1	12	0	0	585	520
Northstar	0	0	0	0	7	147	147	90
Redmond ****	35	872	2	24	0	0	896	817
Renaissance	4	100	0	0	0	0	100	88
Rose Hill	24	504	2	24	6	126	654	465
Stella Schola	0	0	0	0	4	84	84	91
<b>Totals</b>	<b>236</b>	<b>5,307</b>	<b>11</b>	<b>132</b>	<b>36</b>	<b>765</b>	<b>6,204</b>	<b>5,434</b>

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2008-2009 Enrollment
BEST	8	179	0	0	2	45	224	160
Eastlake	66	1,478	4	48	0	0	1,526	1,330
Juanita	52	1,165	3	36	8	179	1,380	1,077
Lake Washington	60	1,344	3	36	2	45	1,425	1,144
Redmond ****	57	1,419	1	12	0	0	1,431	1,405
<b>Totals</b>	<b>243</b>	<b>5,585</b>	<b>11</b>	<b>132</b>	<b>12</b>	<b>269</b>	<b>5,986</b>	<b>5,116</b>

<b>TOTAL</b>	<b>983</b>	<b>22,484</b>	<b>36</b>	<b>432</b>	<b>143</b>	<b>3,219</b>	<b>26,135</b>	<b>23,483</b>
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**Key:**

"Standard Capacity" does not include capacity for special programs as identified in Section III

"Total enrollment" on this chart does not include Family Learning Center and contractual students

"SS" = Special Services self-contained classrooms

\* "Standard of Service" in elementary schools excludes some rooms if not built-in (e.g. 20 total rooms = 17 standard + computer + 1 music + 1 R/R)

\*\* October 1, 2008 headcount, 1/2 day kindergarten counted as .5 (only includes enrollment that impacts capacity)

\*\*\* Capacity Model = 100% utilization of classrooms due to teacher planning area

\*\*\*\* Capacity Model = 83% utilization of classrooms due to teacher planning area

**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	483	\$0	0.4570	\$0
Junior	20	\$0	900	\$0	0.1250	\$0
Senior	40	\$0	1500	\$0	0.0930	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 90%)</u>
Elementary	\$19,626,611	414	\$47,407	0.4570	\$19,499
Junior	\$0	0	\$0	0.1250	\$0
Senior (additional capacity)	\$0	0	\$0	0.0930	\$0
<b>TOTAL</b>					<b>\$19,499</b>

**Temporary Facility Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.4570	\$0
Junior	\$0	0	\$0	0.1250	\$0
Senior	\$0	0	\$0	0.0930	\$0
<b>TOTAL</b>					<b>\$0</b>

**State Matching Credit Calculation:**

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	168.79	90.0	22.16%	\$3,366	0.4570	\$1,538
Junior	168.79	117.0	22.16%	\$0	0.1250	\$0
Senior	168.79	130.0	22.16%	\$0	0.0930	\$0
<b>TOTAL</b>						<b>\$1,538</b>

**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	\$597,904
Current Capital Levy Rate (2009)/\$1000	\$0.84
Annual Tax Payment	\$501.52
Years Amortized	10
Current Bond Interest Rate	4.96%
 Present Value of Revenue Stream	 \$3,880

**Impact Fee Summary for Single Family Residence:**

Site Acquisition Cost	\$0
Permanent Facility Cost	\$19,499
Temporary Facility Cost	\$0
State Match Credit	(\$1,538)
Tax Payment Credit	(\$3,880)
 Sub-Total	 \$14,080
 50% Local Share	 \$7,040

<b>SFR Impact Fee</b>	<b>\$7,040</b>
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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	483	\$0	0.1320	\$0
Junior	20	\$0	900	\$0	0.0490	\$0
Senior	40	\$0	1500	\$0	0.0310	\$0
					<b>TOTAL</b>	<b>\$0</b>

**School Construction Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 90%)</u>
Elementary	\$19,626,611	414	\$47,407	0.1320	\$5,632
Junior	\$0	0	\$0	0.0490	\$0
Senior (additional capacity)	\$0	0	\$0	0.0310	\$0
				<b>TOTAL</b>	<b>\$5,632</b>

**Temporary Facility Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.1320	\$0
Junior	\$0	0	\$0	0.0490	\$0
Senior	\$0	0	\$0	0.0310	\$0
				<b>TOTAL</b>	<b>\$0</b>

**State Matching Credit Calculation:**

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	168.79	90.0	22.16%	\$3,366	0.1320	\$444
Junior	168.79	117.0	22.16%	\$0	0.0490	\$0
Senior	168.79	130.0	22.16%	\$0	0.0310	\$0
					<b>TOTAL</b>	<b>\$444</b>

**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	\$240,674
Current Capital Levy Rate (2009)/\$1000	\$0.84
Annual Tax Payment	\$201.88
Years Amortized	10
Current Bond Interest Rate	4.96%
 Present Value of Revenue Stream	 \$1,562

**Impact Fee Summary for Single Family Residence:**

Site Acquisition Cost	\$0
Permanent Facility Cost	\$5,632
Temporary Facility Cost	\$0
State Match Credit	(\$444)
Tax Payment Credit	(\$1,562)
 Sub-Total	 \$3,626
 50% Local Share	 \$1,813
 <b>MFR Impact Fee</b>	 <b>\$1,813</b>

**2009 MITIGATION DEVELOPMENT SUMMARY**  
**STUDENT GENERATION FACTORS**  
**Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2009 STUDENTS			2009 RATIO				
					ELEM.	JUNIOR	SENIOR	TOTAL	ELEM.	JUNIOR	SENIOR	TOTAL
Aaronwood	KC	21	21	21	6	3	4	13	0.286	0.143	0.190	0.619
Arbors at Pine Lake	S	26	26	26	33	9	4	46	1.269	0.346	0.154	1.769
Asbery Place	S	25	25	25	15	3	0	18	0.600	0.120	0.000	0.720
Bear Creek Meadows	R	13	13	13	2	1	0	3	0.154	0.077	0.000	0.231
Bellavera	S	17	17	17	15	2	5	22	0.882	0.118	0.294	1.294
Castle Pines	S	62	62	62	55	14	13	82	0.887	0.226	0.210	1.323
Central Park North	R	18	7	7	1	0	0	1	0.143	0.000	0.000	0.143
Conover Commons	R	25	25	25	1	0	0	1	0.040	0.000	0.000	0.040
Crosswater	S	27	27	27	31	17	7	55	1.148	0.630	0.259	2.037
Evergreen Lane	R	25	12	7	3	2	0	5	0.429	0.286	0.000	0.714
Fox Hollow	R	18	18	18	3	4	3	10	0.167	0.222	0.167	0.556
Grayson	R	52	52	52	23	4	7	34	0.442	0.077	0.135	0.654
Greystone	R	16	16	16	2	1	0	3	0.125	0.063	0.000	0.188
Hedges	KC	35	33	33	20	4	4	28	0.606	0.121	0.121	0.848
Heritage Bissell	KC	14	14	14	6	0	0	6	0.429	0.000	0.000	0.429
Lynden Lane (Hubbell)	KC	11	11	11	0	0	0	0	0.000	0.000	0.000	0.000
Illiahee	S	88	78	76	31	10	7	48	0.408	0.132	0.092	0.632
Kensington	R	121	121	118	47	9	10	66	0.398	0.076	0.085	0.559
Kingsgate	KN	20	20	20	8	2	2	12	0.400	0.100	0.100	0.600
Kirkwood	KN	17	8	5	3	1	1	5	0.600	0.200	0.200	1.000
Latour	S	10	10	10	9	3	2	14	0.900	0.300	0.200	1.400
Marivaux	S	21	21	21	17	5	7	29	0.810	0.238	0.333	1.381
Meadow Creek	S	27	27	27	13	5	2	20	0.481	0.185	0.074	0.741
Mondavio	R	107	29	26	8	5	2	15	0.308	0.192	0.077	0.577
Monticello	R	115	115	115	38	12	10	60	0.330	0.104	0.087	0.522
Moulinet	S	36	36	36	26	13	6	45	0.722	0.361	0.167	1.250
Muirfield	S	29	29	29	22	10	6	38	0.759	0.345	0.207	1.310
Northstar	R	133	120	114	34	12	16	62	0.298	0.105	0.140	0.544
One Eagle Place	KC	14	13	10	2	0	0	2	0.200	0.000	0.000	0.200
Palmermo (Overlook Ridge)	S	19	17	14	10	2	2	14	0.714	0.143	0.143	1.000
Pheasant Ridge	R	14	14	14	4	3	2	9	0.286	0.214	0.143	0.643
Portico on Finn Hill	KC	20	20	20	2	4	0	6	0.100	0.200	0.000	0.300

**2009 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	#	2009 STUDENTS			2009 RATIO				
						ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Prescott at English Hill	R	69	9	7	7	0	1	0	1	0.000	0.143	0.000	0.143
Redmond Ridge	KC	987	987	987	987	482	108	81	671	0.488	0.109	0.082	0.680
Redmond Ridge East	KC	665	605	60	60	15	3	0	18	0.250	0.050	0.000	0.300
Reserve at Patterson Creek	KC	29	25	22	22	12	4	2	18	0.545	0.182	0.091	0.818
Retreat at Crosswater	S	46	46	46	46	10	3	2	15	0.217	0.065	0.043	0.326
Rosemont at Timberline	S	14	14	12	12	8	2	1	11	0.667	0.167	0.083	0.917
Rowan's View	R	13	13	13	13	5	1	1	7	0.385	0.077	0.077	0.538
Sable & Aspen Ridge	R	43	30	17	17	1	0	1	2	0.059	0.000	0.059	0.118
Sequoia	R	33	33	33	33	4	1	0	5	0.121	0.030	0.000	0.152
Sterling Woods	S	67	67	67	67	54	24	15	93	0.806	0.358	0.224	1.388
The Villages at Redmond Heights I&II	R	27	24	21	21	9	1	0	10	0.429	0.048	0.000	0.476
The Woodlands	R	69	69	66	66	16	3	4	23	0.242	0.045	0.061	0.348
Timberline Ridge Div I, II, III	S	200	200	200	200	173	48	40	261	0.865	0.240	0.200	1.305
Toulon	S	38	38	38	38	28	13	10	51	0.737	0.342	0.263	1.342
Tyler's Creek	R	90	53	38	38	16	4	1	21	0.421	0.105	0.026	0.553
Waterbrook	S	114	114	111	111	38	10	9	57	0.342	0.090	0.081	0.514
Whistler Ridge	R	62	56	50	50	17	5	3	25	0.340	0.100	0.060	0.500
Woodbridge Divisions I-IV	R	356	356	356	356	73	3	2	78	0.205	0.008	0.006	0.219
Wynstone	R	46	43	34	34	15	6	4	25	0.441	0.176	0.118	0.735
<b>TOTALS</b>		<b>4,164</b>	<b>3,839</b>	<b>3,207</b>	<b>3,207</b>	<b>1,466</b>	<b>400</b>	<b>298</b>	<b>2,164</b>	<b>0.457</b>	<b>0.125</b>	<b>0.093</b>	<b>0.675</b>

**2009 MITIGATION DEVELOPMENT SUMMARY**  
**STUDENT GENERATION FACTORS**  
**Five Year History**

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	OCCUP. #	2009 STUDENTS			2009 RATIO				
					ELEM.	JUNIOR	SENIOR	TOTAL	ELEM.	JUNIOR	SENIOR	TOTAL
Avalon Bay at Juanita	KC	211	95%	200	11	3	2	16	0.055	0.015	0.010	0.080
Avondale Park Townhouses	R	85	100%	85	32	13	11	56	0.376	0.153	0.129	0.659
Bon Terra Apartments	R	60	95%	60	0	0	2	2	0.000	0.000	0.033	0.033
Chelsea Apartments at Juanita Village	K	196	98%	191	0	0	0	0	0.000	0.000	0.000	0.000
Cleveland Street Condos	R	84	84	72	0	0	1	1	0.000	0.000	0.014	0.014
Cobblestone Court	K	72	72	72	18	9	4	31	0.250	0.125	0.056	0.431
Evans Creek at Woodbridge Apartments	R	205	97%	199	33	5	0	38	0.166	0.025	0.000	0.191
Kirkland Central Condos	K	110	110	85	2	1	1	4	0.024	0.012	0.012	0.047
Redmond Park Townhomes	R	26	26	26	16	11	7	34	0.615	0.423	0.269	1.308
Redmond Ridge Apartments - The Lodge	KC	272	98%	267	30	10	4	44	0.113	0.038	0.015	0.165
Redmond Ridge Condominiums	KC	242	242	242	52	21	12	85	0.215	0.087	0.050	0.351
Towne Pointe Condos	R	20	20	20	9	3	4	16	0.450	0.150	0.200	0.800
Villa Juanita Townhomes	KN	32	32	32	2	0	0	2	0.063	0.000	0.000	0.063
<b>TOTALS</b>		1,615		1,551	205	76	48	329	0.132	0.049	0.031	0.212

### Calculation Back-Up

Elementary school construction cost estimated to be built in 2008.

	<i>Comparable Project</i>	<i>Rosa Parks Elementary</i>
<i>Cost</i>	2006 Rosa Parks Elementary New Construction	\$18,137,316
	Future Value of Project in 2008 @ 6%	\$19,225,554
<i>Size</i>	2006 Project	483 (21 classrooms x 23 students per classroom)
	2009 Project	414 (18 classrooms x 23 students per classroom )
<i>Capacity Adjustment</i>	2006 Project	483 x \$37,551/per student space (based on Rosa Parks 2006 total project costs) = \$18,137,316*
	2008 Project	414 x \$37,551/per student space (based on Rosa Parks 2006 total project costs) = \$15,546,114
<i>Adjusted Costs</i>	2008 Project – Value Based on 2006 Project Costs	\$15,546,114
	Future Value of Project in 2010 @ 6%	\$19,626,611
	Present Value of Project in 2009	\$19,626,611

\*Sum is adjusted to account for variations due to rounding.

<b>X. TABLES</b>
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Table 1: Six-Year Enrollment Projections

Table 2: Enrollment History

Table 3: 06-07 Inventory and Capacities of Existing Schools

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

**Six-Year Enrollment Projections**

	<u>2008*</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
County Live Births**	22,431	22,874	22,680	24,244	24,899	23,339	21,779
change		443	(194)	1,564	655	(1,560)	(1,560)
<b>Kindergarten ***</b>	1,783	1,845	1,855	2,010	2,097	1,996	1,889
<b>Grade 1 ****</b>	1,903	2,000	2,067	2,076	2,243	2,319	2,204
<b>Grade 2</b>	2,020	1,903	2,000	2,071	2,081	2,229	2,298
<b>Grade 3</b>	1,934	2,034	1,930	2,026	2,097	2,093	2,231
<b>Grade 4</b>	1,901	1,903	2,005	1,916	2,006	2,062	2,052
<b>Grade 5</b>	1,854	1,904	1,910	2,018	1,938	2,008	2,058
<b>Grade 6</b>	1,738	1,890	1,945	1,963	2,073	1,976	2,039
<b>Grade 7</b>	1,805	1,698	1,849	1,907	1,944	2,037	1,918
<b>Grade 8</b>	1,673	1,763	1,671	1,822	1,884	1,913	1,998
<b>Grade 9</b>	1,782	1,651	1,752	1,665	1,815	1,869	1,890
<b>Grade 10</b>	1,739	1,760	1,618	1,713	1,621	1,756	1,805
<b>Grade 11</b>	1,728	1,761	1,782	1,647	1,741	1,649	1,782
<b>Grade 12</b>	1,909	1,759	1,799	1,822	1,693	1,782	1,691
<b>Total Enrollment</b>	23,769	23,871	24,183	24,656	25,233	25,689	25,855
<b>Total Enrollment with 1/2 K at .5</b>	23,134	23,205	23,512	23,908	24,441	24,948	25,167
<b>Yearly Increase</b>		71	307	396	533	507	219
<b>Yearly Increase</b>		0.31%	1.32%	1.68%	2.23%	2.07%	0.88%
<b>Cumulative Increase</b>		71	378	774	1,307	1,814	2,033

\* Number of Individual Students (10/1/08 Headcount).

\*\* County Live Births estimated based on OFM projections. 2012 and prior year birth rates are actual births 5 years prior to enrollment year.

\*\*\* Kindergarten enrollment is calculated at 7.48% 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.



**Enrollment History \***

	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
County Live Births **	22,386	22,951	22,799	23,049	22,301	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431
Kindergarten / Live Birth	7.16%	7.51%	7.39%	7.00%	7.61%	7.23%	6.96%	7.48%	7.26%	7.45%	7.54%	7.71%	8.21%	7.76%	7.95%
															<b>7.48%</b>
<b>Kindergarten</b>	1,602	1,723	1,684	1,613	1,696	1,592	1,518	1,613	1,572	1,654	1,660	1,734	1,789	1,696	1,783
<b>Grade 1</b>	1,757	1,832	1,919	1,839	1,750	1,820	1,781	1,730	1,804	1,761	1,825	1,846	1,916	1,959	1,903
<b>Grade 2</b>	1,891	1,792	1,842	1,942	1,834	1,738	1,818	1,799	1,744	1,834	1,755	1,881	1,860	1,901	2,020
<b>Grade 3</b>	1,955	1,871	1,828	1,844	1,967	1,834	1,777	1,882	1,818	1,760	1,863	1,792	1,870	1,853	1,934
<b>Grade 4</b>	1,941	1,946	1,902	1,884	1,854	1,959	1,838	1,807	1,871	1,870	1,781	1,868	1,776	1,857	1,901
<b>Grade 5</b>	1,961	1,910	1,944	1,908	1,844	1,856	1,983	1,823	1,807	1,873	1,871	1,775	1,810	1,753	1,854
<b>Grade 6</b>	1,870	1,969	1,953	1,944	1,854	1,854	1,845	1,956	1,833	1,838	1,866	1,872	1,726	1,825	1,738
<b>Grade 7</b>	1,930	1,875	1,942	1,971	1,898	1,828	1,808	1,812	1,919	1,857	1,829	1,828	1,818	1,692	1,805
<b>Grade 8</b>	1,825	1,914	1,871	1,944	1,996	1,884	1,839	1,813	1,813	1,917	1,886	1,807	1,806	1,811	1,673
<b>Grade 9</b>	1,856	1,836	1,897	1,824	1,899	1,964	1,843	1,850	1,803	1,822	1,889	1,860	1,765	1,755	1,782
<b>Grade 10</b>	1,801	1,918	1,904	1,951	1,854	1,928	1,975	1,846	1,841	1,802	1,889	1,887	1,824	1,763	1,739
<b>Grade 11</b>	1,745	1,827	1,970	1,984	2,017	1,809	1,866	1,890	1,801	1,812	1,700	1,853	1,856	1,811	1,728
<b>Grade 12</b>	1,724	1,779	1,943	2,043	1,962	2,078	1,703	1,855	1,849	1,831	1,900	1,799	1,881	1,890	1,909
<b>Total Enrollment</b>	23,858	24,192	24,599	24,691	24,425	24,144	23,594	23,676	23,475	23,631	23,714	23,802	23,697	23,566	23,769
<b>Yearly Change</b>		334	407	92	(266)	(281)	(550)	82	(201)	156	83	88	(105)	(131)	203

\* October 1st Headcount

\*\* Number indicates actual births 5 years prior to enrollment year.

**Average increase in the number of students per year**

**Total increase for period**

**Percentage increase for period**

**Average yearly increase**

-6  
-89  
0%  
-0.03%

<b>2008-2009 Inventory and Capacities of Existing Schools</b>		
<b>* <u>Juanita Area</u></b>	<b><u>Address</u></b>	<b><u>Capacity (w/ portables)</u></b>
25	Frost Elementary	11801 NE 140th 461
03	Juanita Elementary	9635 NE 132nd 391
04	Keller Elementary	13820 108th NE 484
26	Muir Elementary	14012 132nd NE 506
06	Discovery Community School	12801 84th NE 92
06	Sandburg Elementary	12801 84th NE 575
02	Thoreau Elementary	8224 NE 138th 391
63	Finn Hill Jr. High	8040 NE 132nd 567
60	Environmental & Adventure School	8040 NE 132nd 126
67	Kamiakin Jr. High	14111 132nd NE 696
82	Juanita High School	10601 NE 132nd 1,380
<b><u>Kirkland Area</u></b>		
07	Bell Elementary	11212 NE 112th 414
96	Community School	11133 NE 65th 69
16	Franklin Elementary	12434 NE 60th 483
09	Kirk Elementary	1312 6th Street 518
10	Lakeview Elementary	10400 NE 68th 438
15	Rose Hill Elementary	8044 128th NE 369
18	Rush Elementary	6101 152nd NE 460
14	Twain Elementary	9525 130th NE 575
96	International Community School	11133 NE 65th 390
65	Kirkland Jr. High	430 18th Avenue 585
84	Northstar Jr. High	12033 NE 80th 147
69	Rose Hill Jr. High	13505 NE 75th 654
61	Stella Schola	13505 NE 75th 84
80	Best High School	10903 NE 53rd St 224
84	Lake Washington High	12033 NE 80th 1,425
<b><u>Redmond Area</u></b>		
53	Alcott Elementary	4213 228th NE 667
19	Audubon Elementary	3045 180th NE 437
46	Dickinson Elementary	7040 208th NE 633
24	Einstein Elementary	18025 NE 116th 414
46	Explorer Community School	7040 208th NE 92
22	Mann Elementary	17001 NE 104th 414
23	Redmond Elementary	16800 NE 80th 461
21	Rockwell Elementary	11125 162nd NE 529
41	Rosa Parks Elementary	22845 NE Cedar Park Crescent Dr 483
32	Wilder Elementary	22130 NE 133rd 541
74	Evergreen Jr. High	6900 208th NE 873
71	Redmond Jr. High	10055 166th NE 896
85	Redmond High School	17272 NE 104th 1,431
<b><u>Sammamish Area</u></b>		
54	Blackwell Elementary	3225 205th PL NE 552
52	Carson Elementary	1035 244th Ave NE 552
57	McAuliffe Elementary	23823 NE 22nd 644
58	Mead Elementary	1725 216th NE 587
56	Smith Elementary	23305 NE 14th 713
77	Inglewood Jr. High	24120 NE 8th 1,086
78	Renaissance Jr. High	400 228th NE 100
86	Eastlake High School	400 228TH NE 1,526

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

\* Note: "Standard capacity" does not include capacity for special programs as identified in Section III

## Inventory of Undeveloped Land

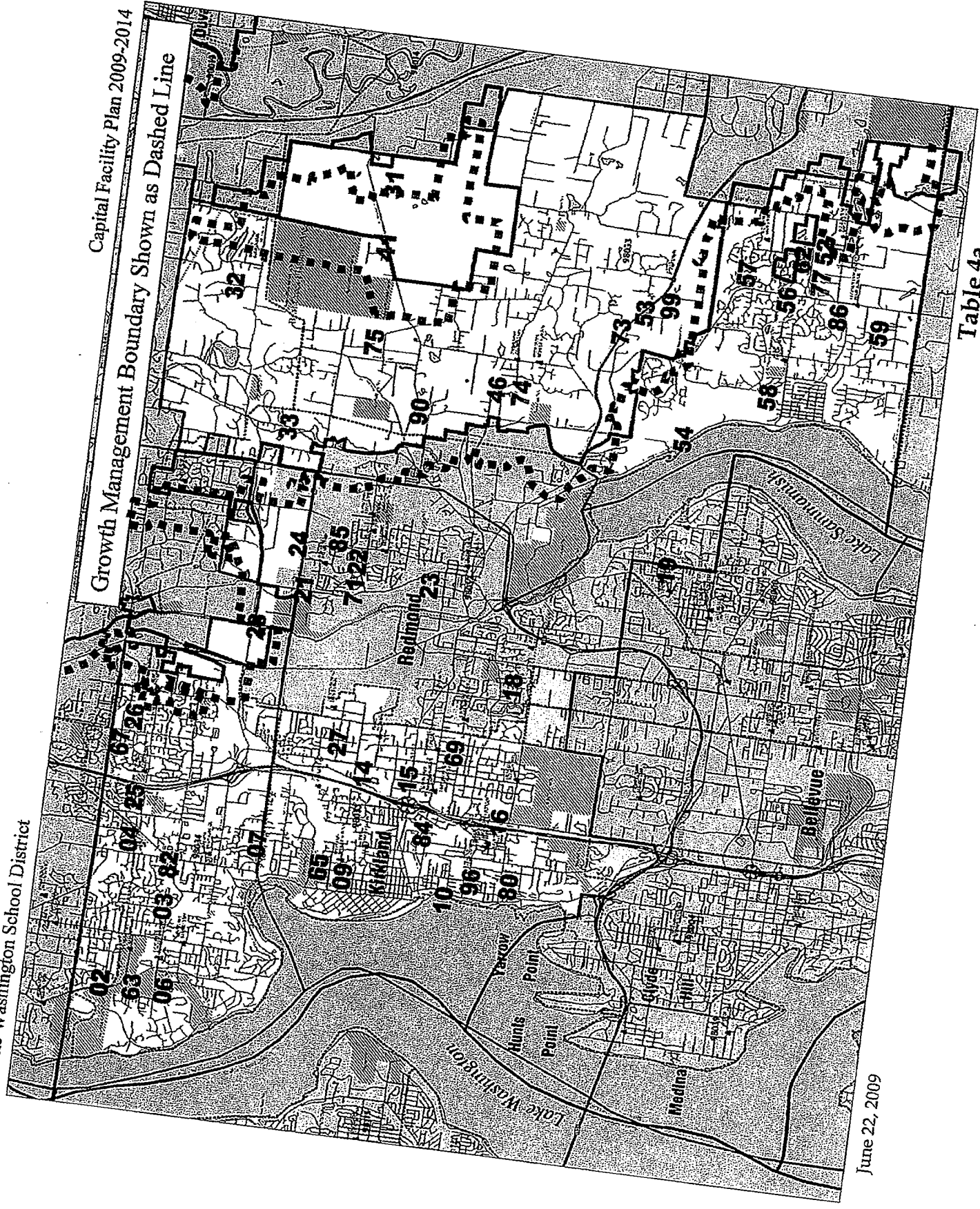
<i>Site # *</i>	<i>Area</i>	<i>Address</i>	<i>Jurisdiction</i>	<i>Status</i>
	<b><u>Juanita Area</u></b>			
	None			
	<b><u>Kirkland Area</u></b>			
27	Elementary	10638 – 134 <sup>th</sup> Ave. NE	Redmond	In reserve ***
	<b><u>Redmond Area</u></b>			
28	Elementary	172 <sup>nd</sup> NE & NE 122 <sup>nd</sup>	King County	In reserve ***
31	Elementary	Redmond Ridge East	King County	In reserve ***
33	Elementary	194 <sup>th</sup> NE above NE 116 <sup>th</sup>	King County	In reserve ***
59	Elementary	Main & 228 <sup>th</sup> NE	Sammamish	In reserve ***
73	Undetermined	4213 – 228 <sup>th</sup> NE	King County	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	Undetermined	NE 95 <sup>th</sup> & 196 <sup>th</sup> NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

### Footnotes

“\*” = See Table 4a for a District map. Locations indicated by numbers stated in this column.

“\*\*\*” = “In reserve” refers to sites owned by the District. While the District does not anticipate construction school facilities on these sites within these six years, they are being held for the District’s long term needs.

Growth Management Boundary Shown as Dashed Line



**Projected Capacity to House Students**

	2008	2009	2010	2011	2012	2013	2014
<b>Permanent Capacity</b>	22,916						
<b>New Construction*:</b>							
Redmond Ridge East Elementary #31							414
<b>Modernization:</b>							
Frost Elementary #25		42					
Finn Hill Jr. #63				(50)			
Lake Washington High School #84				(200)			
Muir Elementary #26					42		
Rush Elementary #18				42			
Sandburg Elementary #06							
Rose Hill Jr. #69							
Bell Elementary #07							
Keller Elementary #04							
ICS/Community #96							
Permanent Capacity Subtotal (Permanent + SS)	22,916	22,958	22,958	22,750	22,792	22,792	23,206
Total Enrollment with .5 K**	23,134	23,205	23,512	23,908	24,441	24,948	25,167
<b>Permanent Surplus / (Deficit Capacity)</b>	<b>(218)</b>	<b>(247)</b>	<b>(554)</b>	<b>(1,158)</b>	<b>(1,649)</b>	<b>(2,156)</b>	<b>(1,961)</b>
<b>Transitional Capacity [Relocatables]</b>	3,219	3,104	2,989	2,874	2,759	2,644	2,529
Change in number of Classrooms***	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Total Surplus / Deficit Capacity	3,219	2,857	2,435	1,716	1,110	488	568
<b>Total Permanent and Transitional Capacity</b>	<b>26,135</b>	<b>26,062</b>	<b>25,947</b>	<b>25,624</b>	<b>25,551</b>	<b>25,436</b>	<b>25,735</b>

\*New schools and additional permanent capacity through modernization.

\*\*Headcount with 1/2 day kindergarten counted as .5 (only includes enrollment that impacts capacity)

\*\*\*Note: Numbers of relocatables (portables) to be removed from capacity (decrease avg. of 23 students per portable).

\*\*\*\* Note: Number and identification of Phase II modernization projects that will occur during this plan have not been determined  
Capacity numbers reflect new standard of service resulting from I-728 implementation.

Six-Year Finance Plan

	2009	2010	2011	2012	2013	2014	Total	Local	Est Secured State	Unsecured Local*
Site 25 Mod - Frost Elementary	25,600,000						25,600,000	23,860,699	1,739,301	
Site 84 Mod - Lake Washington High			99,000,000				99,000,000	93,000,000	6,000,000	
Site 63 Mod - Finn Hill Junior			53,300,000				53,300,000	50,300,000	3,000,000	
Site 26 Mod - Muir Elementary			26,500,000				26,500,000	24,700,000	1,800,000	
Site 18 Mod - Rush Elementary				27,850,000			27,850,000	26,050,000	1,800,000	
Site 69 Mod - Rose Hill Junior				65,900,000			65,900,000	61,900,000	4,000,000	
Site 06 Mod- Sandburg Elementary				29,100,000			29,100,000	27,300,000	1,800,000	
Site 96 Mod - ICS/Community					14,550,000		14,550,000	12,750,000	1,800,000	
Site 31 New - Redmond Ridge East El						29,300,000	29,300,000	24,900,000	0	4,400,000
Site 04 Mod - Keller Elementary					30,400,000		30,400,000	28,600,000	1,800,000	
Site 07 Mod - Bell Elementary	500,000				31,700,000		31,700,000	29,900,000	1,800,000	
Portables		500,000					1,000,000	0		1,000,000
Totals	\$26,100,000	\$500,000	\$178,800,000	\$122,850,000	\$76,650,000	\$29,300,000	\$434,200,000	\$403,260,699	\$25,539,301	\$5,400,000

\* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)

\*\* Monies for Redmond Ridge East Elementary have not been secured, monies for all other projects have been secured

Note 1: Dollars are adjusted for expected inflation.

Note 2: Phase II school modernization (2006-2014) financing is based on a bond measure approved in February 2006.

16698

# Kent School District



2009 - 2010 - 2014 - 2015

## Capital Facilities Plan



New Panther Lake Elementary School open in Fall 2009

*Kent School District No. 415 provides educational service to  
Residents of Unincorporated King County  
and Residents of the Cities of  
Kent, Covington, Auburn, Renton  
Black Diamond, Maple Valley, and SeaTac, Washington*

*April 2009*

ATTACHMENT G

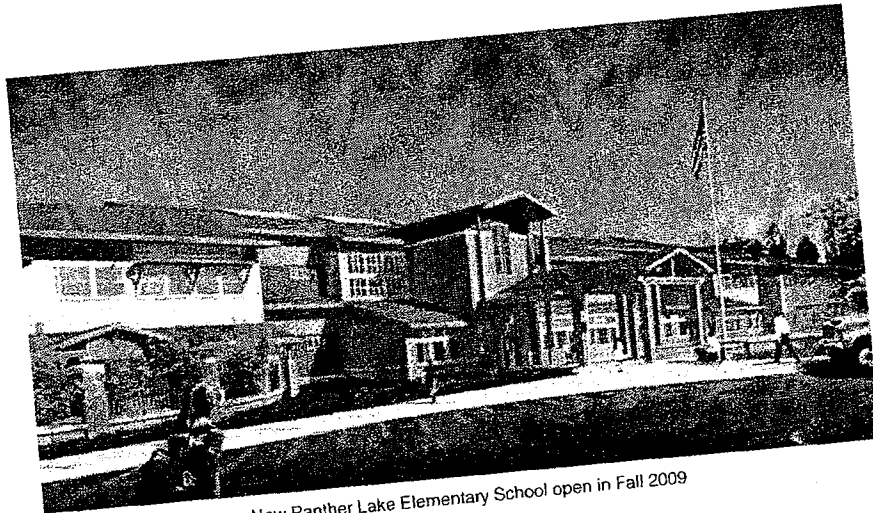
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# Kent School District



2009 - 2010 - 2014 - 2015

## Capital Facilities Plan



New Panther Lake Elementary School open in Fall 2009

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*April 2009*



# Kent School District

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

## SIX - YEAR CAPITAL FACILITIES PLAN

2009 - 2010 ~ 2014 - 2015



### BOARD of DIRECTORS

Jim Berrios  
Bill Boyce  
Sandra Collins  
Chris Davies  
Debbie Straus

### ADMINISTRATION

Barbara Grohe, Ph.D. – Superintendent

Fred H. High – Assistant Superintendent for Business Services  
Merri Rieger, Ed.D. – Assistant Superintendent, Learning & School Improvement  
Larry Miner – Assistant Superintendent for Human Resources  
John Knutson – Executive Director of Finance  
Janis Bechtel – Executive Director, School Improvement 7 – 12  
Jeanette Ristau – Executive Director, School Improvement K – 6  
David Staight – Executive Director, School Improvement K – 6  
Becky Hanks – Executive Director, Community Connections  
Charles Lind – Executive Director, Labor Relations & Legal Services  
Laura Madeo – Executive Director of Instructional Services  
Thuan Nguyen – Chief Information Officer

# Kent School District



## SIX - YEAR CAPITAL FACILITIES PLAN

2009 - 2010 ~ 2014 - 2015

April 2009

For information on the Plan, please call the  
Finance & Planning Department at (253) 373-7295

### Capital Facilities Plan

#### Contributing Staff

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Kathy Fosjord, Transportation Manager  
Maps by Jana Tucker, Printing Services

# Kent School District

## *Six-Year Capital Facilities Plan*

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## **I Executive Summary**

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Kent School District (the "District") as the organization's 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, Auburn, Renton, Black Diamond, Maple Valley, and SeaTac. This annual plan update was prepared using data available in the spring of 2009 for the 2008-2009 school year.

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. The first ordinance implementing impact fees for the unincorporated areas was effective September 15, 1993.

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, Auburn and Renton must also adopt this Plan and their own school impact fee ordinances. This Plan has also been submitted to cities of Black Diamond, Maple Valley, and SeaTac.

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. Relocatables in the capacity calculation use the same standard of service as the permanent facilities.

(continued)

## **I Executive Summary**

(continued)

The capacity of each school in the District is calculated based on the District standard of service and the existing inventory, which includes some relocatable classrooms. The District's program capacity of permanent facilities reflects program changes and the reduction of class size to meet the requirements of Student Achievement Initiative 728. Relocatables provide additional transitional capacity until permanent facilities are completed.

Kent School District is the fourth largest 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.

P-223 Headcount for October 1, 2008 was 26,831. P-223 FTE (Full Time Equivalent) enrollment was 25,827.82. (FTE reports Kindergarten at .5 and excludes Early Childhood Education [ECE] and college-only Running Start students.) The actual number of individual students per the October 2008 full head count was 27,579. (Full Headcount reports all enrolled students at 1.0 including Kindergarten, ECE and college-only Running Start students.)

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 relocatables.

A financing plan is included in Section V I I I which demonstrates the District's ability to implement this Plan. Pursuant to the requirements of the Growth Management Act, this Plan will be updated annually with changes in the fee schedules adjusted accordingly.

## II Six - Year Enrollment Projection

For capital facilities planning, growth projections are based on cohort survival and student yield from documented residential construction projected over the next six years. (See Table 2) The student generation factor, as defined on the next page, is the basis for the growth projections from new developments.

King County births and the District's relational percentage average were used to determine the number of kindergartners entering the system. (See Table 1) 8.48% of 22,874 King County live births in 2004 is projected for 1,940 students expected in Kindergarten for October 1, 2009. Together with proportional growth from new construction, 8.48% of King County births is equivalent to the number of students projected to enter kindergarten in the district for the next six-year period. (See Table 2)

State Funded Full Day Kindergarten ("FDK") programs required a revision to the methodology for projecting Kindergarten at 1.0 FTE for qualifying schools. Schools with half-day Kindergarten programs and the optional Tuition-based FDK are projected at .50 FTE. (See Table 2 A)

Early Childhood Education students (sometimes identified as "Preschool Special Education [SE] or handicapped students") are forecast and reported separately. Capacity is reserved to serve the ECE programs at seven elementary schools.

The first grade population is traditionally 7 - 8% larger than the kindergarten population due to growth and transfers to the District from private kindergartens. Cohort survival method uses historical enrollment data to forecast the number of students projected for the following year.

Near term projections assume some growth from new developments to be offset by current local economic conditions. With notable exceptions, the expectation is that enrollment increases will occur District-wide in the long term. District projections are based on historical growth patterns combined with continuing development of projects in the pipeline dependent on market/growth conditions.

The District will continue to track new development activity to determine impact to schools and monitor conditions to reflect adjustments in this assumption. The six-year enrollment projection anticipates moderate enrollment growth from new development currently in some phase of planning or construction in the district.

Information on new residential developments and the completion of these proposed developments in all jurisdictions may be considered in the District's future analysis of growth projections.

Within practical limits, the District has kept abreast of proposed developments. The Kent School District serves seven permitting jurisdictions: unincorporated King County, the cities of Kent, Covington, and Auburn and smaller portions of the cities of Renton, SeaTac, and Maple Valley. The west Lake Sawyer area of Kent School District is in the city of Black Diamond.

(Continued)

## II Six - Year Enrollment Projection

(Continued)

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

Single Family	Elementary	.445	
	Middle School	.118	
	Senior High	<u>.245</u>	
	Total		.808
Multi-Family	Elementary	.296	
	Middle School	.075	
	Senior High	<u>.111</u>	
	Total		.482

The student generation factor is based on a survey of 1,878 single family dwelling units and 1,283 multi-family dwelling units with no adjustment for occupancy rates. Please refer to Appendix E on Page 36 of the Capital Facilities Plan for details of the Student Generation Factor survey.

The actual number of students in those residential developments was determined using the District's Education Logistics (EDULOG) Transportation System.

**KENT SCHOOL DISTRICT No. 415  
OCTOBER P 223 F T E (Full Time Equivalent) ENROLLMENT HISTORY <sup>1</sup>**

LB = Live Births LB in 1995 LB in 1996 LB in 1997 LB in 1998 LB in 1999 LB in 2000 LB in 2001 LB in 2002 LB in 2003  
King County Live Births <sup>2</sup> 19,825 19,999 20,449 21,289 22,541 23,104 23,002 23,188 22,355 22,010 21,817 21,573 21,646 22,212 22,007 22,487 21,778 21,863 22,431  
Increase / Decrease 851 174 450 840 1,252 563 -102 186 -833 -345 -193 -244 73 566 -205 480 -709 85 568

October FTE Enrollment	1990	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006	2007	2008
King County Live Births <sup>2</sup>	19,825	19,999	20,449	21,289	22,541	23,104	23,002	23,188	22,355	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431
Increase / Decrease	851	174	450	840	1,252	563	-102	186	-833	-345	-193	-244	73	566	-205	480	-709	85	568
Kindergarten / Birth % <sup>2</sup>	8.88%	9.49%	9.40%	9.07%	8.47%	8.54%	8.44%	8.38%	8.27%	8.56%	8.25%	8.41%	8.06%	8.05%	8.33%	8.41%	8.22%	8.29%	8.48%
Kindergarten <sup>1-2-3</sup>	880	949	962	965	955	987	971	972	925	942	900	907	873	894	917	943	895	906	768
State Funded Full Day Kindergarten <sup>1-2-3</sup>																			365
Grade 1	1,852	1,945	2,029	2,017	1,957	1,975	2,152	2,085	2,064	1,989	2,069	1,936	1,922	1,851	1,954	1,938	2,003	1,873	1,920
Grade 2	1,773	1,944	1,998	2,048	1,937	2,011	1,979	2,194	2,095	2,078	2,015	2,067	1,936	1,965	1,935	1,991	1,998	2,045	1,916
Grade 3	1,824	1,866	1,950	1,972	1,965	1,959	2,025	2,058	2,208	2,111	2,098	2,040	2,055	1,975	2,020	1,962	2,026	2,033	2,081
Grade 4	1,793	1,916	1,900	1,939	1,942	2,012	1,966	2,054	2,045	2,222	2,086	2,166	2,068	2,072	2,057	2,024	2,015	2,049	2,060
Grade 5	1,702	1,865	1,911	1,907	1,899	1,924	1,988	2,023	2,108	2,037	2,251	2,109	2,149	2,067	2,102	2,090	2,051	2,020	2,044
Grade 6	1,629	1,733	1,885	1,951	1,915	1,895	1,924	2,036	2,045	2,119	2,056	2,253	2,151	2,205	2,139	2,164	2,101	2,098	2,081
Grade 7	1,624	1,720	1,812	1,915	1,946	1,925	1,899	1,982	2,063	2,081	2,208	2,127	2,380	2,209	2,243	2,200	2,205	2,130	2,117
Grade 8	1,545	1,628	1,724	1,799	1,882	1,941	1,927	1,936	1,970	2,015	2,033	2,154	2,079	2,351	2,221	2,293	2,254	2,184	2,143
Grade 9 - Junior High	1,483	1,612	1,689	1,716	1,800	1,894	1,963	1,931	1,925	2,102	2,208	2,246	2,404						
Grade 9 - Senior High																			
Grade 10	1,468	1,460	1,663	1,698	1,690	1,765	1,851	1,977	1,953	2,045	2,113	2,064	2,039	2,207	2,124	2,173	2,212	2,474	2,245
Grade 11	1,360	1,400	1,409	1,537	1,529	1,606	1,681	1,797	1,849	1,782	1,770	1,835	1,823	1,787	1,907	1,799	1,881	1,882	1,966
Grade 12	1,202	1,255	1,290	1,340	1,368	1,430	1,465	1,507	1,632	1,537	1,432	1,440	1,475	1,466	1,446	1,475	1,451	1,491	1,549
Total Enrollment <sup>4</sup>	20,135	21,312	22,222	22,803	22,794	23,323	23,792	24,560	24,882	25,060	25,238	25,344	25,354	25,358	25,770	25,809	25,864	25,745	25,828
Yearly FTE Increase	916	1,178	909	582	-10	529	469	768	322	178	178	106	9	4	412	39	55	-119	83
Cumulative Increase	916	2,094	3,003	3,585	3,575	4,104	4,574	5,341	5,663	5,841	6,019	6,126	6,135	6,140	6,552	6,591	6,646	6,527	6,610

<sup>1</sup> FTE enrollment counts have been rounded to the nearest whole number. Most Kindergarten students are reported at .5 FTE although most elementary schools now provide some full day Kindergarten programs.  
<sup>2</sup> This number indicates actual births in King County 5 years prior to enrollment year as updated by King Co Health Dept. KSD percentage based on actual Kindergarten enrollment 5 years later.  
<sup>3</sup> Starting in 2008, Kindergarten students are reported at 1.0 (same as headcount) at 5 schools which qualified for Full Day Kindergarten (FDK) funded through State Apportionment. See Table 2A for FD Kindergarten detail.  
<sup>4</sup> Enrollment reported to the state on Form P-223 generates basic education funding and excludes Early Childhood Education ("ECE" & "B2" or Birth to 2 Preschool Special Education) and college-only Running Start students.  
 October 2008 P-223 Headcount = 26,831 & Full Headcount = 27,579. Full Headcount includes Kindergarten, Early Childhood Education & college-only Running Start students at 1.0 Headcount.

**Table 1**



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

State Funded FDK at 14 schools	LB in 2003	LB in 2004	LB in 2005	LB in 2006	LB in 2007	LB est 08	LB est 09				
October	ACTUAL	P	R	O	J	E	C	T	I	O	N
	2008	2009	2010	2011	2012	2013	2014				
King County Live Births <sup>1</sup>	22,431	22,874	22,680	24,244	24,899	25,000	25,100				
Increase / Decrease	568	443	-194	1,564	655	101	100				
Kindergarten / Birth % <sup>2</sup>	8.48%	8.48%	8.48%	8.48%	8.48%	8.48%	8.48%				
<sup>2/3</sup> Kindergarten FTE @ .5	768	479	471	537	565	569	573				
<sup>2/3</sup> FD Kindergarten @ 1.0	365	982	982	982	982	982	982				
Grade 1	1,920	2,021	2,081	2,054	2,183	2,232	2,230				
Grade 2	1,916	1,961	2,083	2,145	2,117	2,249	2,299				
Grade 3	2,081	1,971	1,989	2,122	2,184	2,156	2,289				
Grade 4	2,060	2,073	2,001	2,029	2,163	2,226	2,198				
Grade 5	2,044	2,065	2,085	2,023	2,051	2,185	2,248				
Grade 6	2,081	2,091	2,110	2,140	2,077	2,106	2,242				
Grade 7	2,117	2,096	2,111	2,130	2,160	2,097	2,126				
Grade 8	2,143	2,131	2,129	2,144	2,163	2,193	2,130				
Grade 9	2,573	2,497	2,507	2,505	2,522	2,544	2,579				
Grade 10	2,245	2,249	2,210	2,219	2,227	2,232	2,251				
Grade 11	1,966	1,841	1,889	1,857	1,864	1,871	1,875				
Grade 12	1,549	1,661	1,662	1,705	1,676	1,683	1,689				
Total FTE Enrollment	25,828	26,118	26,310	26,592	26,934	27,325	27,711				
	<small>Note: 2/3/4</small>										
Yearly Increase	83	290	192	282	342	391	386				
Yearly Increase/Decrease %	0.32%	1.12%	0.74%	1.07%	1.29%	1.45%	1.41%				
Cumulative Increase	83	373	565	847	1,189	1,580	1,966				

<b>Full Time Equivalent (FTE)</b>	<b>25,828</b>	<b>26,118</b>	<b>26,310</b>	<b>26,592</b>	<b>26,934</b>	<b>27,325</b>	<b>27,711</b>
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<sup>1</sup> Kindergarten enrollment projection is based on KSD percentage of live births in King County five years previous.

<sup>2</sup> Kindergarten FTE projection is calculated by using the District's previous year percentage of King County births 5 years earlier compared to actual kindergarten enrollment in the previous year. (Excludes ECE - Early Childhood Education)

<sup>3</sup> Kindergarten projection is at 1.0 FTE for 14 schools qualifying for Grant & State Apportionment Funded Full Day Kindergarten (FDK) Schools with 1/2 Day Kindergarten and Optional Tuition-based Full Day Kindergarten programs are projected at .5 FTE.

<sup>4</sup> Oct. 2008 P223 FTE is 25,828 & Headcount is 26,831. Full student count with ECE Preschool & Running Start = 27,579.

<b>G R O W T H P R O J E C T I O N S - Adjustments for current economic factors</b>
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For facilities planning purposes, this six-year enrollment projection anticipates moderate enrollment growth from new development currently in some phase of planning or construction in the district.

**KENT SCHOOL DISTRICT No. 415  
CAPACITY OF ELEMENTARY SCHOOLS & KINDERGARTEN PROJECTIONS for October 2009**

ELEMENTARY SCHOOL	ABR	2008-2009 Program Capacity	1.0 FTE Forecast for 1.0 Funded		.5 FTE Forecast for 0.50 Funded		.5 FTE Forecast for 0.50 Funded Optional Tuition-Based		.5 FTE Forecast for 0.50 Funded Basic Ed		Oct-09 Projected Kindergarten Students		Elem Schl	Abv Code
			1.0 FTE Forecast for 1.0 Funded	Title I KAI FDK	1.0 FTE Forecast for 0.50 Funded	1/2 Day Kindergarten	1/2 Day (& FDK)	1/2 Day K Only	@ 1.0	@ .50				
Carnegie Crest Elementary	CC	452	58		34				34	58	34	34	CC	
Cedar Valley Elementary	CV	402				37						37	CV	
Covington Elementary	CO	498			36							36	CO	
Crestwood Elementary	CW	456											CW	
East Hill Elementary	EH	464	98								98	30	EH	
Emerald Park	EP	504										34	EP	
Fairwood Elementary	FW	408											FW	
George T. Daniel Elementary	DE	450									71		DE	
Glenridge Elementary	GR	456										32	GR	
Grass Lake Elementary	GL	452					19					19	GL	
Horizon Elementary	HE	504					33					33	HE	
Jenkins Creek Elementary	JC	398	50									50	JC	
Kent Elementary	KE	464										79	KE	
Lake Youngs Elementary	LY	524						22				22	LY	
Martin Sortun Elementary	MS	474	96									96	MS	
Meadow Ridge Elementary	MR	464										83	MR	
Meridian Elementary	ME	524						31				31	ME	
Millennium Elementary	ML	498		40	25							40	ML	
Neely-O'Brien Elementary	NO	440		102								102	NO	
Panther Lake Elementary	PL	396		82								82	PL	
Park Orchard Elementary	PO	480	71									71	PO	
Pine Tree Elementary	PT	522		20	16							20	PT	
Ridgewood Elementary	RW	504						36				36	RW	
Sawyer Woods Elementary	SW	504							35			35	SW	
Scenic Hill Elementary	SH	464										76	SH	
Soos Creek Elementary	SC	408						23				23	SC	
Springbrook Elementary	SB	398		56				36				56	SB	
Sunnise Elementary	SR	504										36	SR	
<b>Elementary TOTAL</b>		<b>13,012</b>	<b>380</b>	<b>542</b>	<b>60</b>	<b>41</b>	<b>292</b>	<b>146</b>	<b>982</b>	<b>479</b>	<b>982</b>	<b>479</b>		

6	6	2	9	5
28 Elementary Schools <sup>2</sup>				
958	982	1940	HdCnt	

Note 1: KAI = Kindergarten Academic Intervention at ML & PT; FDK Program for qualified Kindergarten students & 1/2 Day Kindergarten for remainder of Kindergarten students.  
 Note 2: 12 schools have State Funded FDK projected at 1.0 FTE - 2 schools have KAI EDK @ 1.0 & 1/2 Day K @ .5 - 14 have Optional Tuition-based &/or 1/2 Day Kindergarten all projected at .5 FTE.

### **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. Relocatables included in the capacity calculation use the same standard of service as the permanent facilities. (See Appendix A, B & C)

The standard of service defined herein may continue to change 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 adjustments to meet the requirements of Student Achievement Initiative 728. This process will affect various aspects of the District's "standard of service" and future changes will be reflected in future capital facilities plans. Because the funding for Initiative 728 is incremental, implementation of the Initiative is also incremental and may result in changes to school capacity.

#### Current Standards of Service for Elementary Students

Class size for Kindergarten is planned for an average of 22 students.  
Class size for grades 1 - 4 is planned for an average of 23 students.  
Class size for grades 5 - 6 is planned for an average of 29 students.

Program capacity for general education elementary classrooms is calculated at an average of 24 students per classroom because of fluctuations between primary and intermediate grade levels (i.e. third/fourth or fourth/fifth grade split classes, etc.). Most elementary schools provide full day kindergarten programs (FDK or KAI – Full Day Kindergarten or Kindergarten Academic Intervention) with the second half of the day funded by grants or tuition.

Students have scheduled time in a computer lab. Students may also be provided music instruction and physical education in a separate classroom or facility.

Special Education for students with disabilities may be provided in a self-contained classroom with a capacity of 10-15 depending on the program.

(continued)

### **III Current Kent School District "Standard of Service" (continued)**

Identified students will also be provided other educational opportunities in classrooms for programs such as those designated as follows:

- English Language Learners (E L L)
- Self-contained Special Education Support Center Programs (SC)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Early Childhood Education (ECE) (3-4 yr. old students with disabilities)
- School Adjustment (SA) Program for severely behavior-disordered students
- Speech & Language Therapy & Programs for Hearing Impaired students
- Adaptive Support Center for Mild, Moderate & Severe Disabilities (ASC-DD)
- Occupational & Physical Therapy Programs (OT/PT)
- Developmental Kindergarten in SC Programs
- Kindergarten Academic Intervention Program (KAI-Full Day Kindergarten)
- Education for Disadvantaged Students (Title I) – Federal Program
- Learning Assisted Programs (LAP) – State Program
- District Remediation Programs
- Education for Highly Capable Students (formerly "Gifted" Program)

Some of the above special programs require specialized classroom space, as well as music and physical education classrooms, computer labs, etc.; thus, the permanent 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 these special programs and "pull-out" space must be allocated to serve these programs. Some newer buildings have been constructed to accommodate most of these programs; some older buildings have been modified, and in some circumstances, these modifications reduce the classroom capacity of the buildings. When programs change, program capacity is updated 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. Reductions have been made in 7<sup>th</sup> and 10<sup>th</sup> grade English classes for Initiative 728. These standards are subject to change pending annual updates based on staff and public review for changes funded by Student Achievement Initiative 728.

Class size for grades 7 - 8 is planned for an average of 29 students.

Class size for 7<sup>th</sup> & 10<sup>th</sup> grade English class is planned for an average of 25 students.

Class size for grades 9 - 12 is planned for an average of 31 students.

Special Education for students with disabilities may be provided in a self-contained classroom with a capacity of 10-15 depending on the program. (cont'd.)

### III Current Kent School District "Standard of Service" (continued)

Identified secondary students will also be provided other educational opportunities in classrooms for programs designated as follows:

- Computer, Multi-media & Technology Labs & Programs – (Nova Net - Advanced Academics) Technology Academy programs at Kent-Meridian High School & Mill Creek Middle School
- Science Programs & Labs – Biology, Chemistry, Physics, Oceanography, Astronomy, Meteorology, Marine Biology, General Science, etc.
- English Language Learners (E L L)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Basic Skills Programs
- Transition Outreach Program (TOP) for 18-21 year old Special Education students
- Child Development Preschool and Daycare Programs
- Music Programs – Band, Orchestra, Chorus, Jazz Band, etc.
- Art Programs – Painting, Design, Drawing, Ceramics, Pottery, Photography, etc.
- Theater Arts – Drama, Stage Tech, etc.
- Journalism and Yearbook Classes
- Highly Capable (Honors or Gifted) and Advanced Placement Programs
- International Baccalaureate ("I B") Program
- Kent Phoenix Academy – Performance Learning Center, Gateway, Virtual High School & Kent Success program with evening classes designed for credit retrieval
- Traffic Safety Education
- JROTC - Junior Reserve Officers Training Corps
- Variety of Career & Technical Education Programs (CTE-Vocational Education)
  - Family & Consumer Science – Culinary Arts, Sewing, Careers w/Children/Educ., etc.
  - Health & Human Services – Sports Medicine, Sign Language, Cosmetology, etc.
  - Business Education – Word Processing, Accounting, Business Law & Math, DECA, FBLA (Future Business Leaders), Sales & Marketing, Economics, Web Design
  - Technical & Industry – Woodworking, Cabinet Making, Building Trades, Metals, Automotive & Manufacturing Technology, Welding, Machine Shop, Drafting, Drawing, CAD (Computer-aided Design), Electronics, Engineering & Design, Aviation, etc.
  - Graphic & Commercial Arts, Media, Photography, Theater & Stage, Ag & Horticulture

Many of these programs and others require specialized classroom space which can reduce the permanent capacity of the school buildings. In addition, alternative home school assistance, choice and transition programs are provided for students in grades 3 - 12 at Kent Mountain View Academy.

#### 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 work space 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 with adjustments for pull-out programs served in relocatables. In the future, the District will continue close analysis of actual utilization.

## **IV Inventory and Capacity of Existing Schools**

Currently, the District has permanent program capacity to house 27,321 students and transitional (relocatable) capacity to house 1,552. 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 on Page 13)

The ratio between permanent capacity and transitional capacity has changed from 96 - 4% to 97 - 3% since the previous Plan.

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 and new capacity for building additions at the high schools.

Program capacity also reflects adjustments for the Student Achievement Initiative 728 reduction in class size. The class size reduction received voter approval in the Educational Programs and Operations Levy as well as through funding for Student Achievement Initiative 728. The District will conduct annual public review and update class size recommendations in accordance with the requirements and incremental funding of Student Achievement Initiative 728.

Kent Mountain View Academy (formerly Kent Learning Center and Grandview Elementary) serves Grades 3 – 12 with transition, choice and home school assistance programs. It is located in the former Grandview School in the western part of the District in the city of SeaTac. This school was originally designed as an elementary school and is included in the elementary capacity for this Plan.

Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the renovated site and building that formerly served Sequoia Middle School. KPA has four special programs including the Performance Learning Center, Gateway, Virtual High School and Kent Success. Kent Success replaced the former Night Academy at Kent-Meridian High School and provides afternoon and evening classes for credit retrieval.

Calculation of Elementary, Middle School and Senior High School capacities are set forth in Appendices A, B and C. A map of existing schools is included on Page 14.

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

				2008-2009	
SCHOOL	Year Opened	ABR	ADDRESS	Program Capacity <sup>1</sup>	
Carriage Crest Elementary	1990	CC	18235 - 140th Avenue SE, Renton 98058	452	
Cedar Valley Elementary	1971	CV	26500 Timberlane Way SE, Covington 98042	402	
Covington Elementary	1961	CO	17070 SE Wax Road, Covington 98042	498	
Crestwood Elementary	1980	CW	25225 - 180th Avenue SE, Covington 98042	456	
East Hill Elementary	1953	EH	9825 S 240th Street, Kent 98031	464	
Emerald Park	1999	EP	11800 SE 216th Street, Kent 98031	504	
Fairwood Elementary	1969	FW	16600 - 148th Avenue SE, Renton 98058	408	
George T. Daniel Elementary	1992	DE	11310 SE 248th Street, Kent 98030	450	
Glenridge Elementary	1996	GR	19405 - 120th Avenue SE, Renton 98058	456	
Grass Lake Elementary	1971	GL	28700 - 191st Place SE, Kent 98042	452	
Horizon Elementary	1990	HE	27641 - 144th Avenue SE, Kent 98042	504	
Jenkins Creek Elementary	1987	JC	26915 - 186th Avenue SE, Covington 98042	398	
Kent Elementary	1999	KE	24700 - 64th Avenue South, Kent 98032	464	
Lake Youngs Elementary	1965	LY	19660 - 142nd Avenue SE, Kent 98042	524	
Martin Sortun Elementary	1987	MS	12711 SE 248th Street, Kent 98030	474	
Meadow Ridge Elementary	1994	MR	27710 - 108th Avenue SE, Kent 98030	464	
Meridian Elementary	1939	ME	25621 - 140th Avenue SE, Kent 98042	524	
Millennium Elementary	2000	ML	11919 SE 270th Street, Kent 98030	498	
Neely-O'Brien Elementary	1990	NO	6300 South 236th Street, Kent 98032	440	
Panther Lake Elementary	1938	PL	20831 - 108th Avenue SE, Kent 98031	396	
Park Orchard Elementary	1963	PO	11010 SE 232nd Street, Kent 98031	480	
Pine Tree Elementary	1967	PT	27825 - 118th Avenue SE, Kent 98030	522	
Ridgewood Elementary	1987	RW	18030 - 162nd Place SE, Renton 98058	504	
Sawyer Woods Elementary	1994	SW	31135 - 228th Ave SE, Black Diamond 98010	504	
Scenic Hill Elementary	1960	SH	26025 Woodland Way South, Kent 98030	464	
Soos Creek Elementary	1971	SC	12651 SE 218th Place, Kent 98031	408	
Springbrook Elementary	1969	SB	20035 - 100th Avenue SE, Kent 98031	398	
Sunrise Elementary	1992	SR	22300 - 132nd Avenue SE, Kent 98042	504	
<b>Elementary TOTAL</b>				<b>13,012</b>	
Cedar Heights Middle School	1993	CH	19640 SE 272 Street, Covington 98042	923	
Mattson Middle School	1981	MA	16400 SE 251st Street, Covington 98042	804	
Meeker Middle School	1970	MK	12600 SE 192nd Street, Renton 98058	890	
Meridian Middle School	1958	MM	23480 - 120th Avenue SE, Kent 98031	790	
Mill Creek MS (former Kent Jr Hi) <sup>2</sup>	2005 / 1952	MC	620 North Central Avenue, Kent 98032	828	
Northwood Middle School	1996	NW	17007 SE 184th Street, Renton 98058	972	
<b>Middle School TOTAL</b>				<b>5,207</b>	
Kent-Meridian Senior High School	1951	KM	10020 SE 256th Street, Kent 98030	1,772	
Kentlake Senior High School	1997	KL	21401 SE 300th Street, Kent 98042	2,157	
Kentridge Senior High School	1968	KR	12430 SE 208th Street, Kent 98031	2,270	
Kentwood Senior High School	1981	KW	25800 - 164th Avenue SE, Covington 98042	2,137	
<b>Senior High TOTAL</b>				<b>8,336</b>	
Kent Mountain View Academy <sup>3</sup>	1965	MV/LC	22420 Military Road, Des Moines 98198	416	
Kent Phoenix Academy <sup>4</sup>	1966	PH	11000 SE 264th Street, Kent 98030	350	
<b>DISTRICT TOTAL</b>				<b>27,321</b>	

<sup>1</sup> Changes to capacity reflect program changes and new building additions at high schools.

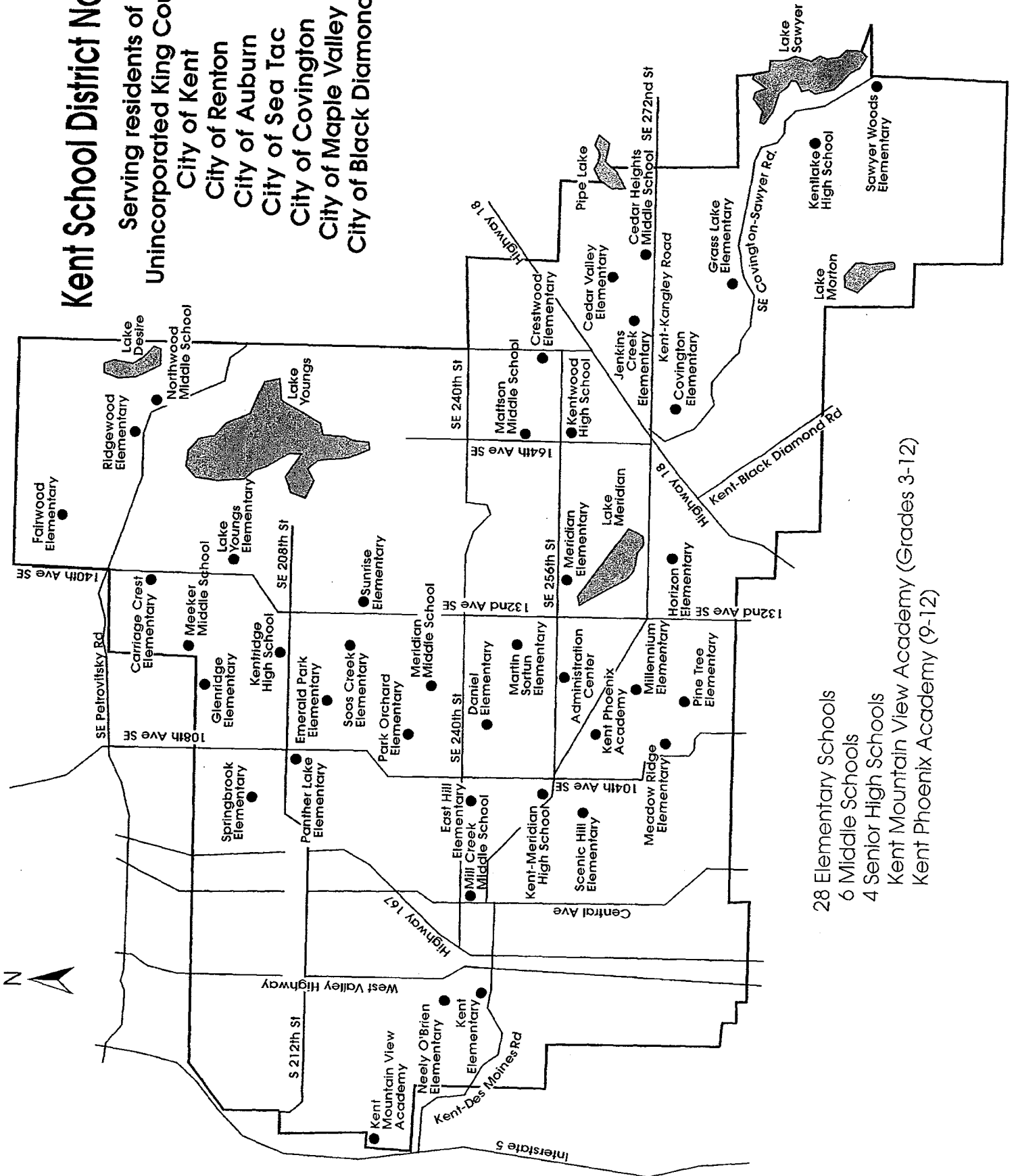
<sup>2</sup> Mill Creek Middle School and Technology Academy replaced renovated Kent Junior High in 2005.

<sup>3</sup> Kent Mountain View Academy serves grades 3-12. The school was formerly known as Kent Learning Center & Grandview Elementary.

<sup>4</sup> Kent Phoenix Academy is a non-traditional high school which opened in Fall 2007 in the former Sequoia MS building.

# Kent School District No. 415

Serving residents of  
 Unincorporated King County  
 City of Kent  
 City of Renton  
 City of Auburn  
 City of SeaTac  
 City of Covington  
 City of Maple Valley  
 City of Black Diamond



28 Elementary Schools  
 6 Middle Schools  
 4 Senior High Schools  
 Kent Mountain View Academy (Grades 3-12)  
 Kent Phoenix Academy (9-12)



## V Six-Year Planning and Construction Plan

At the time of preparation of this Plan in spring of 2009, the following projects are completed or in the planning phase in Kent School District:

- Construction is in progress for additional classroom capacity at Kent-Meridian High School and has recently been completed at Kentlake High School.
- Sequoia Middle School was renovated and reconfigured to provide capacity for approximately 350 high school students at the non-traditional high school, Kent Phoenix Academy in 2007-08.
- Kent Junior High was renovated and renamed Mill Creek Middle School. Mill Creek MS also serves the Kent Technology Academy program for students in Grades 7 - 8. The construction of Phase II of the renovation of Mill Creek MS is in progress.
- In February 2006, voters approved construction funding for replacement of Panther Lake Elementary School and a future Elementary School to accommodate new growth. A new site was acquired and construction is in progress for replacement of Panther Lake Elementary. The new Panther Lake will open to replace the current school in Fall 2009.
- Planning is in progress for a replacement school for Covington Elementary School.
- Enrollment projections reflect future need for additional capacity at the elementary school level. Future facility and site needs are reflected in this Plan.
- Some funding is secured for purchase of additional portables and some funding 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 as well as bus pull-outs and turn-arounds for school buses.

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 on Page 16 & Site map on Page 17)*

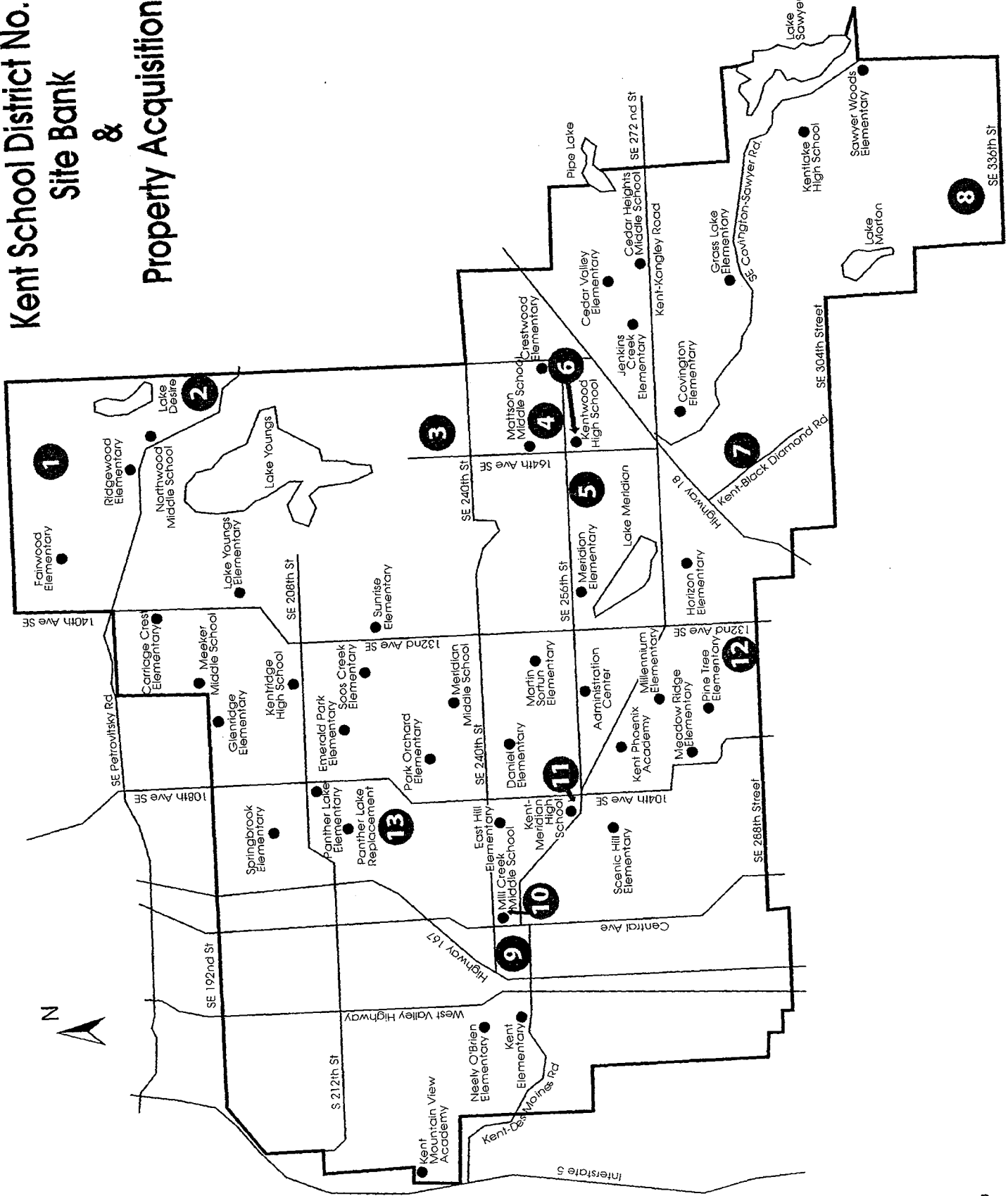
Voter approved bond issues have included funding for the purchase of sites for some of these and future schools, and the sites acquired to date are included in this Plan. Some funding is secured for purchase of additional sites but some may be funded with impact fees as needed. Not all undeveloped properties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

2006 voter approval of \$106M bond issue for capital improvement included the construction funding for a new elementary school, replacement of Panther Lake Elementary, and classroom additions to high schools. Some impact fees will also be applied to those projects. Student Achievement Initiative 728 funds are being utilized to reduce class size and provide extended learning opportunities. Based on community input at public hearings, the Board will continue annual review of standard of service and those decisions will be reflected in the each update of the Capital Facilities Plan.

**KENT SCHOOL DISTRICT No. 415**  
**Site Acquisitions and Projects Planned to Provide Additional Capacity**

SCHOOL / FACILITY / SITE				LOCATION	Type	Status	Projected Completion Date	Projected Program Capacity	% for new Growth
							Approximate	Approximate	
# on Map	<b>ELEMENTARY</b>			<i>(Numbers assigned to future schools may not correlate with number of existing schools.)</i>					
13	Replacement for Panther Lake Elementary (F)	SE 216th Street & 102nd Ave SE	Replacement	Construction	Fall 2009	500	21%		
	PL Elementary Site (F)	SE 216th Street & 102nd Ave SE	Site		2009		21%		
	Panther Lake Elementary - Replaced in 2009	SE 208 Street & 108th Ave SE	Replacement	Planning	2009	-396			
5	Replacement for Covington Elementary (U)	SE 256th Street & 154th Ave SE	Replacement	Planning	2011	600	20%		
	Covington Elem - Replacement planned for 2011	17070 SE Wax Road, Covington	Replacement	Planning	2011	-498			
	Elementary # 31 (Actual #29) (F)	To be determined <sup>2</sup>	New	Planning	2012-13	600	100%		
	Site for Elementary # 31 (Unfunded) <sup>1</sup>	To be determined <sup>2</sup>	Site	Planning	2012-13		100%		
<b>MIDDLE SCHOOL</b>									
	Mill Creek Middle School Phase II of Renovation	620 N. Central Avenue, Kent	Renovation	Construction in progress	2009	828	N/A		
	Sequoia Middle School	Renovation & Reconfiguration for Kent Phoenix Academy	Renovation	Planning	2007	- 771	N/A		
<b>SENIOR HIGH</b>									
	New Non-traditional High School Kent Phoenix Academy (Funded)	Former Sequoia Middle School 11000 SE 264th Street, Kent	Renovation	Utilized	2007-08	350	100%		
	Classroom additions at Kentlake High School (F)	21401 SE 300th Street, Kent	Additions	Utilized	2008	171	100%		
	Classroom additions at Kent-Meridian HS (F)	10020 SE 256th Street, Kent	Additions	In progress	2009	79	100%		
							Additional Capacity		
<b>TEMPORARY FACILITIES</b>									
	Relocatables	For placement as needed	New	Planning	2008 +	24 - 31 each	100%		
<b>SUPPORT FACILITIES</b>									
	Bus Facility (Unfunded) <sup>1</sup>	Near Kent-Meridian High School	New	Planning	TBD <sup>2</sup>	N / A			
# on Map	<b><sup>3</sup> OTHER SITES ACQUIRED</b>						Type	Land Use Jurisdiction	
4	Covington area North (Near Mattson MS)	SE 251 & 164 SE, Covington 98042	Elementary				City of Covington		
7	Covington area South (Scarsella)	SE 290 & 156 SE, Kent 98042	Elementary				King County		
5	Covington area West (Halleeson-Wikstrom)	SE 256 & 154 SE, Covington 98042	Elementary				City of Covington		
3	Ham Lake area (Pollard)	16820 SE 240, Kent 98042	Elementary				King County		
8	SE of Lake Morton area (West property)	SE 332 & 204 SE, Kent 98042	Secondary				King County		
2	Shady Lk area (Sowers, Blaine, Drahota, Paroline)	17426 SE 192 Street, Renton 98058	Elementary				King County		
1	So. King Co. Activity Center (Nike site)	SE 167 & 170 SE, Renton 98058			TBD <sup>2</sup>		King County		
12	South Central site (Plemmons-Yeh-Wms)	SE 286th Street & 124th Ave. SE, Kent			TBD <sup>2</sup>		King County		
<b>Notes:</b>									
<sup>1</sup> Unfunded facility needs will be reviewed in the future.									
<sup>2</sup> TBD - To be determined - Some sites are acquired but placement, timing and/or configuration have not been determined.									
<sup>3</sup> Numbers correspond to sites on Site Bank Map on Page 17. Other site locations are parcels identified in Table 7 on Page 27.									

# Kent School District No. 415 Site Bank & Property Acquisitions



## **VI Relocatable Classrooms**

For the purpose of clarification, the term "portables" and the more descriptively accurate term, "relocatables" are used interchangeably in this Plan. The Plan also references use of portables or relocatables as interim or transitional capacity/facilities.

Currently, the District utilizes 128 relocatables to house students in excess of permanent capacity, for program purposes at school locations, and several for storage or other purposes. (See Appendices A B C D)

Based on enrollment projections, implementation of additional full day kindergarten programs, program capacity and the need for additional permanent capacity, the District anticipates the need to purchase some additional relocatables during the next six-year period. The continually escalating cost of moving relocatables will increasingly limit the choice between building new relocatables on site and relocating older ones.

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

Portables, or relocatables, 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 time of demand for increased capacity and completion of permanent school facilities to meet that demand.
3. To meet unique program requirements.

Relocatables currently in use are continually evaluated resulting in some being improved and some replaced. Quality concerns will be among those addressed by the next Community Facilities Planning Committee for review of capital facilities needs for the next bond issue.

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

## **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 fluctuations in Grades K - 4. As shown in the Inventory and Capacity chart in Table 3 on Page 13, the program capacity is also reflected in the capacity and enrollment comparison charts. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

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.

Full Time Equivalent (FTE) student enrollment for October 2008 was 25,827.82. Kindergarten students are reported at .5 although many schools provide full day kindergarten ("FDK") with alternative funding for the second half of the day. State-funded Full Day Kindergarten programs will report and project some Kindergarten students at 1.00 FTE at qualifying FDK schools. P-223 FTE excludes Early Childhood Education (preschool) students and College-only Running Start students. *(See Tables 5 & 5 A-B-C on pages 20 - 23)*

In October there were 679 students in 11<sup>th</sup> and 12<sup>th</sup> grade participating in the Running Start program at 10-20 different colleges and receiving credits toward both high school and college graduation. 334 of these students attended classes only at the college ("college-only") and are excluded from FTE and headcount for capacity and enrollment comparisons.

Kent School District continues to be the fourth largest district in the state of Washington. P-223 Headcount for October 2008 was 26,831 with kindergarten students counted at 1.0 and excluding ECE and college-only Running Start students. A full headcount of all students enrolled in October 2008 totals 27,579 which includes ECE and college-only Running Start students.

Based on the enrollment forecasts, current inventory and capacity, current standard of service, relocatable capacity, and future planned additional classroom space, the District anticipates having sufficient capacity to house students over the next six years. *(See Table 5 and Tables 5 A-B-C on Pages 20 - 23)*

This does not mean that some schools will not experience overcrowding. There may be significant need for additional portables and/or new schools to accommodate growth within the District and class size reduction mandated under Student Achievement Initiative 728. Some schools, by design, may be opened with relocatables on site. Boundary changes, limited and costly movement of relocatables, 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.

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

**TOTAL DISTRICT**

SCHOOL YEAR	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015		
	Actual	P	R	O	J	E	C	T	E
<b>Permanent Program Capacity <sup>1</sup></b>	27,150	27,321	27,504	27,504	27,606	28,206	28,206		
<b>Changes to Permanent Capacity <sup>1</sup></b>									
Classroom additions at Kentlake HS (F)	171								
Classroom additions at Kent-Meridian HS (F)		79							
Mill Creek MS Renovation - No new Capacity <sup>2</sup>									
Replacement schools with projected increase in capacity									
Panther Lake Elementary <sup>3</sup> (Funded)		500							
To Replace current school capacity		-396							
Covington Elementary <sup>3</sup> (Unfunded)				600					
To Replace current school capacity				-498					
New Elementary # 31 (Funded)					600				
<b>Permanent Program Capacity Subtotal</b>	27,321	27,504	27,504	27,606	28,206	28,206	28,206		
<b>Interim Relocatable Capacity</b>									
Elementary Relocatable Capacity Required	0	120	288	408	96	480	840		
Middle School Relocatable Capacity Required <sup>4</sup>	0	0	0	0	0	0	0		
Senior High Relocatable Capacity Required	0	0	0	0	0	0	0		
<b>Total Relocatable Capacity Required <sup>1&amp;6</sup></b>	0	120	288	408	96	480	840		
<b>TOTAL CAPACITY <sup>1</sup></b>	27,321	27,624	27,792	28,014	28,302	28,686	29,046		
<b>TOTAL FTE ENROLLMENT/ PROJECTION <sup>5</sup></b>	25,828	26,118	26,310	26,592	26,934	27,325	27,711		
<b>DISTRICT AVAILABLE CAPACITY</b>	1,493	1,506	1,482	1,422	1,368	1,361	1,335		

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

<sup>2</sup> Phase I I of renovation continues for Mill Creek Middle School & Kent Technology Academy. (No new capacity added.)

<sup>3</sup> Replacement schools for Panther Lake & Covington Elementary will be built on new sites with increased capacity.

<sup>4</sup> In Fall 2004, 9th grade moved to the high schools which increased capacity available at Middle School 7 - 8 grade levels.

<sup>5</sup> FTE = Full Time Equivalent Enrollment/Projections (i.e. 1/2 day Kindergarten student = .5 & Full Day Kindergarten student = 1.0 FTE).

<sup>6</sup> 2008-2009 total classroom relocatable capacity is 1,552.

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

**SENIOR HIGH - Grades 9 - 12**

SCHOOL YEAR	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
	Actual	P R O J E C T E D					

<b>Senior High Permanent Capacity <sup>1</sup></b>	8,515	8,686	8,765	8,765	8,765	8,765	8,765
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Includes Kent Phoenix Academy <sup>2</sup>

<b>Changes to High School Capacity</b>
--

Classroom additions at Kentlake HS (F) 171

Classroom additions at Kent-Meridian HS  
and KM Technology Academy <sup>3</sup> (F) 79

Subtotal	8,686	8,765	8,765	8,765	8,765	8,765	8,765
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<b>Relocatable Capacity Required <sup>1</sup></b>	0	0	0	0	0	0	0
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<b>TOTAL CAPACITY <sup>1</sup></b>	8,686	8,765	8,765	8,765	8,765	8,765	8,765
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<b>FTE ENROLLMENT / PROJECTION <sup>4</sup></b>	8,333	8,248	8,268	8,286	8,289	8,330	8,394
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<b>SURPLUS (DEFICIT) CAPACITY</b>	353	517	497	479	476	435	371
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Number of Relocatables Required 0 0 0 0 0 0 0

No Classroom Relocatables required at this time. Some Relocatables used for classroom and program purposes.

- <sup>1</sup> Capacity is based on standard of service for programs provided and updated periodically to reflect program changes.
- <sup>2</sup> Sequoia Middle School was renovated and reconfigured as a new non-traditional high school, and re-opened in Fall 2007 as Kent Phoenix Academy serving grades 9 - 12 with four special programs.
- <sup>3</sup> KM added a new high school Technology Academy program in 2007 serving students in grades 9 - 10 in 2008-09.
- <sup>4</sup> FTE = Approximate Full Time Equivalent Enrollment or projections, excluding College-only Running Start students.

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

**MIDDLE SCHOOL - Grades 7 - 8**

SCHOOL YEAR	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
	Actual	P R O J E C T E D					

Middle School Permanent Capacity <sup>1</sup>	5,207	5,207	5,207	5,207	5,207	5,207	5,207
---	-------	-------	-------	-------	-------	-------	-------

Changes to Middle School Capacity							
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<sup>4</sup> Mill Creek MS & Kent Technology Academy  
are open during Phase 2 of Renovation  
(No new capacity added in renovation)

Subtotal	5,207	5,207	5,207	5,207	5,207	5,207	5,207
----------	-------	-------	-------	-------	-------	-------	-------

Relocatable Capacity Required <sup>1</sup>	0	0	0	0	0	0	0
--	---	---	---	---	---	---	---

<b>TOTAL CAPACITY <sup>1&amp;3</sup></b>	<b>5,207</b>	<b>5,207</b>	<b>5,207</b>	<b>5,207</b>	<b>5,207</b>	<b>5,207</b>	<b>5,207</b>
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FTE ENROLLMENT / PROJECTION <sup>2</sup>	4,260	4,227	4,240	4,274	4,323	4,290	4,256
--	-------	-------	-------	-------	-------	-------	-------

<b>SURPLUS (DEFICIT) CAPACITY <sup>5</sup></b>	<b>947</b>	<b>980</b>	<b>967</b>	<b>933</b>	<b>884</b>	<b>917</b>	<b>951</b>
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No Classroom Relocatables required at middle schools at this time. Some Relocatables used for classroom and program purposes.

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

<sup>2</sup> FTE = Approximate Full Time Equivalent Enrollment or Projections

<sup>3</sup> Grade level reconfiguration - All 9th grade students moved to the high schools in Fall 2004.

<sup>4</sup> Mill Creek Middle School & Technology Academy - Kent Junior High was renovated and re-opened in Fall 2005 with a Technology Academy serving 7th & 8th grade students from all service areas.  
Phase I I of Mill Creek renovation continues in 2008-09 and the school is open during construction.

<sup>5</sup> Middle School capacity meets concurrency requirements and no impact fees are collected for middle schools.



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

**ELEMENTARY - Grades K - 6**

SCHOOL YEAR	2008-2009	2009-2010	2010-2011	2011-2012	2012-2013	2013-2014	2014-2015
	Actual	P R O J E C T E D					

<b>Elementary Permanent Capacity <sup>1</sup></b>	13,012	13,428	13,532	13,532	13,634	14,234	14,234
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Kent Mountain View Academy <sup>2</sup>      416

**Changes to Elementary Capacity**

Replacement schools with projected increase in capacity

Panther Lake Elementary <sup>4</sup> (Funded)	500						
Replaces current school capacity	-396						
Covington Elementary <sup>4</sup> (Unfunded)				600			
Replaces current Covington Elem. capacity				-498			

New Elementary # 31 (Funded) <sup>5</sup>      600

Subtotal	13,428	13,532	13,532	13,634	14,234	14,234	14,234
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<b>Relocatable Capacity Required <sup>1</sup></b>	0	120	288	408	96	480	840
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<b>TOTAL CAPACITY <sup>2</sup></b>	13,428	13,652	13,820	14,042	14,330	14,714	15,074
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<b>FTE ENROLLMENT / PROJECTION <sup>3</sup></b>	13,235	13,643	13,802	14,032	14,322	14,705	15,061
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<b>SURPLUS (DEFICIT) CAPACITY</b>	193	9	18	10	8	9	13
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Number of Relocatables Required	0	5	13	17	4	20	35
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35 Classroom Relocatables required in 2014-15. Some additional Relocatables used for program purposes.

<sup>1</sup> Capacity is based on standard of service for programs provided and is updated periodically to reflect program changes.  
<sup>2</sup> Kent Mountain View Academy is a special program at the former Grandview School serving students in Grades 3 - 12. The school building (formerly Kent Learning Center & Grandview Elem.) was designed as an elementary school.  
<sup>3</sup> FTE = Approximate Full Time Equivalent Enrollment or Projections (Kindergarten @ .5 or 1.0 & excluding ECE)  
 Kindergarten projection is at .5 FTE for Half Day Kindergarten programs or optional Tuition-based Full Day Kindergarten.  
 Kindergarten projection is at 1.0 FTE for Full Day Kindergarten programs funded by state apportionment or grants.  
<sup>4</sup> Replacement schools for Panther Lake & Covington Elementary will be built on new sites with increased capacity.  
<sup>5</sup> Site selection and construction timing for Elementary #31 is pending review of location and capacity needs.

## VIII Finance Plan

The finance plan shown on *Table 6* demonstrates how the Kent School District plans to finance improvements for the years 2009 - 2010 through 2014 - 2015. The financing components include secured and unsecured funding and impact fees. The plan is based on voter approval of future bond issues, collection of impact fees under the State Growth Management Act and voluntary mitigation fees paid pursuant to State Environmental Policy Act.

Voters approved a \$69.5 million bond issue for Capital Construction and Improvements in February 2002. The bond issue partially funded building additions at three high schools which coincided with moving 9<sup>th</sup> grade students from junior high to senior high schools in September 2004. The District received some District Equalization funds (formerly known as "state matching funds") and has utilized impact fees for the senior high additions.

In February 2006, voters approved a \$106 million bond issue for replacement of Panther Lake Elementary School with increased capacity, as well as construction of a new elementary school to accommodate growth. The new Panther Lake Elementary School is under construction and will be open in Fall 2009.

The bond issue also funded Phase II of the renovation for Mill Creek Middle School and renovation of Sequoia Middle School for reconfiguration as a new non-traditional high school. Kent Phoenix Academy opened at the former Sequoia Middle School site in September 2007.

2006 construction funding approval also provided for some additional classrooms to be constructed at Kentlake and Kent-Meridian High Schools. Some impact fees will be utilized for the new construction that will increase capacity.

Enrollment projections reflect future need for additional capacity at the elementary level and unfunded facility needs will be reviewed in the future.

Some funding is secured for additional portables and some will be funded from impact fees.

For the Six-Year Finance Plan, costs of future schools are based on estimates from Kent School District Facilities Department. Please see pages 26-27 for a summary of the cost basis.

KENT SCHOOL DISTRICT No. 415  
SIX-YEAR FINANCE PLAN

SCHOOL FACILITIES	*	2009	2010	2011	2012	2013	2014	TOTAL	Secured Local & State	Unsecured State <sup>2</sup> or Local <sup>3</sup>	Impact Fees <sup>5</sup>
		Estimated									
<b>PERMANENT FACILITIES</b>											
Addition to Kentlake HS <sup>1-2</sup>	F	\$5,700,000						\$5,700,000	\$1,700,000		\$4,000,000
Addition to Kent-Meridian HS <sup>1-2</sup>	F	\$2,500,000						\$2,500,000	\$1,000,000		\$1,500,000
Panther Lake Elem Replacement <sup>1</sup>	F	\$26,700,000						\$26,700,000	\$21,093,000		\$5,607,000
Panther Lake Elementary Site <sup>3</sup>	F	\$4,485,013						\$4,485,013	\$3,543,160		\$941,853
Covington Elementary Replacement <sup>1</sup>	U			\$28,900,000				\$28,900,000	\$1,850,000	\$21,270,000	\$5,780,000
Elementary # 31 <sup>1-2-3</sup>	F				\$30,320,000			\$30,320,000	\$14,000,000	\$5,600,000	\$10,720,000
Elementary Site <sup>3</sup>	U				\$2,500,000			\$2,500,000			\$2,500,000
<b>TEMPORARY FACILITIES</b>											
Additional Relocatables <sup>3-4</sup>	F		\$246,860	\$259,200				\$506,060	\$79,000		\$427,060
	U		2 relocatables	2 relocatables							
<b>OTHER</b>											
N/A											
<b>Totals</b>		\$39,385,013	\$246,860	\$29,159,200	\$32,820,000	\$0	\$0	\$101,611,073	\$43,265,160	\$26,870,000	\$31,475,913

\* F = Funded U = Unfunded

<sup>1</sup> Based on estimates of actual or future construction costs from Facilities Department. (See Page 25 for Cost Basis Summary)

<sup>2</sup> The District anticipates receiving some state matching funds for these projects.

<sup>3</sup> Facility needs are pending review. Some of these projects may be funded with impact fees.

<sup>4</sup> Cost of Relocatables based on current cost and adjusted for inflation for future years.

<sup>5</sup> Fees in this column are based on amount of fees collected to date and estimated fees on future units.

Table 6

### VIII Finance Plan - 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 next elementary school.

Elementary School	Cost	Projected Cost
Millennium Elementary #30 Opened in 2000	\$12,182,768	
Cost of Panther Lake Elementary Replacement (To open in 2009)	\$26,700,000	
Projected cost - Covington Elementary Replacement (Projected to open in 2011)		\$28,900,000
Projected cost of Elementary #31 in 2012		\$30,320,000
Average cost of Covington Elem. replacement & Elementary #31		<b>\$29,610,000</b>

Construction cost of the additions to two high schools:

Senior High School Additions	Projected Cost	Total
2008 Addition to Kentlake High School	\$5,700,000	
2009 Addition to Kent-Meridian HS	\$2,500,000	
Construction cost of new HS capacity		<b>\$8,200,000</b>

#### 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 on page 27 for a list of site acquisition costs and averages.

#### District Adjustment

The impact fee calculations on pages 29 and 30 include a "District Adjustment" which is equal to the amount of increase that the impact fee formulas drive out for this year and adjusted for increase in the Consumer Price Index.

# KENT SCHOOL DISTRICT No. 415 Site Acquisitions & Costs

Average of Sites Purchased or Built on within last 10 Years

Type & # on Map	School / Site	Year Open / Purchased	Location	Acreage	Cost	Avg cost/acre	Total Average Cost / Acre
Elementary							
13 / Urban	Panther Lake Elementary Replacement Site	2008	102xx SE 216, Kent 98031	9.40	\$4,485,013	\$477,129	
5 / Urban	Elementary Site (Halleson & Wikstrom)	2004	15435 SE 256 St, Covington 98042	10.00	\$1,093,910	\$109,391	
	Elementary Site Subtotal			19.40	\$5,578,923		
Middle School							
Urban	Northwood Middle School	1996	17007 SE 184 St, Renton 98058	24.42	\$655,138	\$26,828	
10 / Urban	Mill Creek MS (Kent JH) / McMillan St. assemblage	2002	411-432 McMillan St., Kent 98032	1.23	\$844,866	\$686,863	
12 / Urban	So Central Site - Unincorp KC (Plemmons, Yeh, Wrms)	1999	E of 124 SE btw 286-288 Pl (UKC)	39.36	\$1,936,020	\$49,188	
	Middle School Site Subtotal			65.01	\$3,436,024		
Senior High							
11 / Urban	K-M High School Addition (Kent 6 & Britt Smith)	2002 & 2003	10002 SE 256th Street	6.31	\$3,310,000	\$524,564	
Senior High	Kentlake High School (Kombol Morris)	1997	21401 SE 300 St, Kent 98042	40.00	\$537,534	\$13,438	
6 / Urban	Kentwood Sr Hi Addition (Sandhu)	1998	16807 SE 256th Street	3.83	\$302,117	\$78,882	
	Senior High Site Subtotal			50.14	\$4,149,651		
							\$287,573 Elem site average
							\$52,854 Middle Schi Site Avg.
							\$82,761 Sr Hi Site Average
				Total Acreage & Cost		Total Average Cost / Acre	
				134.55 \$13,164,598		\$97,842	

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.

Properties purchased prior to 1996	
1	So. King County Activity Center (Nike site) purchased prior to 1996.
4 / Urban	Site - Covington area North (So of Mattson MS)
3 / Rural	Site - Ham Lake east. (Pollard)
7 / Rural	Site - South of Covington (Scarsella)
8 / Rural	Site - SE of Lake Morton area (West)
2 / Urban	Site - Shady Lake (Sowers-Blaine-Drahota-Paroline)
9	Old Kent Elementary replaced and currently leased out.

**Table 7**

**KENT SCHOOL DISTRICT  
FACTORS FOR ESTIMATED IMPACT FEE CALCULATIONS**

**Student Generation Factors - Single Family**

Elementary (Grades K - 6)	0.445
Middle School (Grades 7 - 8)	0.118
Senior High (Grades 9 - 12)	0.245
Total	0.808

**Projected Increased Student Capacity**

Elementary	600
Middle School	900
Senior High	250

**Required Site Acreage per Facility**

Elementary (required)	11
Middle School (required)	21
Senior High (required)	32

**New Facility Construction Cost**

Elementary *	\$29,610,000
Middle School	\$0
Senior High *	\$8,200,000

\* See cost basis on Pg. 26

**Temporary Facility Square Footage**

Elementary	73,748
Middle School	18,544
Senior High	22,960
Total	115,252

3%

**Permanent Facility Square Footage**

Elementary	1,475,936
Middle School	660,904
Senior High	1,121,963
Total	3,258,803

97%

**Total Facilities Square Footage**

Elementary	1,549,684
Middle School	679,448
Senior High	1,144,923
Total	3,374,055

**Developer Provided Sites / Facilities**

Value	0
Dwelling Units	0

**Student Generation Factors - Multi-Family**

Elementary	0.296
Middle School	0.075
Senior High	0.111
Total	0.482

**OSPI - Square Footage per Student**

Elementary	90
Middle School	117
Senior High	130
Special Education	144

**Average Site Cost / Acre**

Elementary	\$287,573
Middle School	\$0
Senior High	\$0

**Temporary Facility Capacity & Cost**

Elementary @ 24	\$123,430
Middle School @ 29	\$0
Senior High @ 31	\$0

**State Equalization Credit** (formerly "State Match")

Current District Equalization Percentage	55.78%
--	--------

**Area Cost Allowance ACA - Cost/Sq. Ft.**

Area Cost Allowance (Effective July 08)	\$168.79
---	----------

**District Average Assessed Value**

Single Family Residence	\$348,876
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**District Average Assessed Value**

Multi-Family Residence	\$121,557
Apartments 71% Condos 29%	

**Capital Levy Tax Rate/\$1,000**

Current / \$1,000 Tax Rate (1.73255)	\$1.73
--------------------------------------	--------

**General Obligation Bond Interest Rate**

Current Bond Interest Rate	4.96%
----------------------------	-------

**KENT SCHOOL DISTRICT  
IMPACT FEE CALCULATION for SINGLE FAMILY RESIDENCE**

**Site Acquisition Cost per Single Family Residence**

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	\$287,573	600	0.445	\$2,346.12
A 2 (Middle School)	21	\$0	1,065	0.118	\$0
A 3 (Senior High)	32	\$0	1,000	0.245	\$0
				0.808	
				A ⇨	<u>\$2,346.12</u>

**Permanent Facility Construction Cost per Single Family Residence**

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)	\$29,610,000	600	0.445	0.97	\$21,301.93
B 2 (Middle School)	\$0	900	0.118	0.97	\$0
B 3 (Senior High)	\$8,200,000	250	0.245	0.97	\$7,794.92
			0.808		
				B ⇨	<u>\$29,096.85</u>

**Temporary Facility Cost per Single Family Residence**

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)	\$123,430	24	0.445	0.03	\$68.66
C 2 (Middle School)	\$0	29	0.118	0.03	\$0
C 3 (Senior High)	\$0	31	0.245	0.03	\$0
			0.808		
				C ⇨	<u>\$68.66</u>

**District Equalization Credit per Single Family Residence (formerly "State Match")**

Formula: Area Cost Allowance x SPI Square Feet per student x District Equalization % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$168.79	90	0.5578	0.445	\$3,770.75
D 2 (Middle School)	\$168.79	117	0	0.118	\$0
D 3 (Senior High)	\$168.79	130	0.5578	0.245	\$2,998.71
				D ⇨	<u>\$6,769.46</u>

**Tax Credit per Single Family Residence**

Average SF Residential Assessed Value	\$348,876		
Current Capital Levy Rate / \$1,000	\$1.73		
Current Bond Interest Rate	4.96%		
Years Amortized (10 Years)	10	TC ⇨	\$4,675.66

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇨ 0

**Fee Recap**

A = Site Acquisition per SF Residence	\$2,346.12	
B = Permanent Facility Cost per Residence	\$29,096.85	
C = Temporary Facility Cost per Residence	\$68.66	
Subtotal		\$31,511.62
D = State Match Credit per Residence	\$6,769.46	
TC = Tax Credit per Residence	\$4,675.66	
Subtotal		\$11,445.12
Total Unfunded Need		\$20,066.50
50% Developer Fee Obligation		\$10,033
FC = Facility Credit (if applicable)		0
District Adjustment (See Page 26 for explanation)		(\$4,639)
Net Fee Obligation per Single Family Residence		<b>\$5,394</b>

**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	\$287,573	500	0.296	\$1,872.68
A 2 (Middle School)	21	\$0	1,065	0.075	\$0
A 3 (Senior High)	32	\$0	1,000	0.111	\$0
				0.482	
				A ⇒	<u>\$1,872.68</u>

**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)	\$29,610,000	600	0.296	0.97	\$14,169.37
B 2 (Middle School)	\$0	900	0.075	0.97	\$0
B 3 (Senior High)	\$8,200,000	250	0.111	0.97	\$3,531.58
			0.482		
				B ⇒	<u>\$17,700.95</u>

**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)	\$123,430	24	0.296	0.03	\$45.67
C 2 (Middle School)	\$0	29	0.075	0.03	\$0
C 3 (Senior High)	\$0	31	0.111	0.03	\$0
			0.482		
				C ⇒	<u>\$45.67</u>

**District Equalization Credit per Multi-Family Residence (formerly "State Match")**

Formula: Area Cost Allowance x SPI Square Feet per student x District Equalization % x Student Factor

	Area Cost Allowance	SPI Sq. Ft. / Student	Equalization %	Student Factor	
D 1 (Elementary)	\$168.79	90	0.5578	0.296	\$2,508.18
D 2 (Middle School)	\$168.79	117	0	0.075	\$0
D 3 (Senior High)	\$168.79	130	0.5578	0.111	\$1,358.60
				D ⇒	<u>\$3,866.78</u>

**Tax Credit per Multi-Family Residence Unit**

Average MF Residential Assessed Value	\$121,557		
Current Capital Levy Rate / \$1,000	\$1.73		
Current Bond Interest Rate	4.96%		
Years Amortized (10 Years)	10	TC ⇒	\$1,363.29

**Developer Provided Facility Credit**

Facility / Site Value	Dwelling Units	
0	0	FC ⇒ 0

**Fee Recap**

A = Site Acquisition per Multi-Family Unit	\$1,872.68	
B = Permanent Facility Cost per MF Unit	\$17,700.95	
C = Temporary Facility Cost per MF Unit	\$45.67	
Subtotal	\$19,619.29	
D = State Match Credit per MF Unit	\$3,866.78	
TC = Tax Credit per MF Unit	\$1,363.29	
Subtotal	\$5,230.07	
Total Unfunded Need	\$14,389.22	
50% Developer Fee Obligation	\$7,195	
FC = Facility Credit (if applicable)	0	
District Adjustment (See Page 26 for explanation)	(\$3,873)	
Net Fee Obligation per Multi-Family Residence Unit	<b>\$3,322</b>	



## IX Summary of Changes to April 2008 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 April 2008 Plan are summarized here.

Projects in progress include replacement and expansion of Panther Lake and Covington Elementary schools, a future new elementary school, classroom additions at high schools to accommodate new growth, renovation for Kent Phoenix Academy and Phase II of the renovation at Mill Creek Middle School.

Changes to capacity continue to reflect fluctuations in class size as well as program changes. Reduction in class size and extended learning opportunities for Student Achievement Initiative 728 are reflected in this update. Changes in relocatables or transitional capacity reflect use, purchase, sale, surplus and/or movement between facilities. Permanent and temporary facility ratio has changed from 96 – 4% to 97 – 3%.

The student enrollment forecast is updated annually. Six-year Kindergarten projections were modified to meet the requirements for State Funded Full Day Kindergarten programs.

The district expects to receive some state equalization (formerly "matching") funds for projects in this Plan and tax credit factors are updated annually. Biennial update of student generation rates was reported last year. Unfunded site and facility needs will be reviewed in the future.

Changes to Impact Fee Calculation Factors include:

ITEM	Grade/Type	FROM	TO	Comments
Student Generation Factor Single Family (SF)	Elem	0.445	0.445	No Change – Update in 2010
	MS	0.118	0.118	"
	SH	0.245	0.245	"
	Total	0.808	0.808	No Change – Biennial Update
Student Generation Factor Multi-Family (MF)	Elem	0.296	0.296	No Change – Update in 2010
	MS	0.075	0.075	"
	SH	0.111	0.111	"
	Total	0.482	0.482	No Change – Biennial Update
District Equalization Ratios (former State Match)		57.06%	55.78%	Per OSPI Website
Area Cost Allowance (former Boeckh Index)		\$168.79	\$168.79	Per OSPI Website
Average Assessed Valuation (AV)	SF	\$316,091	\$348,876	Per Puget Sound ESD
AV - Average of Condominiums & Apts.	MF	\$102,465	\$121,557	Per Puget Sound ESD
Debt Service Capital Levy Rate / \$1000		\$1.73	\$1.73	Per King Co. Assessor Report
General Obligation Bond Interest Rate		5.11%	4.96%	Market Rate
Impact Fee - Single Family	SF	\$5,304	\$5,394	Change to fee + \$90
Impact Fee - Multi-Family	MF	\$3,266	\$3,322	Change to fee + \$56

X

## **Appendixes**

**Appendix A: Calculations of Capacities for Elementary Schools**

**Appendix B: Calculations of Capacities for Middle Schools**

**Appendix C: Calculations of Capacities for Senior High Schools**

**Appendix D: Use of Relocatables**

**Appendix E: Student Generation Factor Survey**

**KENT SCHOOL DISTRICT No. 415  
STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT**

K S D ELEMENTARY SCHOOL	Number of Std or High Cap Classrooms	Std/High Cap Capacity at 24 average <sup>1</sup>	SE / IP ELL CR	Special Program Capacity <sup>2</sup>	2008-2009 Program Capacity <sup>2</sup>	Program Use Relocatables	Classroom Use Relocatables	Relocatable Capacity at 24 average <sup>1</sup>	10/1/2008 P223 FTE <sup>4</sup> Enrollment	10/1/2008 P223 Hdcount Enrollment K <sup>5</sup>	F D
Carriage Crest	18	432	5	20	452	1	0	0	445.38	480	T
Cedar Valley	16	384	6	18	402	2	0	0	326.50	356	I
Covington	20	480	5	18	498	1	0	0	518.50	557	H
Crestwood	19	456	2	0	456	4	1	24	474.50	510	T
East Hill	17	408	7	56	464	3	3	72	527.00	576	I
Emerald Park	21	504	2	0	504	2	0	0	465.50	496	T
Fairwood	17	408	3	0	408	3	0	0	406.17	442	T
George T. Daniel Elem	18	432	5	18	450	1	0	0	502.11	503	A
Glenridge	19	456	4	0	456	2	0	0	428.20	457	T
Grass Lake	18	432	4	20	452	1	0	0	420.53	440	H
Horizon	21	504	2	0	504	3	0	0	501.36	536	H
Jenkins Creek	15	360	7	38	398	3	1	24	362.09	388	I
Kent Elem.	17	408	6	56	464	2	2	48	541.00	541	A
Lake Youngs	21	504	7	20	524	0	0	0	497.07	520	H
Martin Sortun	19	456	3	18	474	1	1	24	485.50	532	I
Meadow Ridge	17	408	6	56	464	0	4	96	445.04	447	A
Meridian Elementary	21	504	3	20	524	3	2	48	493.03	522	T
Millennium Elementary	20	480	3	18	498	0	0	0	530.50	576	K
Neely-O'Brien	16	384	5	56	440	5	5	120	650.15	709	I
Panther Lake	15	360	3	36	396	7	0	0	482.50	517	K
Park Orchard	18	432	7	48	480	2	0	0	467.03	468	A
Pine Tree	21	504	4	18	522	3	0	0	460.00	484	K
Ridgewood	21	504	1	0	504	1	2	48	494.08	531	T
Sawyer Woods	21	504	2	0	504	0	0	0	465.66	501	H
Scenic Hill	17	408	6	56	464	3	1	24	502.00	502	A
Soos Creek	17	408	4	0	408	3	0	0	374.50	397	T
Springbrook	15	360	5	38	398	2	0	0	371.03	401	I
Sunnise	21	504	2	0	504	3	0	0	529.50	565	T
Kent Mtn. View Academy	14	356	3	60	416	0	0	0	68.65	73	0
<b>Elementary TOTAL<sup>3</sup></b>	<b>530</b>	<b>12,740</b>	<b>122</b>	<b>688</b>	<b>13,428</b>	<b>61</b>	<b>22</b>	<b>528</b>	<b>13,235.08</b>	<b>14,027</b>	

<sup>1</sup> Elementary classroom capacity is based on average of 24; 18-22 in K-3, 23 in Grade 4 & 29 in Grades 5-6. Includes adjustments for class size reduction or program changes.  
<sup>2</sup> Kent School District Standard of Service reserves some rooms for pull-out programs. ie. 20 Total = 17 Standard + 1 Computer Lab + 1 Music + 1 Integrated Program classroom.  
<sup>3</sup> Elementary schools have 100% space utilization rate. <sup>4</sup> Elementary FTE reports Kind @ .5 FDK @ 1.0 - P223 Headcount reports Kindergarten @ 1.0. Excludes ECE preschoolers.  
<sup>5</sup> FDK = Full Day Kindergarten T = Tuition-based I = 1-728 Funded Schoolwide K = KAI Title I Funded A = State Apportionment Funded H = Half Day Kindergarten only

**KENT SCHOOL DISTRICT No. 415**  
**STANDARD of SERVICE - PROGRAM CAPACITY - INVENTORY of RELOCATABLES - FTE and HEADCOUNT ENROLLMENT**

K S D MIDDLE SCHOOL	ABR	# of Std Clsrms	Standard Capacity <sup>2</sup> at 25-29 @ 85% Utilization		SE/IP ELL Cls		Special Ed ELL Capacity		Spec Prgrm Clsrms		Special <sup>1</sup> Program Capacity		2008-2009 Program Capacity <sup>2</sup>		Program Use Relocatables		Classroom Use Relocatables		Relocatable Capacity at 29 ea.		10/1/2008 P223 FTE <sup>3</sup> Enrollment		10/1/2008 Headcount <sup>3</sup> Enrollment	
			Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization
Cedar Heights Middle School	CH	32	782	9	93	2	48	923	0	2	145	745.09	747											
Mattson Middle School	MA	24	585	6	59	7	160	804	6	0	0	667.00	670											
Meeker Middle School	MK	33	807	4	59	1	24	880	0	0	0	652.11	655											
Meridian Middle School	MJ	26	631	5	64	4	95	790	3	6	174	714.20	716											
Mill Creek Middle School	MC	30	729	5	51	2	48	828	0	4	116	762.00	762											
Northwood Middle School	NW	33	807	4	46	5	119	972	0	0	0	662.60	663											
Kent Mountain View Academy (Grades 3 - 12)																								
Middle School TOTAL		178	4,341	33	372	21	494	5,207	9	12	435	4,259.20	4,270											

**APPENDIX B**

K S D SENIOR HIGH SCHOOL	ABR	# of Std Clsrms	Standard Capacity <sup>2</sup> at 25-31 @ 85% Utilization		SE/IP ELL Cls		Special Ed ELL Capacity		Spec Prgrm Clsrms		Special <sup>1</sup> Program Capacity		2008-2009 Program Capacity <sup>2</sup>		Program Use Relocatables		Classroom Use Relocatables		Relocatable Capacity at 31 ea.		10/1/2008 P223 FTE <sup>3</sup> Enrollment		10/1/2008 Headcount <sup>3</sup> Enrollment	
			Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization	Capacity	Utilization
Kent-Meridian Senior High	KM	53	1,376	8	110	12	286	1,772	1	5	155	1,778.20	1,813											
Kentlake Senior High	KL	58	1,508	12	145	14	333	1,986	0	5	155	1,798.20	1,833											
Kentridge Senior High	KR	69	1,766	11	123	16	381	2,270	0	4	124	2,192.60	2,237											
Kentwood Senior High	KW	65	1,692	5	51	17	394	2,137	4	5	155	2,097.37	2,171											
Kent Mountain View Academy (Grades 3 - 12)																								
Kent Phoenix Academy	PH																							
Regional Justice Center	RJ	N/A																						
Senior High TOTAL		245	6,342	36	429	59	1,394	8,515	5	19	589	8,333.54	8,534											
DISTRICT TOTAL		953	23,423	191	1,489	80	1,888	27,150	75	53	1,552	25,827.82	26,831											

**APPENDIX C**

DISTRICT TOTAL		Enrollment		Headcount	
953	23,423	191	1,489	80	1,888
27,150	26,831	75	53	1,552	25,827.82

<sup>1</sup> Special Program capacity includes classrooms requiring specialized use such as Special Education, Career & Technical Education Programs, Computer Labs, etc.  
<sup>2</sup> Secondary school capacity is adjusted for 85% utilization rate and 1-728 class size reduction in 7th & 10th grade English classes. 9th grade moved to HS in 2004.  
<sup>3</sup> Enrollment is reported on FTE & Headcount basis. P223 Headcount excludes ECE & College-only Running Start students. Full headcount including ECE & RS = 27,579.  
 Some totals may be slightly different due to rounding.

KENT SCHOOL DISTRICT No. 415

USE of RELOCATABLES

School Year Relocatable Use <sup>1</sup>	2008 - 2009		2009-2010		2010-2011		2011-2012		2012-2013		2013-2014		2014-2015	
	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity	No. of Relocatables	Student Capacity
Relocatables for classroom use	53		53		53		53		53		53		53	
Relocatables for program use (ie. Computer labs, music, etc.)	75		75		75		75		75		75		75	
Elementary Capacity Required @ 24 <sup>2</sup>	0	0	5	120	13	312	17	408	4	96	20	480	35	840
Middle School Capacity Required @ 29 <sup>3</sup>	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Senior High Capacity Required @ 31	0	0	0	0	0	0	0	0	0	0	0	0	0	0
<b># of Relocatables Utilized</b> <sup>4</sup>	128		128		128		128		128		128		128	
Classroom Relocatable/Capacity Required	0	0	5	120	13	312	17	408	4	96	20	480	35	840
Plan for Allocation of Required Classroom Relocatable Facilities Included in Finance Plan:														
Elementary <sup>1/2</sup>	0		5	13	17	17	17	17	4	4	20	20	20	35
Middle School <sup>3</sup>	0		0	0	0	0	0	0	0	0	0	0	0	0
Senior High <sup>4</sup>	0		0	0	0	0	0	0	0	0	0	0	0	0
Total	0		5	13	17	17	17	17	4	4	20	20	20	35

<sup>1</sup> Use of additional relocatables for classrooms or special programs is based on need and fluctuations of enrollment at each school.

<sup>2</sup> Full Day Kindergarten will increase the need for relocatables at the elementary level until permanent capacity can be provided.

<sup>3</sup> Grade Level Reconfiguration - In 2004, 9th grade students moved to high schools creating sufficient permanent capacity at middle schools.

<sup>4</sup> Although relocatables are utilized for a wide variety of purposes, new construction and boundary adjustments are timed to minimize the requirement for relocatables.

**KENT SCHOOL DISTRICT No. 415**  
Student Generation Factor Survey

Edulog #	Single Family Developments	Elementary Area	Total Units	Students			Student Generation Factor				
				Total	Elem	MS	HS	Total	Elem	MS	HS
78	Crofton Hills / Savana / The Reserve / Stonefield - Covington	CO	351	360	169	62	129	1.026	0.481	0.177	0.368
187	Eastland Meadows - Kent	SC	13	21	9	2	10	1.615	0.692	0.154	0.769
399	Fern Crest East - Kent	SR	171	132	86	20	26	0.772	0.503	0.117	0.152
400	Fern Crest West - Kent	SR	130	79	47	10	22	0.608	0.362	0.077	0.169
228	Kentlake Highlands - Kent	SW	97	87	47	13	27	0.897	0.485	0.134	0.278
389	Parke Meadows & North Parke Meadows - Covington	CW	106	117	70	15	32	1.104	0.660	0.142	0.302
410	Rhododendron Estates - Kent	ML	16	37	24	6	7	2.313	1.500	0.375	0.438
419	Southridge - Eagle Crest - Park View - Kent	HE	219	164	99	24	41	0.749	0.452	0.110	0.187
420	Tamarack Ridge - Covington	CW	134	78	40	12	26	0.582	0.299	0.090	0.194
179	The Parks - Renton	RW	172	153	71	21	61	0.890	0.413	0.122	0.355
337	The Parks at Riverview - Kent	NO	148	38	20	9	9	0.257	0.135	0.061	0.061
416	Trovisky Park - Renton	RW	167	124	81	11	32	0.743	0.485	0.066	0.192
417	Wood Creek - Covington	CW	154	128	73	16	39	0.831	0.474	0.104	0.253
<b>Total</b>			<b>1,878</b>	<b>1,518</b>	<b>836</b>	<b>221</b>	<b>461</b>	<b>0.808</b>	<b>0.445</b>	<b>0.118</b>	<b>0.245</b>

Edulog #	Multi-Family Developments	Elementary Area	Total Units	Students			Student Generation Factor				
				Total	Elem	MS	HS	Total	Elem	MS	HS
418	Adagio Apartments - Covington	CO	200	61	28	12	21	0.305	0.140	0.060	0.105
412	Alderbrook Apartments - Kent	EH	207	118	78	18	22	0.570	0.377	0.087	0.106
156	Brentwood Townhomes - Kent	SH	81	51	25	14	12	0.630	0.309	0.173	0.148
146	Fairwood Pond Apartments - Renton	FW	194	33	21	7	5	0.170	0.108	0.036	0.026
414	Park Place Apartments - Kent	SH	51	88	62	9	17	1.725	1.216	0.176	0.333
102	Rock Creek Landing - Kent	PL	211	77	41	14	22	0.365	0.194	0.066	0.104
413	Silver Springs Apartments - Kent	PL	251	163	108	21	34	0.649	0.430	0.084	0.135
192	Sunrise at Benson Condos - Kent	GR	88	27	17	1	9	0.307	0.193	0.011	0.102
<b>Total</b>			<b>1,283</b>	<b>618</b>	<b>380</b>	<b>96</b>	<b>142</b>	<b>0.482</b>	<b>0.296</b>	<b>0.075</b>	<b>0.111</b>

16698

**Enumclaw** SCHOOL DISTRICT  
*all students achieving at high levels*

# CAPITAL FACILITIES PLAN

2009 - 2014

6-Year  
Capital Facilities Plan  
June, 2009



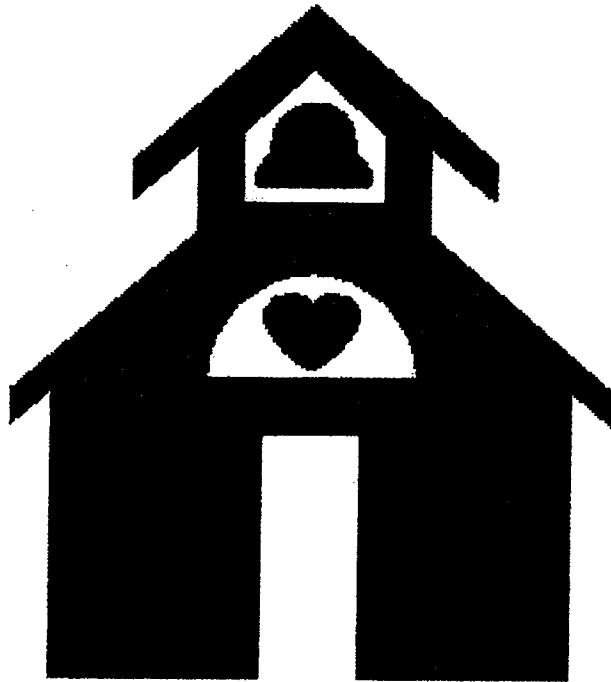
ATTACHMENT H

2009-579

Enumclaw School District No. 216  
2929 McDougall Avenue  
Enumclaw, Washington 98022  
(360) 802-7100

# Capital Facilities Plan

2009-2014



## Enumclaw School District No. 216

*2929 McDougall Avenue  
Enumclaw, Washington 98022  
(360) 802-7100*

Board Adopted: June 22, 2009



**Six-Year Capital Facilities Plan  
2009-2014**

**Board of Directors**

**Cathy Dahlquist**

**Nancy Merrill**

**Corey Cassell**

**Chris VanHoof**

**Gerd Weyer**

**Administration**

**Mike Nelson**  
Superintendent

**Terry Parker**  
Director, Curriculum,  
Instruction, & Assessment

**Randy Stocker**  
Director, Business & Operations

**Aaron Stanton**  
Director, Student Support  
Services

**Kathleen Lockyer**  
Director, Human Resources

**Enumclaw School District No. 216**  
Enumclaw, Washington 98022

**CAPITAL FACILITIES PLAN**

Approved by Board of Directors  
Resolution No. 937

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 4,388 (Oct. 2008) students in kindergarten through grade 12. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years.

Following a period of little to no growth, the District anticipates healthy enrollment gains as a result of growth projected to begin within the six-year planning period (and continue beyond the six year planning period). In particular, the City of Black Diamond is currently reviewing a proposed development of 1,250 dwelling units and a second proposed project of approximately 4,800 residential dwelling units (both developments have primarily single family homes). Using current student generation rates, this could mean that the District's enrollment will grow by approximately 3,548 new students at full build out (using conservative estimates and the best known information regarding unit types). In addition, there is a third potential project of approximately 1,400 dwelling units as well as other smaller scale development within the City of Black Diamond. In the City of Enumclaw, the District is likely to be impacted by growth now that the City of Enumclaw has lifted its sewer moratorium. In addition, the City of Enumclaw is currently reviewing annexation options, which could lead to additional residential development. Finally, there is ongoing, though limited, development in the unincorporated area of King County that is located within the District. With this cumulative potential new development, the District will likely need to add student capacity at all three grade levels. Section IV of this Plan identifies the District's anticipated long term planning with regard to the development within the City of Black Diamond.

This Plan includes the capacity projects planned by the District during this planning period. The District has identified a need during this six-year planning period for additional elementary capacity in the Black Diamond area. As noted above, the District will also 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 2014 and beyond. The six-year projection (2009-2014) 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 can 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 2014 using the cohort survival method. This method estimates how many students in one year will attend the next grade in the following year. Due to the fact that the cohort survival method does not incorporate 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 and then 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 over the six years of this Plan.

With regard to the expected enrollment from the expected 6,050 dwelling units in Black Diamond, the District anticipates, using best known information to date, that building will commence in 2011 (and continue for a period of fifteen years or more thereafter). As such, the enrollment impacts from these two developments begin to show during the last 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.<sup>1</sup>

Note that the District uses a headcount enrollment figure because full-day kindergarten has, for several years, been uniform across the District. Due to the state budget, for the 2009-10 school year, the District is moving to a half-day kindergarten with an option to pay (either directly or through scholarships) for full-day kindergarten. The District is also pursuing funding for a pilot full-day kindergarten program. At this time, it is unclear how the funding changes will affect the full-day kindergarten enrollment figures. For this reason, the District is continuing to plan for full-day kindergarten space needs and will re-evaluate this program in the next plan update.

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<sup>1</sup> Similarly, the District intends to closely monitor development in the City of Enumclaw (where the current sewer moratorium was recently lifted and annexation options are being studied) in order to further assess the potential and real impacts to student enrollment. Future updates to this Plan will reflect new enrollment information.

Using the modified cohort survival projections, a total enrollment of 4,772 (HC) is expected in 2014. In other words, the District expects the enrollment of 384 additional students between 2008 and 2014. See Table 1.

**Table 1: Projected Student Enrollment  
2008-2014**

<i>Projection</i>	<i>2008*</i>	<i>2009</i>	<i>2010</i>	<i>2011</i>	<i>2012</i>	<i>2013</i>	<i>2014</i>	<i>Actual Change</i>	<i>Percent Change</i>
Modified Cohort (HC)	4,388	4,209	4,235	4,329	4,428	4,586	4,772	384	8.75%

\* Actual enrollment (October 1, 2008).

## **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.

### **Current Standards of Service for Elementary Students:**

Average district wide class size for grades K-4 should not exceed 23 students.

Average district wide class size for grades 5 should not exceed 26 students.

Elementary school permanent capacity should be between 400 and 500 students.

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 as a Second Language (ESL)
- Integrated Programs & Resource Rooms (for special remedial assistance)
- Education for Disadvantage Students (Chapter 1)
- Gifted Education
- Other Remediation Programs
- Learning Assisted Program (LAP)
- School Adjustment Programs for severely behavior-disordered students
- Hearing Impaired
- Mild, Moderate and Severe Developmental Disabilities
- Developmental Kindergarten
- Preschool Handicapped
- Early Childhood Education Assistance Programs (ECEAP)

All of the above special programs 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 these 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 be between 500 and 550 students.

Average district wide class size for grades 9-12 should not exceed 28 students.

High school permanent capacity should not exceed 1,300 students.

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)

- Computer Labs

- Honors (Gifted) and Advanced Placement Programs

- Basic Skills Programs

- Variety of Vocational Education Programs

i.e.: Home & Family Life, Business Education (Keyboarding, Accounting, Sales & Marketing, etc.), Woods, Agriculture, Technology, Auto Shop, Drafting, Etc.

Many of these programs require specialized classroom space and can reduce the permanent capacity of the school buildings. In addition, an alternative (continuation) program with limited capacity and enrollment is provided for secondary students at Collins High School and the Collins Extension Center, cooperative programs with Sumner and White River School districts housed in Buckley.

Each schools' 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 4,352 students based on the District's Standard of Service as set forth in Section II. Approximately 100 students are served by Collins High School and JR High and the Collins Extension Center program in Buckley. Students come from the Enumclaw, White River, Orting and Sumner School Districts. Children attending Collins High School, JR High and Collins Extension Center are counted as students in the White River School District. Portable classroom capacity for 440 students brings the total capacity to 4,792. A summary of the current enrollment and proposed capacity, and the breakdown at each grade span, is as follows:

*Table 2: Summary of Capacity*

<b>2008-09 Current</b>	<b>Permanent Capacity</b>	<b>Portable Capacity</b>	<b>Total Capacity</b>	<b>Oct 2008 Enrollment (HC)</b>	<b>Surplus Capacity w/o Portables</b>	<b>Surplus Capacity w/ Portables</b>
Elementary	1,916	220	2,136	1,861	55	275
Middle School	1,092	0	1,092	1,089	3	--
Senior High	1,344	220	1,564	1,438	-220	126
<b>District Total</b>	<b>4,352</b>	<b>440</b>	<b>4,792</b>	<b>4,388</b>	<b>-162</b>	<b>401</b>

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. Because the building does not meet current educational instruction requirements, the District would need to comprehensively modernize or completely replace the building before it could be used for classroom instruction. While the building remains on the District's inventory, the District is unable to use the building for instructional purposes. As such, J.J. Smith is not included in the District's inventory for purposes of this Capital Facilities Plan.

Based on the enrollment forecasts, current inventory and program capacity, current standard of service, portable capacity, and construction of new classroom spaces, the District anticipates having sufficient capacity to house students during the next two to three years. However, with the planned new development commencing in the City of Black Diamond and potential development in the City of Enumclaw and King County during the six year planning period, the District anticipates needing to add additional student capacity in the short term. Table 4 analyzes projected enrollment and capacity.



**TABLE 3: Inventory Summary**

An inventory of existing permanent school facilities including the locations and capacities of those facilities is provided below.

<b>Existing Facility</b>	<b>Location</b>	<b>Capacity<sup>1</sup></b>
Black Diamond Elementary	25314 Baker Street Black Diamond, WA 98010	193
Byron Kibler Elementary	2057 Kibler Avenue Enumclaw, WA 98022	461
Southwood Elementary	3240 McDougall Avenue Enumclaw, WA 98022	364.5
Sunrise Elementary	899 Osceola Street Enumclaw, WA 98022	461
Westwood Elementary	21200 SE 416th Enumclaw, WA 98022	436.5
Enumclaw Middle School	550 Semanski Street S. Enumclaw, WA 98022	560
Thunder Mountain Middle School	42018 264th Avenue E. Enumclaw, WA. 98022	532
Enumclaw High School	226 Semanski Street S. Enumclaw, WA 98022	1344

<sup>1</sup>=Exclusive of portable classrooms and based upon District standards (see Section II).

**Table 4 – Projected Enrollment & Capacity\***

<b>K-5 Elementary</b>							
<b>Plan Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Capacity	1,916	1,916	1,916	1,916	1,723**	1,723	2,223
New Construction: Elementary						500***	
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>2,136</b>	<b>2,136</b>	<b>2,136</b>	<b>2,136</b>	<b>1,943</b>	<b>2,443</b>	<b>2,443</b>
Projected Enrollment*	1,861	1,736	1,742	1,795	1,851	1,941	2,048
Surplus/(Deficit) of Perm. Capacity	55	180	174	121	(128)	282	175
Surplus/(Deficit) with Portables	275	400	394	341	92	502	395
<b>6-8 Middle School</b>							
<b>Plan Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Capacity	1,092	1,092	1,092	1,092	1,092	1,092	1,092
New Construction: Middle School							
Portable Capacity Available	0	0	0	0	0	0	0
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>	<b>1,092</b>
Projected Enrollment*	1,089	1,000	1,005	1,023	1,042	1,073	1,108
Surplus/(Deficit) of Perm. Capacity	3	92	87	69	50	19	(16)
Surplus/(Deficit) with Portables							
<b>9-12 High School</b>							
<b>Plan Years</b>	<b>2008</b>	<b>2009</b>	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>
Permanent Capacity	1,344	1,344	1,344	1,344	1,344	1,344	1,344
New Construction: H.S.							
Portable Capacity Available	220	220	220	220	220	220	220
Portable/Purchase, Relocate							
<b>Total Capacity</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>	<b>1,564</b>
Projected Enrollment*	1,438	1,473	1,488	1,511	1,535	1,572	1,616
Surplus/(Deficit) of Perm. Capacity	(94)	(129)	(144)	(167)	(191)	(228)	(272)
Surplus/(Deficit) with Portables	126	91	76	53	29	(8)	(52)

2008 enrollment is actual (based upon October 2008 reported enrollment).

\*Note: the District uses headcount enrollment projections due to the fact that all-day kindergarten is uniform across the District.

\*\*The existing Black Diamond Elementary School will be closed for reconstruction. Students will be temporarily housed in portables or at other school sites.

\*\*\*The new Black Diamond Elementary School, with expanded capacity, is scheduled to open.

## **Section IV: The District's Planning and Construction Plan**

### **Trigger of Construction**

Planning for new schools and additions to existing schools is 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 (2009-2014). Capacity needs are expressed in terms of "Surplus/(Deficit) of Perm. 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 (2009-2014)**

Based upon present information, it appears that the District should plan for additional elementary school capacity in the Black Diamond area. At the present time, the District anticipates that this will be accomplished with a replacement of and capacity addition at the existing Black Diamond Elementary School. Notably, creating capacity in this area of the District will also ensure that elementary schools in other areas of the District are not overcrowded. The projects listed in Table 5 are anticipated based upon information available at the present time and are only preliminary planning estimates. Future updates to this Plan will reflect actual planning decisions.

### **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 projects currently under review will necessitate the need for four new elementary schools, two new middle schools, and one new high school. The third project that has been identified in the Black Diamond area would necessitate, at a minimum, an additional elementary school. The District is uncertain at this time regarding long term additional capacity needs that may result from development within the City of Enumclaw and unincorporated King County. The District will continue to monitor development activity and related capacity needs. 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 involve 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.

The District is also currently researching the possible modernization/replacement of one or more of its existing facilities. This decision will be based upon the need for new facilities due to the age of the facilities and educational program needs. Modernization/replacement projects will generally not include new capacity additions. Future updates to this Plan will reflect actual planning decisions.

Table 5 - Planned Projects 2009-2014

Enumclaw School District No. 216

**Projects Planned and Sites Acquisitions**

School/Facility/Site	Location	Type	Status	Projected Comp Date	Added Capacity Approx	% for new Growth Approx
<b>Elementary</b> Black Diamond Elem	Black Diamond	New*	Planning	2013/14	307**	100%
<b>Middle School</b>						
<b>Senior High</b>						
<b>Other Sites</b>						
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 (40A)		New	Planning		500	100%

\*Replacement and expansion of capacity

\*\*The existing capacity of 193 will be increased to 500

Table 6 – Finance Plan

	Estimated Project Cost by Year - in \$Millions					Total Cost	Secured Bond/Levy (1) (All Amounts in \$000)	Secured Other (2)	Unsecured Other (3)
	2009	2010	2011	2012	2013				
<b>Improvements Adding Student Capacity</b>									
<b>Elementary School</b>									
Property Acquisition									
New Construction*				\$20,000	\$9,000	\$29,000			\$29,000
<b>Middle School</b>									
Property Acquisition									
New Construction									
<b>High School</b>									
Property Acquisition									
New Construction									
<b>Subtotal</b>				\$20,000	\$9,000	\$29,000			
<b>Total</b>				\$20,000	\$9,000	\$29,000			\$29,000

(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.

## **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 2009-2014. 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 dependent on the following funding sources:

- Passage of general obligation bonds by District voters
- Collection of school mitigation and impact fees
- State equalization funds

### **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 will need to present a bond proposal to its voters for the replacement of the existing Black Diamond Elementary School within the six years of this Plan.

### **State Equalization Funds**

State Equalization Funds come 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 Board of Education can establish a moratorium on certain projects.

School districts may qualify for State Equalization Funds 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 Equalization Funds can only be applied to major school construction projects. Site acquisition and minor improvements are not eligible to receive matching funds from the State. Because availability of State Equalization Funds has not been able to keep pace with the rapid enrollment growth occurring in many of Washington's school districts, equalization funds from the State may not be 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 Equalization, the official percentage match portion calculated by the State does not typically equal the actual percentage of total facility cost. The State Equalization Ratio for the Enumclaw School District is approximately 55.35%. Notably, this only applies to costs that the State considers eligible for equalization. Land costs and other development costs are not considered eligible for State Equalization Funds. 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 state match dollars.

### **Mitigation Payments and School Impact Fees**

For development in those jurisdictions that have not adopted a school impact fee ordinance, the District relies on mitigation required under the State Environmental Policy Act and related statutes.

In those jurisdictions where a school impact fee ordinance is in place, the District requests that an impact fee be collected by the permitting agency for the construction of any new residential dwelling unit.

Fees assessed are based on the new enrollment growth in the District. 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 Equalization Funds 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 2009 average of student factors from surrounding districts in King County. See Table 7. The surrounding districts include Auburn, Issaquah, Kent, and Lake Washington.

*Table 7 - Summary of Student Generation Rate (SGR)*

**Single Family Dwelling Unit:**

	<b>Auburn</b>	<b>Issaquah</b>	<b>Kent</b>	<b>Lk. Wash</b>	<b>Average</b>
<b>Elementary</b>	0.320	0.374	0.445	0.457	<b>0.399</b>
<b>Middle</b>	0.152	0.145	0.118	0.125	<b>0.135</b>
<b>High</b>	0.158	0.146	0.245	0.093	<b>0.161</b>
<b>Total</b>	0.630	0.665	0.808	0.675	<b>0.695</b>

**Multi-Family Dwelling Unit:**

	<b>Auburn</b>	<b>Issaquah</b>	<b>Kent</b>	<b>Lk. Wash</b>	<b>Average</b>
<b>Elementary</b>	0.079	0.102	0.296	0.132	<b>0.152</b>
<b>Middle</b>	0.034	0.049	0.075	0.049	<b>0.052</b>
<b>High</b>	0.042	0.052	0.111	0.031	<b>0.059</b>
<b>Total</b>	0.155	0.203	0.482	0.212	<b>0.263</b>



## Section VI: Impact Fee Variables and Impact Fees

### Student Factors-Single/Multi-Family

Elementary	.399/.152
Middle School	.135/.052
High School	.161/.059

### Student Capacity Per Facility

Elementary	400-500
Middle School	500-550
High School	1,300

### 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	\$ 29,000,000
------------	---------------

### SPI Square Footage per Student

Elementary (K-5)	90
Middle School (6-8)	117
High School (9-12)	130
Special Education	144

### Temporary Classroom Capacity

Elementary	22
Middle School	22
High School	22

### Developer Provided Sites/Facilities

None

### Temporary Facilities Costs

Elementary	
Middle School	
High School	

### Permanent Square Footage

Elementary	244,960
Middle School	87,334
High School	<u>157,519</u>
Total	489,813

### Temporary Square Footage

Elementary	15,645
Middle School	
High School	<u>10,638</u>
Total	26,283

### Total Facilities Square Footage

Elementary	260,605
Middle School	87,334
High School	<u>168,157</u>
Total	516,096

### School Construction State Match

Local District 55.35%  
Current Area Cost Allowance  
\$168.70

### District Average Assessed Value

Single Family Res. \$365,722  
K.C. Assessor, 3/23/09

### Gen. Obligation Bond Interest Rate

Current Bond Buyer Index 4.96%

### District Average Assessed Value

Multi-Family Res. \$100,802  
K.C. Assessor, 3/23/09  
Avg. of Condos and Apts.

### District Debt Service Tax Rate

Current \$/1,000 \$1.07

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	\$12,462
Multi-Family	\$5,003

\*To be proposed to the City of Black Diamond

Housing Type	Impact Fee Per Dwelling Unit City of Enumclaw*
Single Family	\$12,462
Multi-Family	\$5,003

\*To be proposed to the City of Enumclaw

Housing Type	Impact Fee Per Dwelling Unit King County**
Single Family	\$7,789
Multi-Family	\$3,127

\*\*Per Chapter 21A.43 KCC and Ordinance No. 10162

**APPENDIX A  
OSPI COHORT SURVIVAL PROJECTIONS**

DETERMINATION OF PROJECTED ENROLLMENT  
 BY COHORT SURVIVAL KK LINEAR PROJECTION

ENUMCLAW	DISTRICT NO. 216 KING		COUNTY NO. 17		ELEMENTS										
	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
KINDERGARTEN	304	316	353	308	283	290	286	279	273	286	259	253			
GRADE 1	293	334	300	346	297	283	279	285	278	272	265	258			
GRADE 2	345	311	322	305	340	313	294	283	269	282	276	269			
GRADE 3	347	353	319	338	308	302	319	300	299	295	288	281			
GRADE 4	360	348	343	316	337	309	329	316	297	287	292	286			
GRADE 5	379	358	366	347	335	338	314	335	321	302	292	297			
GRADE 6	406	378	376	355	342	351	343	319	340	326	307	297			
K-6 HEADCOUNT	2,434	2,403	2,371	2,316	2,252	2,212	2,164	2,117	2,087	2,030	1,979	1,941			
K-6 W/K 0 1/2	2,282	2,245	2,195	2,152	2,105	2,072	2,021	1,976	1,951	1,897	1,850	1,815			
GRADE 7	417	427	378	387	376	352	363	355	330	351	337	317			
GRADE 8	467	420	424	394	372	386	354	365	357	332	353	339			
7-8 HEADCOUNT	874	847	802	781	748	738	717	720	687	683	630	656			
GRADE 9	498	541	555	426	390	374	425	390	402	393	356	388			
GRADE 10	421	452	426	414	412	381	323	372	342	352	344	321			
GRADE 11	333	352	350	404	353	348	324	279	317	291	300	293			
GRADE 12	283	256	239	341	350	335	309	287	247	281	258	266			
9-12 HEADCOUNT	1,535	1,601	1,530	1,587	1,515	1,438	1,388	1,328	1,308	1,317	1,268	1,269			
K-12 HEADCOUNT	4,843	4,851	4,803	4,684	4,515	4,368	4,267	4,165	4,092	4,030	3,937	3,866			

**APPENDIX B  
MODIFIED COHORT SURVIVAL PROJECTIONS**

PROJECTED ENROLLMENTS

	2009	2010	2011	2012	2013	2014
Kindergarten	280	281	292	304	319	337
Grade 1	270	273	282	290	305	322
Grade 2	271	257	266	275	290	308
Grade 3	300	315	323	332	347	365
Grade 4	328	327	335	344	359	377
Grade 5	287	289	297	306	321	339
<b>K-5 Headcount</b>	<b>1736</b>	<b>1742</b>	<b>1795</b>	<b>1851</b>	<b>1941</b>	<b>2048</b>
Grade 6	321	317	324	331	343	355
Grade 7	338	341	347	354	364	376
Grade 8	341	347	352	357	366	377
<b>6-8 Headcount</b>	<b>1000</b>	<b>1005</b>	<b>1023</b>	<b>1042</b>	<b>1073</b>	<b>1108</b>
Grade 9	375	376	384	391	400	411
Grade 10	361	356	361	367	377	388
Grade 11	369	366	371	377	386	397
Grade 12	368	390	395	400	409	420
<b>9-12 Headcount*</b>	<b>1473</b>	<b>1488</b>	<b>1511</b>	<b>1535</b>	<b>1572</b>	<b>1616</b>
<b>K-12 FTE</b>						
<b>K-12 Headcount</b>	<b>4209</b>	<b>4235</b>	<b>4329</b>	<b>4428</b>	<b>4586</b>	<b>4772</b>

\*The District uses headcount enrollment due to the fact that all-day kindergarten is uniform across the District.

**APPENDIX C  
SCHOOL IMPACT FEE CALCULATIONS**

SCHOOL IMPACT FEE CALCULATIONS							
DISTRICT	Enumclaw SD #216						
YEAR	2009 King County						
<b>School Site Acquisition Cost:</b>							
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acres	Acre	Capacity	Factor	Factor	SFR	MFR
Elementary	15.00	\$0.00	500	0.399	0.152	\$0	\$0
Middle	25.00	\$0.00	800	0.135	0.052	\$0	\$0
High	40.00	\$0.00	1,200	0.161	0.059	\$0	\$0
<b>TOTAL</b>						\$0	\$0
<b>School Construction Cost:</b>							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Permanent / Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Capacity	Factor	Factor	SFR	MFR
Elementary	74.91%	\$ 29,000,000	500	0.399	0.152	\$21,964	\$8,367
Middle	74.91%	\$	800	0.135	0.052	\$0	\$0
High	74.91%	\$	1,200	0.161	0.059	\$0	\$0
<b>TOTAL</b>						\$21,964	\$8,367
<b>Temporary Facility Cost:</b>							
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft.	Cost	Size	Factor	Factor	SFR	MFR
Elementary	5.09%	\$	22	0.399	0.152	\$0	\$0
Middle	5.09%	\$	22	0.135	0.052	\$0	\$0
High	5.09%	\$	22	0.161	0.059	\$0	\$0
<b>TOTAL</b>						\$0	\$0
<b>State Matching Credit:</b>							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	Factor	Factor	SFR	MFR
Elementary	\$ 168.79	90	55.35%	0.399	0.152	\$3,355	\$1,278
Junior	\$ 168.79	117	0.00%	0.135	0.052	\$0	\$0
Sr. High	\$ 168.79	130	0.00%	0.161	0.059	\$0	\$0
<b>TOTAL</b>						\$3,355	\$1,278
<b>Tax Payment Credit:</b>							
						SFR	MFR
Average Assessed Value						\$365,722	\$100,802
Capital Bond Interest Rate						4.86%	4.96%
Net Present Value of Average Dwelling						\$2,829,502	\$779,881
Years Amortized						10	10
Property Tax Levy Rate						\$1,071	\$1,071
Present Value of Revenue Stream						\$3,031	\$836
<b>Fee Summary:</b>							
				Single	Multi-		
				Family	Family		
Site Acquisition Costs				\$0	\$0		
Permanent Facility Cost				\$21,964	\$8,367		
Temporary Facility Cost				\$0	\$0		
State Match Credit				(\$3,355)	(\$1,278)		
Tax Payment Credit				(\$3,031)	(\$836)		
FEE (AS CALCULATED)				\$15,578	\$6,254		
FEE (AS DISCOUNTED)				\$7,789	\$3,127		
<b>FINAL FEE</b>				<b>\$7,789</b>	<b>\$3,127</b>		

SCHOOL IMPACT FEE CALCULATIONS								
DISTRICT	Enumclaw SD #216							
YEAR	2009 Cities of Black Diamond and Enumclaw							
<b>School Site Acquisition Cost:</b>								
((Acres x Cost per Acre) / Facility Capacity) x Student Generation Factor								
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/	
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR	
Elementary	16.00	\$0.00	500	0.399	0.152	\$0	\$0	
Middle	25.00	\$0.00	800	0.135	0.052	\$0	\$0	
High	40.00	\$0.00	1,200	0.161	0.059	\$0	\$0	
	<b>TOTAL</b>						\$0	\$0
<b>School Construction Cost:</b>								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Permanent / Total Sq Ft)								
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Capacity	SFR	MFR	SFR	MFR	
Elementary	94.91%	\$ 29,000,000	500	0.399	0.152	\$21,964	\$8,367	
Middle	94.91%	\$	800	0.135	0.052	\$0	\$0	
High	94.91%	\$	1,200	0.161	0.059	\$0	\$0	
	<b>TOTAL</b>						\$21,964	\$8,367
<b>Temporary Facility Cost:</b>								
((Facility Cost / Facility Capacity) x Student Generation Factor) x (Temporary / Total Square Feet)								
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/	
	Total Sq.Ft.	Cost	Size	SFR	MFR	SFR	MFR	
Elementary	5.09%	\$	22	0.399	0.152	\$0	\$0	
Middle	5.09%	\$	22	0.135	0.052	\$0	\$0	
High	5.09%	\$	22	0.161	0.059	\$0	\$0	
	<b>TOTAL</b>						\$0	\$0
<b>State Matching Credit:</b>								
Boeckh Index X SPI Square Footage X District Match % X Student Factor								
	Boeckh	SPI	District	Student	Student	Cost/	Cost/	
	Index	Footage	Match %	SFR	MFR	SFR	MFR	
Elementary	\$ 168.79	90	55.35%	0.399	0.152	\$3,355	\$1,278	
Junior	\$ 168.79	117	0.00%	0.135	0.052	\$0	\$0	
Sr. High	\$ 168.79	130	0.00%	0.161	0.059	\$0	\$0	
	<b>TOTAL</b>						\$3,355	\$1,278
<b>Tax Payment Credit:</b>								
Average Assessed Value						SFR	MFR	
Capital Bond Interest Rate						4.76%	4.96%	
Net Present Value of Average Dwelling						\$2,829,502	\$779,881	
Years Amortized						10	10	
Property Tax Levy Rate						\$1,071	\$1,071	
Present Value of Revenue Stream						\$3,031	\$836	
<b>Fee Summary:</b>								
				Single	Multi-			
				Family	Family			
	Site Acquisition Costs			\$0	\$0			
	Permanent Facility Cost			\$21,964	\$8,367			
	Temporary Facility Cost			\$0	\$0			
	State Match Credit			[\$3,355]	[\$1,278]			
	Tax Payment Credit			[\$3,031]	[\$836]			
	<b>FEE (AS CALCULATED)</b>			\$15,578	\$6,254			
	<b>FEE (AS DISCOUNTED)</b>			\$12,462	\$5,003			
	<b>FINAL FEE</b>			\$12,462	\$5,003			



# Fife School District No. 417

## Capital Facilities Plan 16698

2009-2014



ATTACHMENT I

2009-579

Adopted: May 26, 2009

**FIFE SCHOOL DISTRICT NO. 417**  
**5802 20 STREET EAST**  
**TACOMA WA 98424-2000**

**School Board Members**

Bob Scheidt  
Bruce Burnside  
Doug Fagundes  
Marisa Michaud  
Rex Sutherland

Stephen D. McCammon, Ed.D. Superintendent

Jeff Short, Deputy Superintendent

Kari Harris, Business Manager

**Fife High School**, 5616 20<sup>th</sup> St E, Tacoma WA 98424

Principal: Mark Knight

Assistant Principal: Brian Neufeld

Dean of Students: Amanda Fox

**Columbia Junior High School**, 2901 54<sup>th</sup> Ave E, Tacoma WA 98424

Principal: Jeff Nelson

Dean of Students: Jim Snider

**Surprise Lake Middle School**, 2001 Milton Way, Milton WA 98354

Principal: John McCrossin

**Endeavour Intermediate School**, 1304 17<sup>th</sup> Ave, Milton WA 98354

Principal: Kevin Alfano

**Alice V. Hedden Elementary School**, 11313 8<sup>th</sup> Street East, Edgewood WA 98372

Principal: Julia Grubiak

**Discovery Primary School**, 1205 19<sup>th</sup> Ave, Milton WA 98354

Principal: Julie Bartlett

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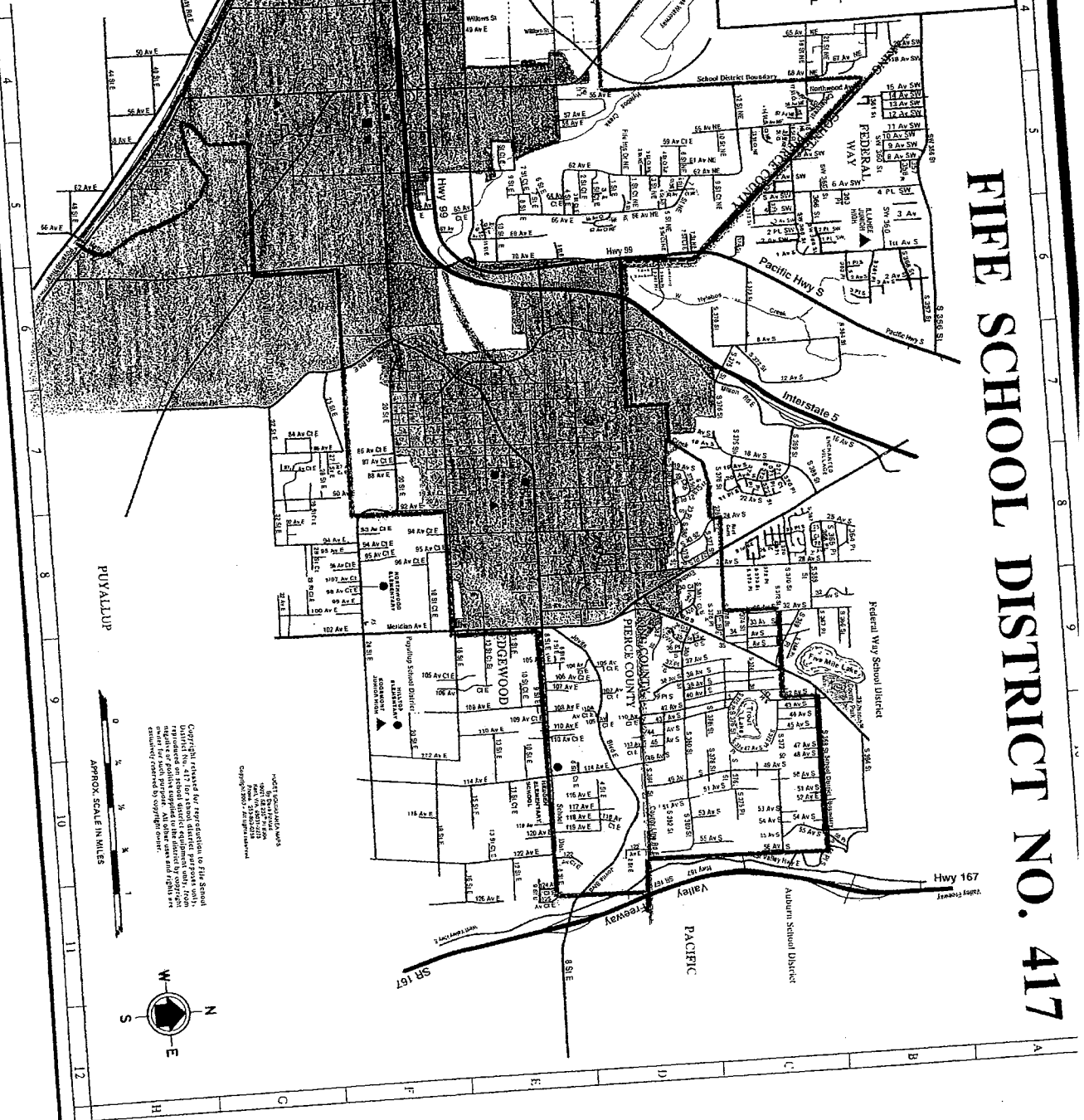
# FIFE SCHOOL DISTRICT NO. 417

**FIFE SCHOOL DISTRICT NO. 417**  
 Tacoma, WA 98424-2000 Phone: 253-571-1000 www.fifeschools.com

- CODE - ■ 8922 20 Street East Tacoma, WA 98424-2000
- CODE - ■ ADMINISTRATION BUILDING 8922 20 St E, Tacoma F-5
- CODE - ● DISCOVERY PRIMARY SCHOOL 1020 19 Ave, Milton E-7
- CODE - ● HEDDEN ELEMENTARY SCHOOL 11313 58 E, Edgewood E-10
- CODE - ● ENDEAVOUR INTERMEDIATE SCHOOL 1204 17 Ave, Milton E-7
- SCHOOL DISTRICT PROPERTY
- CODE - ▲ COLUMBIA JUNIOR HIGH SCHOOL 2801 54 Ave E, Tacoma F-4
- CODE - ▲ SUIPRISE LAKE MIDDLE SCHOOL 2201 Milton Way, Milton E-8

**Legend:**

- Fife School District No. 417
- City of Fife
- City of Milton
- City of Edgewood
- King/Pierce County Line



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## INTRODUCTION

This Six-Year Capital Facilities Plan is Fife School District's planning document prepared in compliance with the requirements of the Growth Management Act (GMA), King County and Pierce County, and cities of Fife, Milton, and Edgewood. It is designed to support the collection of school impact fees and consists of:

- (a) An inventory of existing school facilities;
- (b) An enrollment base and projection;
- (c) A standard of service;
- (c) A summary of school facility capacity and projected need for space;
- (d) A forecast of future school facility needs, financing, and impact fee formula.

Fife School District serves a population of over 15,000, and is located off Interstate 5, east of Tacoma, north of the Puyallup River, about ten square miles in area, and falling in both Pierce and King Counties. It includes the cities of Fife, Milton, and Edgewood, unincorporated areas of Trout Lake, Jovita, Fife Heights, and a portion of the Port of Tacoma.

The Growth Management Act 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 approve the District's Capital Facilities Plan as a component of their 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.

### Existing District Facilities

<b>Discovery Primary School</b>	(grades K-1 and preschool)	Built new and opened in 1992.
<b>Alice V. Hedden Elementary School</b>	(grades 2-5)	Built new and opened in 2001.
<b>Endeavour Intermediate School</b>	(grades 2-5)	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.
<b>Surprise Lake Middle School</b>	(grades 6-7)	Originally constructed in 1970. Extensive modernization and addition in 1992. Main offices and Counselors offices remodeled 1998.
<b>Columbia Junior High School</b>	(grades 8-9)	Built new and opened in September 2003. Performing arts auditorium, sports and athletic complex completed in 2004.
<b>Fife High School</b>	(grades 10-12)	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. Alternative High School modernized in 1997.
<b>Transportation Center</b>		Built new in 1996.
<b>Educational Services Center</b>		Located in a portion of the old Fife Elementary School. Modernized in 1997.

## INVENTORY OF EXISTING SCHOOL FACILITIES

School	Capacity	Site Size (est.acres)	(sq. ft) (D-7) New	(sq. ft) (D-7) Mod	(sq. ft) (D-7) Total	Facility Size (sq.ft.)	Portable Number (3/08)	Portable Capacity	Portable Size (sq. ft.)
<b>Fife High School</b>	705	28.86				<b>140,193</b>	5	110	4,480
IV Classroom			325	34,925	35,250				
V Annex			8,065	13,843	21,908				
VI Gym			22,089	20,564	42,653				
VII Cafeteria			1,952	14,045	15,997				
VIII Shop			104	9,780	9,884				
IX Science			2,882	4,169	7,051				
Alternative School				7,450	7,450				
					140,193				
<b>Columbia Jr. High School</b>	600	34.4				<b>92,000</b>	4	88	3,544
Classroom/Office/Gym			92,000		92,000				
<b>Surprise Lake Middle School</b>	530	17.23				<b>72,176</b>	4	88	3,584
Classroom/Office			518	38,599	39,116				
Classroom/Gym			14,072	18,988	33,060				
					72,176				
<b>Endeavour Intermediate</b>	530	7.045				<b>54,058</b>	4	88	3,584
Classroom				3,020	3,020				
Classroom/Office			12,444	6,901	19,345				
Classroom/Gym			28,700	2,993	31,693				
					54,058				
Playshed			2,800		2,800				
<b>Alice V. Hedden Elementary</b>	485	14.89				<b>51,673</b>	2	44	1,772
Classroom/Office/Gym			51,673		51,673				
Playshed			2,160		2,160				
<b>Discovery Primary</b>	485	7.045				<b>57,047</b>	6	132	5,376
Playshed			2,776		2,776				
<b>TOTAL</b>	<b>3,335</b>	<b>109.47</b>				<b>467,147</b>	<b>25</b>	<b>550</b>	<b>22,340</b>
<b>TOTAL CORE AND PORTABLE CAPACITY</b>	<b>3,885</b>								

## ENROLLMENT BASE AND PROJECTION

The District uses the enrollment projections provided by Washington State Office of Superintendent of Public Instruction (OSPI) as a base. The projections are based on the "Cohort Survival Method" which 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 October headcount for each grade to project the enrollment in the next grade for the next year. The Cohort Survival Method uses past enrollment indicators to predict future growth, however, it does not account for anticipated growth due to new residential and commercial construction in the Fife/Milton area. For example, there are over 200 planned single family housing starts and over 140 planned multifamily units within our school district's boundary, expected to generate an additional 116 new students. Despite a down-turn in the economy, we continue to experience growth as evidenced by the table below. Actual enrollment growth over the past ten years averaged approximately 2.19% per year, and 1.68% per year over the past five years. For the next six years, the Cohort Survival Method predicts an increased average growth rate of 3.01% as shown below.

ENROLLMENT*	04-05	05-06	06-07	07-08	08-09**	09-10	10-11	11-12	12-13	13-14	14-15
<b>FHS</b>											
10	273	286	279	297	294	305	248	265	292	314	306
11	286	277	287	312	280	302	313	255	272	300	322
12	270	297	301	284	306	286	306	317	258	275	304
Total #	829	860	867	893	880	893	867	837	822	889	932
<b>COLUMBIA</b>											
8	261	270	276	290	250	253	279	300	293	338	303
9	304	279	292	311	300	255	272	300	323	315	364
Total #	565	549	568	601	550	508	551	600	616	653	667
<b>SLMS</b>											
6	247	265	247	246	261	280	273	315	283	305	355
7	263	252	276	261	250	267	287	280	323	290	313
Total #	510	517	523	507	511	547	560	595	606	595	668
<b>ENDEAVOUR</b>											
2	93	117	123	142	134	144	169	177	180	182	185
3	110	104	128	130	153	136	147	171	180	183	185
4	109	116	101	148	136	157	141	152	176	186	189
5	130	113	126	121	152	139	161	144	156	181	191
Total #	442	450	478	541	575	576	618	644	692	732	750
<b>HEDDEN</b>											
2	116	115	112	121	105	114	132	139	141	143	146
3	99	102	118	111	121	107	115	134	141	143	145
4	113	114	108	117	106	123	110	119	139	146	148
5	108	111	89	111	119	110	126	114	122	142	150
Total #	436	442	427	460	451	454	483	506	543	574	589
<b>DISCOVERY</b>											
PS sections	5	3	3	3	3	3	3	3	3	3	3
K	206	227	199	233	277	277	281	285	289	294	298
1	221	217	246	219	253	281	295	300	304	309	313
Total K-1 #	427	444	445	452	530	558	576	585	593	603	611
Total K-12 #	3209	3262	3308	3454	3497	3536	3655	3767	3872	4046	4217
FTE					3337.80						
% Increase #	-62%	1.65%	1.41%	4.41%	1.24%	1.12%	3.37%	3.07%	2.79%	4.47%	4.23%
Avg Growth/Year					1.68%						3.01%

\* Headcount (rather than FTE) is used as a more appropriate indicator for enrollment and capacity needs. Part-time students (less than 1 full FTE) require seating space and program resources as though full-time. Many kindergarten students now attend full-time as well and thus require full-time seating space.

\*\* Actual enrollment based on October student headcount through the 08-09 school year.

## STANDARD OF SERVICE

Fife School District, as written in its mission statement, is committed to providing a safe and caring environment, which ensures that all students will learn. And, as a Standard Bearer District, Fife is a leader in school reform and committed to providing our students highly engaging, meaningful, challenging, and satisfying work. The District is committed to achieving a high standard of learning for our students, as detailed in each of the six school building improvement plans. Keeping class sizes at an optimal level is a critical component in reaching these goals. Due to incredible community support, the District is able to set this standard at approximately 20 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. In addition there are scheduled times in computer labs and a number of special programs such as special education, English as a Second Language (ELL), preschool, remediation and other programs designed to serve special populations. These special programs significantly affect school capacity by the need for separate space, scheduling complications, mandated program requirements, and population changes. Rooms designed for special use are not counted as classrooms.

## CAPACITY AND SPACE NEEDS

Washington Administrative Code (WAC) sets factors determining a school's eligibility to receive state-matching funds for school construction. One factor is "square feet per student" set at 90 in grades K-6, 108 in grades 7 and 8, and 130 in grades 9-12. These space allocations are part of a funds allocation model and do not reflect the true space needed to carry out the instructional program. Fife's actual K – 12 average square feet per student is 134.

Fife School District has chosen to determine **actual program capacity** by surveying each school, reviewing with each school principal how the teaching spaces are being used, and the number of teaching staff assigned. Projections of space needs are based on the assumption of adding a teacher and classroom space for approximately each additional 18 to 22 students dependent upon grade level. *This does not account for additional space needed for special programs and support services such as library, gym, athletics, kitchen, bathrooms, storage, etc.* To reflect current programming needs and actual use of facility spaces, the District is finalizing participation in a community-wide study and survey. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

Previous and current survey information used to determine current and future capacity for each school is summarized on the following charts by buildings. The charts include:

1. Enrollment by grade level headcount from the 2004-2005 school year through the 2014-15 year.  
Preschool information is by sections rather than headcount.
2. Planned capacity when the building was designed.
3. Teachers currently assigned and projected to be assigned under the District's standard of service.
4. Permanent rooms, including special program areas.
5. Portable classrooms (including the number of additional classrooms needed).

Because space needs are driven, in part, by the number of teachers available, future projections can be significantly impacted by availability of state and local funds. A levy failure or other severe budget impact may temporarily reduce the number of teachers, thus increasing class sizes and reducing the need for additional classrooms. When funding levels are restored, teachers will be re-hired to return class sizes to District standards. However, in the absence of budget set-backs, the number of teachers needed (and the number of classrooms required) will increase as District enrollment continues to grow.



# Capacity and Space Needs

FIFE HIGH SCHOOL		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
10		273	286	279	297	294	305	248	265	292	314	306
11		286	277	287	312	280	302	313	255	272	300	322
12		270	297	301	284	306	286	306	317	258	275	304
<b>total 10-12</b>	<b>#</b>	<b>829</b>	<b>860</b>	<b>867</b>	<b>893</b>	<b>880</b>	<b>893</b>	<b>867</b>	<b>837</b>	<b>822</b>	<b>889</b>	<b>932</b>
FTE						864.40						
Plan Capacity	705											
Teachers						45	45	43	42	41	45	47
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
IV Classrm												
Up Clsrm	7					7	7	7	7	7	7	7
Down Clsrm	1					1	1	1	1	1	1	1
Sp. Ed.	2					2	2	2	2	2	2	2
Home Ec.	1					1	1	1	1	1	1	1
Lib. Comp Lab	1					1	1	1	1	1	1	1
Basic Lab	1					1	1	1	1	1	1	1
V Annex												
Up Clsrm	1					1	1	1	1	1	1	1
Down Clsrm	9					9	9	9	9	9	9	9
VI Gym												
Clsrcm	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrest/Weight	1					1	1	1	1	1	1	1
VII Café												
Music	1					1	1	1	1	1	1	1
VIII Shop												
Art	1					1	1	1	1	1	1	1
Wood	1					1	1	1	1	1	1	1
Metal	1					1	1	1	1	1	1	1
IX Science/Ag	3					3	3	3	3	3	3	3
Alt H.S.	1					1	1	1	1	1	1	1
(East) Classroom	4					4	4	4	4	4	4	4
<b>total</b>	<b>39</b>					<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>	<b>39</b>
Classrooms Needed						6	6	4	3	2	6	8
Portables	5					5	5	4	3	2	5	5
Future						1	1				1	3
<b>Total</b>	<b>44</b>					<b>45</b>	<b>45</b>	<b>43</b>	<b>42</b>	<b>41</b>	<b>45</b>	<b>47</b>
note: 4 period day/1 teacher prep period												
Storage Containers						3	3	3	3	3	3	3

\*Headcount

### Capacity and Space Needs

COLUMBIA JUNIOR HIGH SCHOOL*		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment**		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
8		261	270	276	290	250	253	279	300	293	338	303
9		304	279	292	311	300	255	272	300	323	315	364
<b>Total 8-9</b>	<b>#</b>	<b>565</b>	<b>549</b>	<b>568</b>	<b>601</b>	<b>550</b>	<b>508</b>	<b>551</b>	<b>600</b>	<b>616</b>	<b>653</b>	<b>667</b>
<b>FTE</b>						<b>546.52</b>						
<b>Plan Capacity**</b>	<b>600</b>											
<b>Teachers</b>						<b>29</b>	<b>25</b>	<b>28</b>	<b>30</b>	<b>31</b>	<b>33</b>	<b>33</b>
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Special Ed	3					3	3	3	3	3	3	3
Science	4					4	4	4	4	4	4	4
Chorus	1					1	1	1	1	1	1	1
Band	1					1	1	1	1	1	1	1
Drama						0	0	0	0	0	0	0
Art	1					1	1	1	1	1	1	1
Technology	1					1	1	1	1	1	1	1
Auditorium	0					0	0	0	0	0	0	0
Computer	1					1	1	1	1	1	1	1
Library												
Classrooms	15					14	10	13	15	15	15	15
Gym	2					2	2	2	2	2	2	2
Weight Room	1					1	1	1	1	1	1	1
<b>Total</b>	<b>30</b>					<b>29</b>	<b>25</b>	<b>28</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>Portables</b>	<b>4</b>					<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>1</b>	<b>3</b>	<b>3</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Total</b>	<b>34</b>					<b>29</b>	<b>25</b>	<b>28</b>	<b>30</b>	<b>31</b>	<b>33</b>	<b>33</b>
Note: 6 period day/1 teacher prep period												
<b>Storage Containers</b>												

\*Opened Fall 2003

\*\*Headcount

\*\*\*Even though the Plan Capacity of Columbia Junior High is listed at 600, the actual regular capacity of the facility is less than 600 due to the programming needs at the school and the actual use of classroom spaces. As such, the District anticipates capacity needs at this school during the six year planning period. The District is finalizing a facility study and survey of all District facilities. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

### Capacity and Space Needs

SURPRISE LAKE MIDDLE SCHOOL		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
6		247	265	247	246	261	280	273	315	283	305	355
7		263	252	276	261	250	267	287	280	323	290	313
<b>Total 6-7</b>	<b>#</b>	<b>510</b>	<b>517</b>	<b>523</b>	<b>507</b>	<b>511</b>	<b>547</b>	<b>560</b>	<b>595</b>	<b>606</b>	<b>595</b>	<b>668</b>
<b>FTE</b>						<b>508.08</b>						
<b>Plan Capacity</b>	<b>530</b>											
<b>Teachers</b>						<b>26</b>	<b>27</b>	<b>28</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>33</b>
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
ESL	1					1	1	1	1	1	1	1
Science	3					3	3	3	3	3	3	3
Drama												
Shop	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Choir/Band	1					1	1	1	1	1	1	1
Library lab	1					1	1	1	1	1	1	1
Gym	2					2	2	2	2	2	2	2
Wrestling	0											
Classrooms	15					15	15	15	15	15	15	15
Sp. Ed.	1					1	1	1	1	1	1	1
LAP	0											
<b>total</b>	<b>26</b>					<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
<b>Classrooms Needed</b>						<b>0</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>7</b>
<b>Portables</b>	<b>4</b>					<b>0</b>	<b>1</b>	<b>2</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
<b>Future</b>						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>3</b>
<b>Total</b>	<b>30</b>					<b>26</b>	<b>27</b>	<b>28</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>33</b>
Note: 7 period day/1 teacher prep period												
<b>Storage Containers</b>						<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>

\*Headcount

# Capacity and Space Needs

ENDEAVOUR INTERMEDIATE		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
2		93	117	127	142	134	144	169	177	180	182	185
3		110	104	133	130	153	136	147	171	180	183	185
4		109	116	117	148	136	157	141	152	176	186	189
5		130	113	112	121	152	139	161	144	156	181	191
<b>Total 2-5</b>	<b>#</b>	<b>442</b>	<b>450</b>	<b>489</b>	<b>541</b>	<b>575</b>	<b>576</b>	<b>618</b>	<b>644</b>	<b>692</b>	<b>732</b>	<b>750</b>
<b>FTE</b>						<b>573.52</b>						
<b>Plan Capacity</b>	<b>530</b>											
<b>Teachers</b>						<b>30</b>	<b>30</b>	<b>33</b>	<b>34</b>	<b>36</b>	<b>39</b>	<b>39</b>
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Sp. Ed.	2					<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
Lab	1					<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
ESL	1					<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Title I/Lap	2					<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>
Art	1					<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Music	1					<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Gym	1					<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>
Classrooms	21					<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>21</b>
total	30					<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>
<b>Classrooms Needed</b>						<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>6</b>	<b>9</b>	<b>9</b>
<b>Portables*</b>	<b>4</b>					<b>0</b>	<b>0</b>	<b>3</b>	<b>4</b>	<b>4</b>	<b>4</b>	<b>4</b>
Future						<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>2</b>	<b>5</b>	<b>5</b>
<b>Total</b>	<b>34</b>					<b>30</b>	<b>30</b>	<b>33</b>	<b>34</b>	<b>36</b>	<b>39</b>	<b>39</b>
<b>*Share Discovery Portables</b>												
<b>Storage Containers</b>						<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>

\*Headcount

## Capacity and Space Needs

ALICE V. HEDDEN ELEMENTARY *		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment**		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
2		116	115	112	121	105	114	132	139	141	143	146
3		99	102	118	111	121	107	115	134	141	143	145
4		113	114	108	117	106	123	110	119	139	146	148
5		108	111	89	111	119	110	126	114	122	142	150
<b>Total 2-5</b>	<b>#</b>	436	442	427	460	451	454	483	506	543	574	589
FTE						450.63						
Plan Capacity***	485											
Teachers						25	25	26	26	29	30	31
Rooms	# Avail					Use	Proj	Proj	Proj	Proj	Proj	Proj
Sp. Ed.	1					1	1	1	1	1	1	1
ESL	1					1	1	1	1	1	1	1
Lap	2					2	2	2	2	2	2	2
Comp. Lab	1					1	1	1	1	1	1	1
Music	1					1	1	1	1	1	1	1
Art	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	18					17	17	18	18	18	18	18
total	26					25	25	26	26	26	26	26
Classrooms Needed						0	0	0	0	3	4	5
Portables	2					0	0	0	0	2	2	2
Future						0	0	0	0	1	2	3
Total	28					25	25	26	26	29	30	31
Storage Containers												

\*Opened Fall 2001.

\*\*Headcount

\*\*\*Even though the Plan Capacity of Alice V. Hedden Elementary is listed at 485, the actual regular capacity of the facility is less than 485 due to the programming needs at the school and the actual use of classroom spaces. As such, the District anticipates capacity needs at this school during the six year planning period. The District is finalizing a facility study and survey of all District facilities. The survey results and any changes to facility capacities will be reflected in future updates to this Plan.

## Capacity and Space Needs

DISCOVERY PRIMARY		(based on District-adjusted 10/08 SPI enrollment projections)										
Enrollment*		04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
Birth to 3 space												
PS sections		5	3	3	3	3	3	3	3	3	3	3
Includes preschool slots												
K		206	227	199	233	277	277	281	285	289	294	298
1		221	217	246	219	253	281	295	300	304	309	313
<b>Total K-1</b>		<b>427</b>	<b>444</b>	<b>445</b>	<b>452</b>	<b>530</b>	<b>558</b>	<b>576</b>	<b>585</b>	<b>593</b>	<b>603</b>	<b>611</b>
<b>FTE</b>						<b>394.65</b>						
<b>Plan Capacity</b>	485	<b>(Includes Preschool)</b>										
<b>Teachers</b>												
Teachers						29	31	32	33	33	34	34
Pre-School						3	3	3	3	3	3	3
total						32	34	35	36	36	37	37
<b>Rooms</b>	<b># Avail</b>					<b>Use</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>	<b>Proj</b>
Pre-Sch	3					3	3	3	3	3	3	3
Sp. Ed.	2					2	2	2	2	2	2	2
Title I	2					2	2	2	2	2	2	2
Music	1					1	1	1	1	1	1	1
ESL / LAP	1					1	1	1	1	1	1	1
Gym	1					1	1	1	1	1	1	1
Classrooms	19					19	19	19	19	19	19	19
total	29					29	29	29	29	29	29	29
<b>Classrooms Needed</b>						3	5	6	7	7	8	8
<b>Portables**</b>	6					3	5	6	6	6	6	6
Future						0	0	0	1	1	2	2
<b>Total</b>	35					32	34	35	36	36	37	37
**Share Endeavour Portables												
<b>Storage Containers</b>						2	2	2	2	2	2	2

\*Headcount

## FUTURE SCHOOL FACILITY NEEDS AND FINANCING

A survey and study was completed in July 1997, and revised April 2000. Based on those projections, the district received voter authorization to build 2 new schools (elementary and junior high schools) to meet projected enrollment growth. The Alice V. Hedden Elementary School was built and occupied in September 2001, adding capacity for 485 students. However, there were still approximately 350 secondary students occupying portables on sites throughout the District. Existing core facilities and support space at the secondary grade levels (bathrooms, cafeteria, gym, special programs, etc) remained over capacity as a result. The Columbia Junior High School was opened in September 2003 as planned, adding additional capacity for 600 students. The balance of the project (entry road and parking lot) was completed during the fall of 2006. The grade configuration at the high school was changed to grade levels 10-12, eliminating the need to build a new and costly high school. The District plans to expand the existing high school within the next six years to provide additional student capacity. Primary grade levels remain as grades K – 5. The middle and junior high schools now serve grades 6 – 9. As a result of these two new schools, the District has the classroom space to meet current capacity needs, and enable the Fife School District to maintain a high Standard of Service and commitment to our students and community.

To reflect current building conditions, as well as capacity needs, the District is finalizing participation in a community-wide study and survey. The survey results and any changes to facility capacity and needs will be reflected in future updates to this Plan.

Despite a one-year drop in the 2004-05 school year enrollment, all indicators point to steady enrollment growth. New residential developments and general population changes are projected to account for between 600 and 750 additional students within the next six years. As core facilities become overcrowded, the District will continue to utilize portable classrooms to accommodate student growth on a temporary basis until enrollment is sufficient to occupy a new school. The need for space is based on the practical capacity of existing facilities and true space needed to carry out a full instructional program. This differs from space allocation used in the funding formula to determine a school district's eligibility for state-matching funds. For example, at the elementary level, Fife School District provides 105.41 square feet per student compared to 90 in the state formula. The National average is 110.

### Future Classroom Needs

Projected classrooms needed, (including those for preschool), are shown below. In addition to classrooms, there is additional space needed for support services such as special programs, gym, cafeteria, storage, bathrooms, etc. These projections for future classrooms are based simply on past enrollment statistics through the 2008-09 school year. Since this forecast is conservative, the plan will be revised as necessary to account for anticipated residential development.

	04-05	05-06	06-07	07-08	08-09	09-10	10-11	11-12	12-13	13-14	14-15
FHS	7	5	5	6	6	6	4	3	2	6	8
COLUMBIA	0	0	0	0	0	0	0	0	1	3	3
SLMS	0	0	0	0	0	1	2	4	4	4	7
ENDEAVOUR	0	0	0	0	0	0	3	4	6	9	9
HEDDEN	0	0	0	0	0	0	0	0	3	4	5
DISCOVERY	0	0	0	0	3	5	6	7	7	8	8
Classrooms Needed	7	5	5	6	9	12	15	18	23	34	40

Addition to Sr Hi  
14-15

## Current Building Conditions

Since modernization began in 1992, all District facilities have been completely modernized and/or built new. This includes the new Columbia Junior High and Alice V. Hedden Elementary Schools, Discovery Primary, Fife Transportation Center as well as remodels/additions to Endeavour Intermediate, Surprise Lake Middle School, Fife High School, and the District Administration Office. To reflect current building conditions, as well as capacity needs, the District is finalizing participation in a community-wide study and survey. The survey results and any changes to facility capacities and needs will be reflected in future updates to this Plan.

## School Construction Plans

1996-1997	Survey and study (completed)
1998-1999	Plan for schools (completed)
1999-2000	Plan and request bond issue for schools (approved February 2000)
2000-2001	Build/occupy Hedden Elementary (completed 2001)
2001-2006	Build/occupy Columbia Junior High (occupied 2003)
2007-2008	Add modular classrooms at Hedden and Columbia
2007-2009	Survey and Study ( <i>in process</i> )
2010-2012	Plan for senior high school addition and request bond issue
2013-2015	Build/occupy new addition

## Cost

**Alice V. Hedden Elementary Modular Classrooms** - Alice V. Hedden Elementary School was constructed on a 14.89 acre site located in Edgewood and opened in September 2001 with a capacity of 485 students. Final cost was \$11,100,000. Due to continued enrollment growth two new portable classrooms were added for use during the 2007-08 school year. Costs are almost finalized, and are estimated at \$331,867 or about \$165,934 per classroom.

**Columbia Junior High School Modular Classrooms** - Columbia Junior High School was constructed in Fife as part of a joint cooperative effort with the City of Fife. The total site encompasses 34.4 acres, with the City of Fife providing 27.1 acres and the District providing an additional 7.3 acres. In return for receiving the 27.1 acres valued at approximately \$1.85 million, the District built additional park and athletic facilities. Usage, operations, and maintenance expenses will be shared according to interlocal agreements signed by the two agencies. The school has a capacity for 600 students and opened in September 2003, with final project completion during the fall of 2006. Final construction costs were \$25,398,269. Due to continued enrollment growth four new modular classrooms were added for use during the 2007-08 school year. Costs are almost finalized, and are estimated at \$633,829 or about \$158,457 per classroom.

**Fife Senior High Addition** - Preliminary plans call for a \$23,671,104 expansion of the present high school within the next 6 years to accommodate growing secondary enrollments. The existing five portable classrooms will be removed to make way for the new 320 student addition.

**Funding** - The primary funding source for the Alice V. Hedden and Columbia Junior High School modular classrooms were school impact fees. The primary funding source for the Fife Senior High School addition will be Voted General Obligation Bonds, with impact fees providing an additional funding source. The District's last bond issue, a \$35 million dollar bond issue, was approved by the voters on February 29, 2000 to construct the two new schools. The Senior High addition will need voter authorization for \$24 million in additional bonds. Impact fees will be collected and applied to all three projects. Due to inadequate state funding levels, the discrepancy still exists between the "square feet per student" used in the state formula and the actual space needed to provide a full instructional program with support services. Therefore, the District does not expect to qualify for matching funds for the Fife Senior High addition.

## Impact Fees

Impact fees are calculated on the basis of the facilities needed to house students from new residential development. Impact fees for Fife School District are shown on the following page. Student Generation Rates (SGR) were updated in 2009, and are based on an analysis of single and multiple-family development projects constructed between 2004 through 2008 within



Fife School District boundaries. The results were updated with 2009 student address data. (See Appendix Table 9.) Based on this most recent study, the single-family rate is calculated at \$2,903. The multiple-family rate is calculated at \$1,660.

### **New Capacity Needs and Financing Summary**

As demonstrated in the tables on pages 6-11, the District currently has capacity to serve 1,500 students at the elementary (preschool – 5<sup>th</sup> grade) level, 1,130 students at the middle/junior high school level (grades 6-9), and 705 students at the high school (grades 10-12) level. Current enrollment at each grade level is identified in the tables on pages 6-11. The District is currently over capacity at the elementary level by 56 students, under capacity at the middle/junior high school level by 69 students, and over capacity at the high school level by 175 students.

Based on the District's student generation rates, the District expects that .398 students will be generated from each new single family home in the District and that .219 students will be generated from each new multi-family dwelling unit.

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

- Construction of new capacity and remodel of Fife High School.
- Modular classrooms were added to both Columbia Junior High and Hedden Elementary sites during the 2007-2008 time period to ease crowding.

Based upon the District's capacity and enrollment projections, the District determined that the majority of its capacity improvements are necessary to serve students generated by new development, with the remaining additional capacity required to address existing needs.

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 the anticipated state match and future tax payments. The resulting impact fee is then discounted by 50%. 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.

**School Impact Fee Calculation**  
District: FIFE

<b>School Site Acquisition Cost:</b> ((AcresxCost per Acre)/Facility Capacity)xStudent Generation Factor						Calculated	
	Facility Acreage	Cost/ Acre	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00		485	0.189	0.081	\$ -	\$ -
Jr. High	0.00		600	0.097	0.073	\$ -	\$ -
Sr. High	0.00		320	0.112	0.065	\$ -	\$ -
<b>TOTAL</b>						\$ -	\$ -
<b>School Construction Cost:</b> ((Facility Cost/Facility Capacity)xStudent Generation Factor)x(permanent/Total Sq Ft)							
	%Perm/ Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.44%	\$0	485	0.189	0.081	\$ -	\$ -
Jr. High	95.44%	\$0	600	0.097	0.073	\$ -	\$ -
Sr. High	95.44%	\$23,671,104	320	0.112	0.065	\$ 7,907.10	\$ 4,588.94
<b>TOTAL</b>						\$ 7,907.10	\$ 4,588.94
<b>Temporary Facility Cost:</b> ((Facility Cost/Facility Capacity)xStudent Generation Factor)x(Temporary/Total Square Feet)							
	%Portable/ Total Sq.Ft	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.56%	\$0	44	0.189	0.081	\$ -	\$ -
Jr. High	4.56%	\$0	88	0.097	0.073	\$ -	\$ -
Sr. High	4.56%	\$0	22	0.112	0.065	\$ -	\$ -
<b>TOTAL</b>						\$ -	\$ -
<b>State Matching Credit:</b> Boeckh Index X SPI Square Footage X State Match % X Student Factor							
	Boeckh Index	SPI Footage	State Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	168.79	90.0	0.00%	0.189	0.081	\$ -	\$ -
Jr. High	168.79	108.0	0.00%	0.097	0.073	\$ -	\$ -
Sr. High	168.79	130.0	0.00%	0.112	0.065	\$ -	\$ -
<b>TOTAL</b>						\$ -	\$ -
<b>Tax Payment Credit:</b>						SFR	MFR
Average Assessed Value						\$ 312,242.00	\$ 188,453.00
Capital Bond Interest Rate						4.96%	4.96%
Net Present Value of Average Dwelling						\$ 2,415,740.32	\$ 1,458,014.97
Years Amortized						10	10
Property Tax Levy Rate						\$ 0.87	\$ 0.87
Present Value of Revenue Stream						\$ 2,101.69	\$ 1,268.47
<b>Fee Summary:</b>							
				Single - Family	Multiple - Family		
Site Acquisition Costs				\$ -	\$ -		
Permanent Facility Cost				\$ 7,907.10	\$ 4,588.94		
Temporary Facility Cost				\$ -	\$ -		
State Match Credit				\$ -	\$ -		
Tax Payment Credit				\$ (2,101.69)	\$ (1,268.47)		
Sub-total				\$ 5,805.40	\$ 3,320.47		
Local Share				\$ 2,902.70	\$ 1,660.23		
District Discount				\$ -	\$ -		
<b>FEE</b>				<b>\$ 2,903</b>	<b>\$ 1,660</b>		
						<b>YEAR 2009</b>	

## Appendix Table 1

### Fife School District Current Facilities Inventory

The inventory of current Instructional Facilities includes the following:

Name	Capacity* (Number of Students)	Location
<b>FIFE</b>		
<u>Elementary</u>		
Discovery Primary	485	1205 – 19 <sup>th</sup> Avenue, Milton WA 98354
Hedden Elementary	485	11313 8 <sup>th</sup> Street East, Edgewood WA 98372
Endeavour Intermediate	530	1304 – 17th Avenue, Milton WA 98354
<u>Middle/Junior</u>		
Surprise Lake Middle School	530	2001 Milton Way, Milton WA 98354
Columbia Jr. High School	600	2901 54 <sup>th</sup> Avenue East, Tacoma, WA 98424
<u>Senior</u>		
Fife High School	<u>705</u>	5616 - 20 Street East, Tacoma, WA 98424
TOTAL	3,335	

\* These capacity numbers exclude portable classroom facilities.

**Appendix Table 2**

Public School Facilities

(Square Feet per Actual Student Headcount)

District Name <b>FIFE</b>	Elementary Schools (1)	Middle/Jr Schools (2)	Senior High School
	105.41	154.26	159.31

(1) Includes Discovery @ 107.64, Hedden @ 114.57 and Endeavour @ 94.01.

(2) Includes Surprise Lake Middle School @ 141.25 and Columbia @ 167.27.

**Appendix Table 3**

Public School Facilities

Individual Capacity Projects

Name	Capacity
<b>Senior High Addition</b>	320

**Appendix Table 4**

Public School Facilities

CFP Projects and Financing Plan

Sources and Uses of Funds

Sources/Uses	2005-2015
<b>Sources of Funds:</b>	
Existing Revenue:	261,840
New Revenue:	
Bonds, Not approved	24,000,000
Impact Fees	1,100,888
<b>Total Sources:</b>	<b>25,100,888</b>
<b>Use of Funds:</b>	
Capacity Projects:	
<b>Senior Hi Addition</b>	23,671,104
<b>Sub Total</b>	<b>23,671,104</b>
Non-Capacity Projects:	
<b>Sub Total</b>	<b>1,429,784</b>
<b>Total Costs</b>	<b>25,100,888</b>
<b>Balance:</b>	
Surplus or (Deficit)	0

### Appendix Table 5

#### Public School Facilities Capital Facility Requirements to 2014-15

Time Period	Student Population/ Student Demand	Student Capacity	Net Reserve or Deficiency	Dollar Cost @ \$ per Student
2008-09 Actual	3,497	3,335	-162	-\$ 7,516,152*
2008-09 to 2014-15 Growth	4,217	3,655	-562	-\$ 26,074,552*

\* Calculated using cost per student (Table 6) avg. \$46,396 X deficiency.

### Appendix Table 6

#### Public School Facilities School District Cost per Student Headcount

District Name	Elementary School	Junior High School	Senior High School
Fife	\$22,887	\$42,330	\$73,972

Elementary School: calculated using actual Hedden Elementary cost of \$11,100,000 ÷ 485 (actual capacity).

Jr. High School: calculated using actual Columbia Jr. High cost of \$25,398,269 ÷ 600 (actual capacity).

Sr. High School: calculated using construction manager estimate of \$23,671,104 ÷ 320 (projected capacity).

### Appendix Table 7

	PROJECTS CAPACITY TO HOUSE STUDENTS						
	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
New Addition							
Core Capacity	3335	3335	3335	3335	3335	3335	3655
Portable # Change	0	0	0	0	0	0	-5**
Portable Capacity Change	0	0	0	0	0	0	-110
Portable Capacity	550	550	550	550	550	550	440
Core + Portable Capacity	3885	3885	3885	3885	3885	3885	4095
Projected Enrollment (Headcount)	3497	3536	3655	3767	3872	4046	4217
Surplus Capacity with Portables	388	349	230	118	13	-161	-122
Surplus Capacity w/o Portables	-162	-201	-320	-432	-537	-711	-562

\*\* Removal of 5 portable classrooms from Fife High School, replaced by permanent addition.

### Appendix Table 8

	SIX YEAR FINANCE PLAN (\$ in 1,000's)					Local Bond	State	Impact Fees/Other	
	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15			
New Capacity						\$23,671	\$22,571	\$0	\$1,100
# Portables Purchased							\$0	\$0	\$1,100,834
Cost of Portables Purchased						\$23,671	\$24,173	\$0	\$1,100
Totals									

## Appendix Table 9

### 2009 Fife School District Student Generation Rates\*

	Total Pierce and King County SGR	King County SGR	Pierce County SGR		SF Combined	MF Combined
				Grade		
<b>SINGLE FAMILY</b>						
Elementary -- K through 5	0.189	0.220	0.186	K	21	0
Middle School -- 6 through 8	0.097	0.136	0.094	1	23	2
High School -- 9 through 12	0.112	0.169	0.107	2	27	1
				3	32	5
				4	13	0
Total	0.398	.525	0.386	5	22	2
				6	21	2
<b>MULTIPLE FAMILY</b>				7	27	4
Elementary -- K through 5	0.081	0.000	0.081	8	23	3
Middle School -- 6 through 8	0.073	0.000	0.073	9	26	2
High School -- 9 through 12	0.065	0.000	0.065	10	19	3
				11	20	1
				12	17	2
Total	0.219	0.000	.218	<b>Total</b>	<b>291</b>	<b>27</b>
				<b>Total</b>		
				<b>Units</b>	<b>732</b>	<b>124</b>

\*Note: These student generation rates are based on new residential development for the five year period 2004 through 2008.

Auburn School District No. 408

# CAPITAL FACILITIES PLAN 2009 through 2015



ATTACHMENT J

2009-579

Adopted by the Auburn School District Board of Directors  
May 11, 2009



# AUBURN SCHOOL DISTRICT No. 408

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

## BOARD of DIRECTORS

Janice Nelson

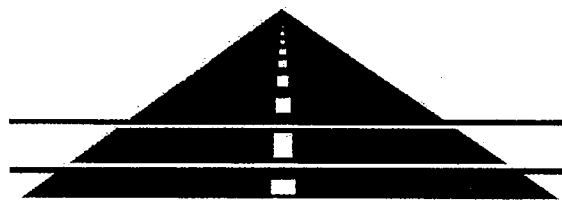
Ray Vefik

Carol Helgerson

Lisa Conners

Craig Schumaker

Dennis Kip Herren, Superintendent



**AUBURN SCHOOL DISTRICT**  
**"Avenue to Excellence"**

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Auburn School District No. 408  
**Capital Facilities Plan**  
2009 through 2015

Section I  
**Executive Summary**

Auburn School District No. 408  
CAPITAL FACILITIES PLAN  
2009 through 2015

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 2009.

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 and Pacific, 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, the 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-2 should not exceed 25 students; class size for grades 3-4 should not exceed 27 students; class size for grade 5 should not exceed 30 students. When averaged over the six elementary grades, this computes to 26.5 students per classroom. Class size for grades 6-12 should not exceed 30 students, with some subject areas restricted to lesser numbers. (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 2008-09 capacity was 13,743 whereas Full Time Equivalent ("FTE") enrollment for this same period was 14,018.83 (includes Full Day Kindergarten). The actual number of individual students was 14,703 as of October 1, 2008. (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. This provided for a new high school approved by the voters in February 2003 and opened in September 2005; and the addition of two new elementary schools approved by the voters in February 2005; with Lakeland Hills Elementary opening in the Fall of 2006 and Arthur Jacobsen Elementary opening in the Fall of 2007. The plan includes the construction of a new middle school and a new elementary school, as well as the acquisition of future school sites to accommodate growth. The new facilities are required to meet the projected student population increase to be generated from the large development areas within the Auburn School District. Three areas that have significant impact on the school district are the Lakeland South, the Lea Hill, and the north Auburn valley areas of the district. There are other pockets of development that impact the District as well. The City of Kent has an area of approximately 158 acres that was sold to developers in 2004. The economic downturn has slowed development in these areas. The district completed a comprehensive review of all district facilities and 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.

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 impact 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 generated 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. The method of collecting the data is with the use of GIS mapping software, data from King County and Pierce County GIS; and to integrate 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**  
2009 through 2015

**EXECUTIVE SUMMARY**

**CAPITAL FACILITIES PLAN CHANGES FROM 2008 TO 2009**

Listed below is a summary level outline of the changes from the 2008 Capital Facilities Plan that are a part of the 2009 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**

Updated projections. See Appendices A.1 & A.2.

**Section III**

**Standard of Service**

- A. Increase of 2 early childhood classrooms at elementary level
- B. Increase of 1 second grade TOSA program at elementary level
- C. Reduction of 1 structured learning classroom at middle level
- D. Increase of 2 structured learning classrooms at the high school level

**Section IV**

**Inventory of Facilities**

Updated to include portables at Lakeland Hills Elementary for Fall of 2009.  
Updated to include Special Education Transition Facility for Fall of 2009.  
Updated to include portables at Mt. Baker Middle School for Fall of 2009.

**Section V**

**Pupil Capacity**

Updated to include portables at Lakeland Hills Elementary for Fall of 2009.  
Updated to include Special Education Transition Facility for Fall of 2009.  
Updated to include portables at Mt. Baker Middle School for Fall of 2009.

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015

EXECUTIVE SUMMARY

**Section VII**

**Impact Fees**

**CHANGES TO IMPACT FEE DATA ELEMENTS 2008 to 2009**

DATA ELEMENTS	CPF 2008	CPF 2009	EXPLANATION
<b>Student Generation Factors</b>			
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	0.3370	0.3200	
Mid School	0.1450	0.1520	
Sr. High	0.1780	0.1580	
Multi-Family			
Elementary	0.0650	0.0790	
Mid School	0.0290	0.0340	
Sr. High	0.0390	0.0420	
<b>School Construction Costs</b>			
Elementary	\$21,750,000	\$21,750,000	
Middle School	\$42,500,000	\$42,500,000	
<b>Site Acquisition Costs</b>			
Cost per acre	\$272,387	\$286,006	Updated estimates on land costs
<b>Area Cost Allowance Boec</b>	\$168.43	\$168.79	Updated to projected SPI schedule.
<b>Match % - State</b>	59.32%	59.17%	Updated to current SPI schedule.
<b>Match % - District</b>	40.68%	40.83%	Computed
<b>District Average AV</b>			
Single Family	\$290,617	\$316,271	Updated from March 2009 King County Dept of Assessments data.
Multi-Family	\$78,574	\$85,729	Updated from March 2009 King County Dept of Assessments data using weighted average.
<b>Debt Serv Tax Rate</b>	\$1.79	\$1.67	Current Fiscal Year
<b>GO Bond Int Rate</b>	5.11%	4.99%	Current Rate (Bond Buyers 20 Index 3-09)

**Section VIII**

**Appendices**

- Appendix A.1 - Updated enrollment projections from October 1, 2008
- Appendix A.2 - Updated enrollment projections with anticipated buildout schedule.
- Appendix A.3 - Student Generation Survey March 2009

Auburn School District No. 408  
**Capital Facilities Plan**  
2009 through 2015

**Section II**  
**Enrollment Projections**



Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
**ENROLLMENT PROJECTIONS**

The Auburn School District uses a modified cohort survival model to project future enrollment for all of the District's operations. Table II.1 is an extract from the comprehensive projection model found in Appendix A.2 titled "CAPITAL FACILITIES PLAN Enrollment Projections". This Table shows the anticipated enrollment for the next six years based on the previous 6 year history of the District under the assumptions set forth in the comprehensive projections, Appendix A.1, and the projection for additional students generated from new developments in the district as shown in Appendix A.2.

TABLE II.1	ASD ENROLLMENT PROJECTIONS (March 2009)						
	2008-09 Actual	2009-10 Projected	2010-11 Projected	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected
KDG	998	1024	1051	1082	1114	1142	1170
1	1015	1057	1084	1116	1149	1177	1205
2	1024	1044	1087	1118	1151	1179	1207
3	1048	1058	1078	1126	1159	1187	1216
4	1044	1092	1102	1128	1176	1205	1233
5	1069	1088	1136	1152	1178	1223	1252
<b>K - 5</b>	<b>6198</b>	<b>6364</b>	<b>6538</b>	<b>6722</b>	<b>6926</b>	<b>7114</b>	<b>7283</b>
6	1096	1095	1114	1168	1185	1208	1252
7	1034	1120	1119	1144	1199	1211	1234
8	1076	1065	1152	1157	1182	1233	1246
<b>6 - 8</b>	<b>3206</b>	<b>3280</b>	<b>3385</b>	<b>3469</b>	<b>3566</b>	<b>3652</b>	<b>3732</b>
9	1256	1368	1361	1458	1469	1495	1549
10	1341	1218	1330	1329	1426	1431	1455
11	1350	1275	1151	1267	1265	1355	1358
12	1352	1326	1250	1130	1245	1237	1325
<b>9 - 12</b>	<b>5299</b>	<b>5187</b>	<b>5092</b>	<b>5184</b>	<b>5406</b>	<b>5517</b>	<b>5687</b>
<b>TOTALS</b>	<b>14703</b>	<b>14831</b>	<b>15016</b>	<b>15374</b>	<b>15898</b>	<b>16284</b>	<b>16701</b>

GRADES K-12	Actual	Projected	Projected	Projected	Projected	Projected	Projected
K-5 w/K @ 1/2	5699	5851	6013	6181	6369	6543	6698
6-8	3206	3280	3385	3469	3566	3652	3732
9-12	5299	5187	5092	5184	5406	5517	5687
<b>K-12 w/K @ 1/2</b>	<b>14204</b>	<b>14319</b>	<b>14490</b>	<b>14833</b>	<b>15341</b>	<b>15713</b>	<b>16117</b>

Note: The district is currently operating Full Day Kindergarten in nine schools and includes two state funded Full Day Kindergarten at two additional elementary schools.

Auburn School District No. 408  
**Capital Facilities Plan**  
2009 through 2015

**Section III**  
**Standard of Service**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
**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 SPI 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 SPI 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 SPI 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 6,198 students in grades K through 5. 665 of the 998 Kindergarten students attend 1/2 days throughout the year. Grades 1 through 5, plus 333 kindergartners, attend on a full day basis. When converted to a full time equivalence the K-5 enrollment is 5,784. Four middle schools house 3,206 students in grades 6 through 8. The District operates three comprehensive senior high schools and one alternative high school housing 5,299 students in grades 9 through 12. The District opened the fourth high school in the fall of 2005.

**CLASS SIZE**

The number of pupils per classroom determines the number of classrooms required to house the student population. Class sizes are subject to collective bargaining. 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 26.5 students per teacher. Consistent with this staffing limit, room capacities are set at 26.5 students per room at grades K - 5. At grades 6 - 12 the limit is set at 30 pupils per room. The SPI 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 ten classrooms to provide for 105 students. The housing requirements for this program are provided for in the SPI space guidelines. No loss of capacity is expected unless population with disabilities grows at a disproportionate rate compared to total elementary population.

**ADAPTIVE BEHAVIOR**

The Auburn School District operates an adaptive behavior program for students with behavior disabilities at the elementary school level. The program uses two classrooms to provide for 20 students. The housing requirements for this program exceed the SPI space allocations by two classrooms.

Loss of Permanent Capacity 2 rooms @ 26.5 each =	(53)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(53)

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**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
**STANDARD OF SERVICE**

**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. Seventeen standard classrooms are required to house this program. The housing requirements for this program exceed the SPI space guidelines by ten standard classrooms. The loss of capacity is expected as growth in program is larger than the total elementary population.

Loss of Permanent Capacity 10 rooms @ 26.5 each =	(265)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(265)

**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 @ 26.5 each =	(27)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(27)

**HEAD START**

The Auburn School District operates a Head Start program for approximately 120 youngsters in six sections of 1/2 day in length. The program is housed at three elementary schools and utilizes three standard elementary classrooms and auxiliary office spaces. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 3 rooms @ 26.5 each =	(80)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(80)

**EARLY CHILDHOOD SPECIAL EDUCATION**

The Auburn School District operates a pre-school program for young children with disabilities below age five. This program is housed at eight different elementary schools and currently uses eleven standard classrooms. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 11 rooms @ 26.5 each =	(292)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(292)

**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 SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 26.5 each =	(106)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	<u>0</u>
Total Capacity Loss	(106)

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 STANDARD OF SERVICE

**MUSIC ROOMS**

The district elementary music programs require one acoustically modified classroom at each elementary school for music instruction. The housing requirements are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 14 rooms @ 26.5 each =	(371)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(371)

**ENGLISH AS A SECOND LANGUAGE PROGRAM**

The Auburn School District operates a pullout program at the elementary school level for students learning English as a second language. This program requires fourteen standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 14 rooms @ 26.5 each =	(371)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(371)

**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 SPI space guidelines.

Loss of Permanent Capacity 8 rooms @ 26.5 each =	(212)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(212)

**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 has been 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 14 rooms @ 26.5 each =	(371)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(371)

**FULL DAY KINDERGARTEN**

The Auburn School District provides Full-Day Kindergarten programs to increase academic skills for kindergarten students. This program model has been created from tuition, I-728 funds and currently has two schools receiving state funding for 2008-09 school year. The district is utilizing fourteen classrooms at nine of the fourteen elementary schools. Housing requirements exceed the OSPI space guidelines for this program by seven classrooms.

Loss of Permanent Capacity 7 rooms @ 26.5 each =	(186)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(186)

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
 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. Nine classrooms are required at the middle school level to provide for approximately 300 students. The housing requirements for this program are not entirely provided for in the SPI space guidelines.

**ADAPTIVE BEHAVIOR 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 one classroom. The housing requirements for this program are not provided for in the SPI space allocations.

**STRUCTURED LEARNING CENTER AND DEVELOPMENTALLY DISABLED SPECIAL EDUCATION**

The Auburn School District operates four structured learning classrooms at the middle school level for students with moderate to severe disabilities and one developmentally disabled classroom for students with profound disabilities. Two of the four classrooms for this program are provided for in the SPI space allocations.

Loss of Permanent Capacity 2 rooms @ 26.5 each =	(53)
Loss of Temporary Capacity 0 rooms @ 26.5 each =	0
Total Capacity Loss	(53)

**MIDDLE SCHOOL COMPUTER LABS**

The Auburn School District operates a minimum of one computer lab at each middle school. This program utilizes a standard classroom per middle school. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 30 each =	(120)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(120)

**ENGLISH AS A SECOND LANGUAGE**

The Auburn School District operates a pullout program at the middle school level for students learning English as a second language. This program requires four standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 4 rooms @ 30 each =	(120)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(120)

**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. SPI Report #3 dated 11/14/08 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 @ 30 each =	(240)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(240)

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**STANDARD OF SERVICE**

**SENIOR HIGH SCHOOLS**

**SENIOR HIGH COMPUTER LABS**

The Auburn School District operates two computer labs at each of the senior high schools. This program utilizes two standard classrooms at comprehensive high schools and one at West Auburn. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 7 rooms @ 30 each =	(210)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(210)

**ENGLISH AS A SECOND LANGUAGE**

The Auburn School District operates a pullout program at three comprehensive high schools for students learning English as a second language. This program requires three standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 3 rooms @ 30 each =	(90)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(90)

**STRUCTURED LEARNING CENTER PROGRAM**

The Auburn School District operates six structured learning center classrooms for 53 students with moderate to severe disabilities. This program requires two standard classrooms that are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 2 rooms @ 30 each =	(60)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(60)

**TRANSITION PROGRAM FOR 18-21 YEAR OLD**

The Auburn School District operates a transition program for 18-21 year old students with moderate to severe disabilities. Two classrooms are utilized for this program that connects students to the community and work. The housing requirements for this program are not provided for in the SPI space guidelines.

Loss of Permanent Capacity 2 rooms @ 30 each =	(60)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(60)

**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 senior high school program requires eleven classrooms to provide for approximately 370 students. The SPI space guidelines provide for one of the eleven teaching stations.

Loss of Permanent Capacity 10 rooms @ 30 each =	(300)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(300)

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 STANDARD OF SERVICE

**PERFORMING ARTS CENTERS**

Auburn High School includes 25,000 square feet used exclusively for a Performing Arts Center. The SPI 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 SPI capacity guidelines, 25,000 square feet computes to 208 unhoused students or 8.33 classrooms.

Loss of Permanent Capacity 8.33 rooms @ 30 each = (250)

**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. SPI Report #3 dated 11/14/08 identifies 148 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 @ 30 each =	(300)
Loss of Temporary Capacity 0 rooms @ 30 each =	0
Total Capacity Loss	(300)

**STANDARD OF SERVICE COMPUTED TOTALS**

**ELEMENTARY**

Loss of Permanent Capacity =	(2,332)
Loss of Temporary Capacity	0
Total Capacity Loss	(2,332)

**MIDDLE SCHOOL**

Loss of Permanent Capacity =	(533)
Loss of Temporary Capacity	0
Total Capacity Loss	(533)

**SENIOR HIGH**

Loss of Permanent Capacity =	(1,270)
Loss of Temporary Capacity	0
Total Capacity Loss	(1,270)

**TOTAL**

Loss of Permanent Capacity =	(4,135)
Loss of Temporary Capacity	0
Total Capacity Loss	(4,135)



Auburn School District No. 408  
**Capital Facilities Plan**  
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**Section IV**  
**Inventory of Facilities**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
**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 (November 2008)

**District School Facilities**

Building	Capacity	Acres	Address
<b>Elementary Schools</b>			
Washington Elementary	492	5.40	20 E Street Northeast, Auburn WA, 98002
Terminal Park Elementary	401	6.70	1101 D Street Southeast, Auburn WA, 98002
Dick Scobee Elementary	550	10.50	1031 14th Street Northeast, Auburn WA, 98002
Pioneer Elementary	415	8.30	2301 M Street Southeast, Auburn WA, 98002
Chinook Elementary	485	8.75	3502 Auburn Way South, Auburn WA, 98092
Lea Hill Elementary	459	10.00	30908 124th Avenue Southeast, Auburn WA, 98092
Gildo Rey Elementary	531	10.00	1005 37th Street Southeast, Auburn WA, 98002
Evergreen Heights Elem.	456	8.09	5602 South 316th, Auburn WA, 98001
Alpac Elementary	494	10.60	310 Milwaukee Boulevard North, Pacific WA, 98047
Lake View Elementary	595	16.40	16401 Southeast 318th Street, Auburn WA, 98092
Hazelwood Elementary	578	12.67	11815 Southeast 304th Street, Auburn WA, 98092
Ilalko Elementary	585	12.00	301 Oravetz Place Southeast, Auburn WA, 98092
Lakeland Hills Elementary	594	12.00	1020 Evergreen Way SE, Auburn WA, 98092
Arthur Jacobsen Elementary	614	10.00	29205 132 <sup>nd</sup> Street SE, Auburn, WA 98092
<b>ELEM CAPACITY</b>	<b>7249</b>		
<b>Middle Schools</b>			
Cascade Middle School	836	17.30	1015 24th Street Northeast, Auburn WA, 98002
Olympic Middle School	898	17.40	1825 K Street Southeast, Auburn WA, 98002
Rainier Middle School	849	26.33	30620 116th Avenue Southeast, Auburn WA, 98092
Mt. Baker Middle School	845	30.88	620 37th Street Southeast, Auburn WA, 98002
<b>MS CAPACITY</b>	<b>3,428</b>		
<b>Senior High Schools</b>			
West Auburn High School	231	5.10	401 West Main Street, Auburn WA, 98001
Auburn Senior High	2,261	18.60	800 Fourth Street Northeast, Auburn WA, 98002
Auburn Riverside HS	1,388	33.00	501 Oravetz Road, Auburn WA, 98092
Auburn Mountainview HS	1,431	40.00	28900 124 <sup>th</sup> Ave SE, Auburn, WA 98092
<b>SH CAPACITY</b>	<b>5,311</b>		
<b>TOTAL CAPACITY</b>	<b>16,025</b>		

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
 INVENTORY OF FACILITIES

TABLE IV.2	TEMPORARY/RELOCATABLE FACILITIES INVENTORY (March 2009)							
Elementary Location		2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Washington		0	0	0	0	0	0	0
Terminal Park		2	2	2	2	2	2	2
Dick Scobee		3	3	3	3	3	3	3
Pioneer		3	3	3	3	3	3	3
Chinook		5	5	5	5	5	5	5
Lea Hill		5	5	5	2	2	2	2
Gildo Rey		6	6	6	6	6	6	6
Evergreen Heights		0	0	2	2	2	2	2
Alpac		2	2	2	2	2	2	2
Lake View		2	2	2	2	2	2	2
Hazelwood		0	0	0	0	0	0	0
Ilalko		2	2	2	2	2	2	2
Lakeland Hills Elementary		0	2	2	4	4	4	4
Arthur Jacobsen Elementary		0	0	0	0	0	0	0
<b>TOTAL UNITS</b>		<b>30</b>	<b>32</b>	<b>34</b>	<b>33</b>	<b>33</b>	<b>33</b>	<b>33</b>
<b>TOTAL CAPACITY</b>		<b>795</b>	<b>848</b>	<b>901</b>	<b>875</b>	<b>875</b>	<b>875</b>	<b>875</b>

Middle School Location		2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Cascade		0	0	0	2	2	2	2
Olympic		0	0	0	0	2	2	2
Rainier		5	5	5	8	8	8	8
Mt. Baker		6	8	8	8	8	8	8
<b>TOTAL UNITS</b>		<b>11</b>	<b>13</b>	<b>13</b>	<b>18</b>	<b>20</b>	<b>20</b>	<b>20</b>
<b>TOTAL CAPACITY</b>		<b>330</b>	<b>390</b>	<b>390</b>	<b>540</b>	<b>600</b>	<b>600</b>	<b>600</b>

Sr. High School Location		2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
West Auburn		0	0	0	1	1	1	1
Auburn		12	12	12	12	12	12	12
Auburn Riverside		13	13	13	13	13	13	13
Auburn Mountainview		0	0	0	0	0	0	0
<b>TOTAL UNITS</b>		<b>25</b>	<b>25</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>26</b>
<b>TOTAL CAPACITY</b>		<b>750</b>	<b>750</b>	<b>750</b>	<b>780</b>	<b>780</b>	<b>780</b>	<b>780</b>

<b>COMBINED TOTAL UNITS</b>	<b>66</b>	<b>70</b>	<b>72</b>	<b>77</b>	<b>79</b>	<b>79</b>	<b>79</b>
<b>COMBINED TOTAL CAPACITY</b>	<b>1,875</b>	<b>1,988</b>	<b>2,041</b>	<b>2,195</b>	<b>2,255</b>	<b>2,255</b>	<b>2,255</b>

Auburn School District No. 408  
**Capital Facilities Plan**  
2009 through 2015

Section V  
Pupil Capacity

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
**PUPIL CAPACITY**

While the Auburn School District uses the SPI 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 unfunded 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.

<b>Table V.1</b>								
<b>Capacity WITH relocatables</b>		2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
1/	A. SPI Capacity	15,950	15,950	15,950	15,950	15,950	16,750	16,750
	A.1 SPI Capacity-New Elem							585
	A.2 SPI Capacity- New MS					800		
	B. Capacity Adjustments	(2,260)	(2,147)	(2,094)	(1,940)	(1,880)	(1,880)	(1,880)
	C. Net Capacity	13,690	13,803	13,856	14,010	14,870	14,870	15,455
	D. ASD Enrollment	14,703	14,319	14,490	14,833	15,341	15,713	16,117
3/	E. ASD Surplus/Deficit	(1,013)	(516)	(634)	(823)	(471)	(843)	(662)
<b>CAPACITY ADJUSTMENTS</b>								
2/	Include Relocatable	1,875	1,988	2,041	2,195	2,255	2,255	2,255
	Exclude SOS (pg 14)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)
	Total Adjustments	(2,260)	(2,147)	(2,094)	(1,940)	(1,880)	(1,880)	(1,880)

<b>Table V.2</b>								
<b>Capacity WITHOUT relocatables</b>		2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
1/	A. SPI Capacity	15,950	15,950	15,950	15,950	15,950	16,750	16,750
	A.1 SPI Capacity-New Elem							585
	A.2 SPI Capacity- New MS					800		
	B. Capacity Adjustments	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)
	C. Net Capacity	11,815	11,815	11,815	11,815	12,615	12,615	13,200
	D. ASD Enrollment	14,703	14,319	14,490	14,833	15,341	15,713	16,117
3/	E. ASD Surplus/Deficit	(2,888)	(2,504)	(2,675)	(3,018)	(2,726)	(3,098)	(2,917)
<b>CAPACITY ADJUSTMENTS</b>								
2/	Exclude SOS (pg 14)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)
	Total Adjustments	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)	(4,135)

1/ New facilities shown in 2012-13 and 2014-15 are not funded under the current Capital Facilities Plan.

2/ The Standard of Service represents 25.38% of SPI capacity. When new facilities are added the Standard of Service computations are decreased to 23.35% of SPI capacity.

3/ Students beyond the capacity are accommodated in other spaces (commons, library, theater, shared teaching space).

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 2009 through 2015  
**PUPIL CAPACITY**

**PERMANENT FACILITIES**  
**@ SPI Rated Capacity**  
**(March 2009)**

A. Elementary Schools

Building	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Washington	492	492	492	492	492	492	492
Terminal Park	401	401	401	401	401	401	401
Dick Scobee	550	550	550	550	550	550	550
Pioneer	415	415	415	415	415	415	415
Chinook	485	485	485	485	485	485	485
Lea Hill	459	459	459	459	459	459	459
Gildo Rey	531	531	531	531	531	531	531
Ever Heights	456	456	456	456	456	456	456
Alpac	494	494	494	494	494	494	494
Lake View	595	595	595	595	595	595	595
Hazelwood	578	578	578	578	578	578	578
Ilalko	585	585	585	585	585	585	585
Lakeland Hills	585	585	585	585	585	585	585
Arthur Jacobsen	585	585	585	585	585	585	585
Elementary #15							585
<b>ELEM CAPACITY</b>	<b>7,211</b>	<b>7,211</b>	<b>7,211</b>	<b>7,211</b>	<b>7,211</b>	<b>7,211</b>	<b>7,796</b>

B. Middle Schools

Building	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
Cascade	836	836	836	836	836	836	836
Olympic	898	898	898	898	898	898	898
Rainier	849	849	849	849	849	849	849
Mt. Baker	845	845	845	845	845	845	845
Middle School #5	0	0	0	0	800	800	800
<b>MS CAPACITY</b>	<b>3,428</b>	<b>3,428</b>	<b>3,428</b>	<b>3,428</b>	<b>4,228</b>	<b>4,228</b>	<b>4,228</b>

C. Senior High Schools

Building	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15
West Auburn	231	231	231	231	231	231	231
Auburn	2,261	2,261	2,261	2,261	2,261	2,261	2,261
Auburn Riverside	1,388	1,388	1,388	1,388	1,388	1,388	1,388
Auburn Mountainview	1,431	1,431	1,431	1,431	1,431	1,431	1,431
<b>SH CAPACITY</b>	<b>5,311</b>	<b>5,311</b>	<b>5,311</b>	<b>5,311</b>	<b>5,311</b>	<b>5,311</b>	<b>5,311</b>

<b>COMBINED CAPACITY</b>	<b>15,950</b>	<b>15,950</b>	<b>15,950</b>	<b>15,950</b>	<b>16,750</b>	<b>16,750</b>	<b>17,335</b>
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Auburn School District No. 408  
**Capital Facilities Plan**  
2009 through 2015

**Section VI**  
**Capital Construction Plan**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
2009 through 2015  
**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 pick up from 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 a replacement technology levy was 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 assessment.

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. Development in this area is progressing at an aggressive rate.

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.



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**CAPITAL CONSTRUCTION PLAN**

- b. Develop recommendations for accommodating high school enrollment growth for the next 10 years if a new senior high school is not built.

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 school board directed the administration to begin the planning and design for Elementary #13 and Elementary #14. In the Fall of 2004, the Auburn School 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 on a 10 acre site 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 school 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 school 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. This review also identified the need for a Special Education Transition Facility for students with disabilities that are 18 to 21 years old. This facility is planned to be operational by the Fall of 2009 to address this growth need.

The District is projecting 1998 additional students within the six year period including the Lakeland, Lea Hill, and north Auburn valley areas. This increase in student population will

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015  
**CAPITAL CONSTRUCTION PLAN**

require the acquisition of new middle school and new elementary school sites and construction of a middle school and elementary school during the six year window.

Based upon the District's capacity data and enrollment projections, as well as the student generation data included in Appendix A.3, the District has determined that approximately eighty-six percent of the capacity improvements are necessary to serve the students generated from new development, with the remaining additional capacity required to address existing need.

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 and passage of bond issues and/or capital improvement levies.

2009-15 Capital Construction Plan (March 2009)										
Project	Funded	Projected Cost	Fund Source	Project Timelines						
				08-09	09-10	10-11	11-12	12-13	13-14	14-15
All Facilities - Technology Modernization	Yes	\$12,000,000	2006 6 Year Cap Levy	XX	XX	XX	XX			
Portables	Yes	\$1,200,000	Impact Fees	XX	XX	XX	XX	XX	XX	XX
Property Purchase			Impact Fees							
New Middle School	Yes	\$9,000,000	State Mat	XX						
New Elementary	Yes	\$3,500,000			XX	XX	XX			
Special Education Transition Facility	Yes	\$750,000	Impact Fees	XX	XX					
1/ Middle School #5	No	\$42,500,000	Bond Impact Fee		XX plan	XX const	XX const	XX open		
1/ Elementary #15	No	\$21,750,000	Bond Impact Fee					XX plan	XX const	XX open
1/ Multiple Facility Improvements	No	\$46,400,000	Capital Levy		XX	XX	XX	XX	XX	XX
1/ Replacement of three aging schools	No	\$239,000,000	Bond Issue		XX	XX	XX	XX	XX	XX

1/ These funds may be secured through local bond issues, sale of real property, impact fees, and state matching funds. The District currently is not eligible for state assistance at the elementary school level for new construction. The district is eligible for state matching funds for modernization.

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**Capital Facilities Plan**  
2009 through 2015

**Section VII**  
**Impact Fees**

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015

**IMPACT FEE COMPUTATION (Spring 2009)**

Middle school site acquisition within 6 year period  
 Middle School #5 within 6 year period  
 Elementary #15 within 6 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)	12	\$0	550	0.3200	0.0790	\$0.00	\$0.00
Middle Sch (6 - 8)	25	\$286,006	800	0.1520	0.0340	\$1,358.53	\$303.88
Sr High (9 - 12)	40	\$0	1500	0.1580	0.0420	\$0.00	\$0.00
						<b>\$1,358.53</b>	<b>\$303.88</b>

**II. PERMANENT FACILITY CONSTRUCTION COST PER RESIDENCE**

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Permanent to Total Square Footage Percentage)

	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)	\$21,750,000	550	0.9891	0.3200	0.0790	\$12,263.82	\$3,027.63
Mid Sch (6 - 8)	\$42,500,000	800	0.9891	0.1520	0.0340	\$7,825.67	\$1,750.48
Sr High (9 - 12)	\$0	1500	0.9891	0.1580	0.0420	\$0.00	\$0.00
						<b>\$20,089.49</b>	<b>\$4,778.11</b>

**III. TEMPORARY FACILITY CONSTRUCTION COST PER RESIDENCE**

Formula: ((Facility Cost/Facility Size) x Student Factor) x (Temporary to Total Square Footage Ratio)

	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)	\$122,845	26.5	0.0309	0.3200	0.0790	\$45.80	\$11.31
Mid Sch (6 - 8)	\$122,845	30	0.0309	0.1520	0.0340	\$19.22	\$4.30
Sr High (9 - 12)	\$0	30	0.0309	0.1580	0.0420	\$0.00	\$0.00
						<b>\$65.02</b>	<b>\$15.61</b>

**IV. STATE MATCH CREDIT PER RESIDENCE**

Formula: (Boeckh Index x SPI Footage x District Match x Student Factor)

	Boeckh Index	SPI Footage	District Match	Student Generation Factor		Cost/ Single Family	Cost/ Multi Family
				Single Family	Multi Family		
Elem (K - 5)	\$168.79	90	59.17%	0.3200	0.0790	\$2,876.34	\$710.10
Mid Sch (6 - 8)	\$168.79	108	59.17%	0.1520	0.0340	\$1,639.52	\$366.73
Sr High (9 - 12)	\$168.79	130	59.17%	0.1580	0.0420	\$2,051.39	\$545.31
						<b>\$6,567.25</b>	<b>\$1,622.14</b>

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015

**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 Dbl Serv Tax Rate	End Byr Indx Ann Int Rate	Numb of Years	Tax Credit Single Family	Tax Credit Multi Family
Single Family	\$316,271	\$1.67	4.99%	10	\$4,080.39	\$1,106.04
Multi Family	\$85,729	\$1.67	4.99%	10		

**VI. DEVELOPER PROVIDED FACILITY CREDIT**

Formula: (Value of Site or Facility/Number of dwelling units)

	Value	No. of Units	Facil Credit
Single Family	\$0.00	1	\$0.00
Multi Family	\$0.00	1	\$0.00

PER UNIT IMPACT FEES		
	Single Family	Multi Family
FEE		
RECAP	\$303.88	\$303.88
SUMMARY	\$4,778.11	\$4,778.11
Site Costs	\$1,358.53	\$15.61
Permanent Facility Const Costs	\$20,089.49	(\$1,622.14)
Temporary Facility Costs	\$65.02	(\$1,106.04)
State Match Credit	(\$6,567.25)	\$2,369.42
Tax Credit	(\$4,080.39)	\$1,184.71
FEE (No Discount)	\$10,865.40	\$0.00
FEE (50% Discount)	\$5,432.70	\$0.00
Facility Credit	\$0.00	\$0.00
<b>Net Fee Obligation</b>	<b>\$5,432.70</b>	<b>\$1,184.71</b>

Auburn School District No. 408  
**CAPITAL FACILITIES PLAN**  
 2009 through 2015

**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	0.320	0.152	0.158	0.079	0.034	0.042
New Fac Capacity	550	800	1500	550	800	1500
New Facility Cost	\$21,750,000	\$42,500,000	\$42,500,000	\$21,750,000	\$42,500,000	\$42,500,000
Temp Rm Capacity	26.5	30	30	26.5	30	30
Temp Facility Cost	\$122,845	\$122,845	\$122,845	\$122,845	\$122,845	\$122,845
Site Acreage	12	25	40	12	25	40
Site Cost/Acre	\$286,006	\$286,006	\$286,006	\$286,006	\$286,006	\$286,006
Perm Sq Footage	1,723,525	1,723,525	1,723,525	1,723,525	1,723,525	1,723,525
Temp Sq Footage	54,912	54,912	54,912	54,912	54,912	54,912
Total Sq Footage	1,778,437	1,778,437	1,778,437	1,778,437	1,778,437	1,778,437
% - Perm Facilities	96.91%	96.91%	96.91%	96.91%	96.91%	96.91%
% - Temp Facilities	3.09%	3.09%	3.09%	3.09%	3.09%	3.09%
SPI Sq FV/Student	90	108	130	90	108	130
Boeekh Index	\$168.79	\$168.79	\$168.79	\$168.79	\$168.79	\$168.79
Match % - State	59.17%	59.17%	59.17%	59.17%	59.17%	59.17%
Match % - District	40.83%	40.83%	40.83%	40.83%	40.83%	40.83%
Dist Aver AV	\$316,271	\$316,271	\$316,271	\$85,729	\$85,729	\$85,729
Debt Serv Tax Rate	\$1.67	\$1.67	\$1.67	\$1.67	\$1.67	\$1.67
G. O Bond Int Rate	4.99%	4.99%	4.99%	4.99%	4.99%	4.99%

**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
Lakeland	12.00	2002	\$2,701,043	\$225.087	\$301,638				
Labrador	35.00	2008	\$7,601,799	\$217.194	\$217,194				
<b>Total</b>	<b>47.00</b>		<b>\$10,302,842</b>	<b>\$219,209</b>	<b>\$259,416</b>	<b>5.00%</b>	<b>Middle School</b>	<b>2010</b>	<b>\$286,006</b>

Auburn School District No. 408  
**Capital Facilities Plan**  
2009 through 2015

**Section VIII**

**Appendix**

Appendix A.1 - Student Enrollment Projections

Appendix A.2 - CAPITAL FACILITIES PLAN Enrollment Projections

Appendix A.3 - Student Generation Survey

## **Appendix A.1 - Student Enrollment Projections**



# Auburn School District #408

## Student Enrollment Projections

October 2008

### Introduction

The projective techniques give some consideration to historical and current data as a basis for forecasting the future. In addition, the 'projector' must make certain assumptions about the operant variables within the data being used. These assumptions are "judgmental" by definition. Forecasting can be defined as the extrapolation or logical extension from history to the future, or from the known to the unknown. The attached tabular data reviews the history of student enrollment, sets out some quantitative assumptions, and provides projections based on these numerical factors.

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 thirteen years and six years respectively. The results provide a trend, which reflects a long (13-year) and a short (6-year) base from which to extrapolate.

Two methods of estimating the number of kindergarten students have been used. The first uses the average increase or decrease over the past 13 and 6-year time frame and adds it to each succeeding year. The second derives what the average percentage Auburn kindergartners have been of the live births in King County for the past 5 years and uses this to project the subsequent four years.

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 credibility of the projections derived by these techniques.

### Tables

*Table 1 – Thirteen Year History of October 1 Enrollments* – page 3

The data shown in this table is the baseline information used to project future enrollment. This data shows the past record of enrollment in the district on October 1 of each year.

*Table 2 – Historical Factors Used in Projections* - page 4

This table shows the three basic factors derived from the data in Table 1. These factors have been used in the subsequent projections. The three factors are:

**1. Factor 1 – Average Pupil 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 pupils gained or lost as they move from one grade level to the next.

**2. Factor 2 - Average Pupil Change by Grade Level**

This factor is the average change at each grade level over the 13 or 6-year period.

**3. Factor 3 – Auburn School District Kindergarten Enrollment 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 5 previous years. From this information has been extrapolated the kindergarten pupils expected for the next 4 years.

Table 3 – Projection Models – pages 5-13

This set of tables utilizes the above mentioned variables and generates several projections. The models are explained briefly below.

- Table 3.13 (pg 5) – shows a projection based on the 13-year average gain in kindergarten (Factor 2) and the 13-year average change between grade levels (Factor 1). The data is shown for the district as a whole.
- Table 3.6 (pg 5) – shows a projection using the same scheme as Table 3.13 except it shortens the historical to only the most recent 6 years.
- Table 3.13A and 3.6A (pg 6) – uses the same factors above except Factor 3 is substituted for Factor 2. The kindergarten rates are derived from the King County live births instead of the average gain.
- Tables 3E.13, 3E.6, 3E.13A, 3E.6A (pg 7) – breaks out the K-5 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- Tables 3MS.13, 3MS.6, 3MS.13A, 3MS.6A (pg 8) – breaks out the 6-8 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- Tables 3SH.13, 3SH.6, 3SH.13A, 3SH.6A (pg 9) – breaks out the 9-12 grades from the district projection. Summary level data is provided for percentage gain and pupil gain by grade articulation.
- Table 4 (pg 10) – Collects the four projection models by grade group for ease of comparison.
- Table 5 (pgs 11-13) – shows how well each projection model performed when compared with actual enrollments. Data is provided in both number and percent formats for the past 13 years.

**Summary**

Historically, average gain in students over the past 6 years is 1.53% annually that equates to 213 students. Over the past 13 years the average gain is 1.41% and equates to 189 students annually.

Using the cohort survival models that data below is a summary of the range of variation between the four models. This data can be used for planning for future needs of the district.

The models show changes in the next six years:

- Elementary level shows increase ranging from 286 to 581. (page 7)
- Middle School level shows increase ranging from 170 to 256. (page 8)
- High School level shows decreases ranging from -38 to -112. (page 9)

The models show these changes looking forward thirteen years:

- Elementary level shows increase ranging from 490 to 1220. (page 7)
- Middle School level shows increase ranging from 300 to 599. (page 8)
- High School level shows increase ranging from 106 to 374. (page 9)

This data does not factor new developments that are currently under construction or in the planning stages.

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

TABLE 1 Thirteen Year History of October 1 Enrollments (Rev 10/08)

GRADE	96/97	97/98	98/99	99-00	00-01	01-02	02-03	03-04	04-05	05-06	06-07	07-08	Actual 08-09
KDG	963	978	854	849	912	846	905	922	892	955	941	996	998
1	998	1031	995	943	905	968	900	982	960	963	1012	995	1015
2	970	1014	1023	1015	914	949	961	909	992	963	1002	1019	1024
3	990	980	1009	1054	1031	966	940	996	918	1002	1031	997	1048
4	961	985	974	1012	1071	1077	973	947	1016	939	1049	1057	1044
5	917	958	982	983	1011	1108	1062	1018	957	1065	998	1078	1069
6	916	941	962	981	998	1028	1104	1111	1020	1004	1068	1007	1096
7	934	959	939	1015	979	1017	1021	1131	1124	1028	1014	1057	1034
8	949	911	959	974	1003	1004	1026	1052	1130	1137	1072	1039	1076
9	1061	1163	1156	1202	1222	1405	1441	1473	1461	1379	1372	1337	1256
10	1084	1012	1165	1132	1157	1073	1234	1249	1261	1363	1400	1368	1341
11	893	1026	1007	1036	1067	1090	927	1010	1055	1182	1322	1352	1350
12	805	811	917	855	865	930	933	902	886	1088	1147	1263	1352
TOTALS	12441	12769	12942	13051	13135	13461	13427	13702	13672	14088	14418	14559	14703
Percent of Gain	2.64%	2.64%	1.35%	0.84%	0.64%	2.48%	(0.25)%	2.05%	(0.22)%	3.04%	2.34%	0.98%	0.99%
Pupil Gain	328	328	173	109	84	326	-34	275	-30	416	330	141	144
Average % Gain for 1st 6 years. 1.28%													
Average Pupil Gain for last 6 years. 164													
Average % Gain for 13 years. 1.41%													
Average Pupil Gain for 13 years. 189													

TABLE 1A

Grade Group Combinations	963	978	854	849	912	846	905	922	892	955	941	996	998
KDG	2931	3023	2872	2807	2731	2763	2766	2813	2844	2881	2955	3010	3037
K-1,2	5799	5946	5837	5856	5844	5914	5741	5774	5735	5887	6033	6142	6198
K-5	6715	6887	6799	6837	6842	6942	6845	6885	6755	6891	7091	7149	7294
1-3	2958	3025	3027	3012	2850	2883	2801	2887	2870	2928	3045	3011	3087
1-5	4836	4968	4983	5007	4932	5068	4836	4852	4843	4932	5092	5146	5200
1-6	5752	5909	5945	5988	5930	6096	5940	5963	5863	5936	6150	6153	6296
6-8	2799	2811	2860	2970	2980	3049	3151	3294	3274	3169	3144	3097	3206
7-8	1883	1870	1898	1989	1982	2021	2047	2183	2254	2165	2086	2090	2110
7-9	2944	3033	3054	3191	3204	3426	3488	3656	3715	3544	3458	3427	3366
9-12	3843	4012	4245	4225	4311	4498	4535	4634	4663	5032	5241	5320	5299
10-12	2782	2849	3089	3023	3089	3093	3094	3161	3202	3653	3869	3983	4043

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

TABLE 2 Factors Used In Projections

Factor 1		Average Pupil Change Between Grade Levels	
13 YEAR BASE			
K to 1	54.67	47.80	
1 to 2	11.08	17.60	
2 to 3	20.08	22.20	
3 to 4	19.17	32.20	
4 to 5	19.00	31.80	
5 to 6	14.42	13.80	
6 to 7	15.67	11.40	
7 to 8	13.25	18.80	
8 to 9	301.42	276.20	
9 to 10	(74.75)	(53.80)	
10 to 11	(91.17)	(80.00)	
11 to 12	(84.83)	(37.00)	
total	218.00	301.00	

Factor 1 is the average gain or loss of pupils as they move from one grade level to the next. Factor 1 uses the past (12) OR (5) years of changes.

Factor 2		Average Pupil Change By Grade Level	
13 YEAR BASE			
K	2.92	15.20	
1	1.42	6.60	
2	4.50	23.00	
3	4.83	10.40	
4	6.92	19.40	
5	12.67	10.20	
6	15.00	(3.00)	
7	8.33	(19.40)	
8	10.58	4.80	
9	16.25	(43.40)	
10	21.42	18.40	
11	38.08	68.00	
12	45.68	90.00	

Factor 2 is the average change in grade level size from 94/95 OR 01/02.

Factor 3	AUBURN SCHOOL DISTRICT KINDERGARTEN ENROLLMENTS AS FUNCTION OF KING COUNTY LIVE BIRTH RATES									
	CAL- NDAR YEAR	TOTAL LIVE BIRTHS	2/3rds BIRTHS	1/3rds BIRTHS	YEAR ENROLL	ADJUSTED LIVE BIRTHS	KDG ENROLL	AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS	AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS	AUBURN KINDERGARTEN ENROLLMENT AS A % OF ADJUSTED LIVE BIRTHS
1971	16,436	10,957	5,479	7,778	14,625	578	3.952%	3.952%	3.952%	
1972	13,719	9,146	4,573	78/79	13,539	598	4.417%	4.417%	4.417%	
1973	13,449	8,966	4,483	79/80	13,478	618	4.585%	4.585%	4.585%	
1974	13,493	8,995	4,498	80/81	13,524	600	4.436%	4.436%	4.436%	
1975	13,540	9,027	4,513	81/82	13,687	588	4.296%	4.296%	4.296%	
1976	13,761	9,174	4,587	82/83	14,375	698	4.856%	4.856%	4.856%	
1977	14,682	9,788	4,894	83/84	14,998	666	4.452%	4.452%	4.452%	
1978	15,096	10,064	5,032	84/85	16,048	726	4.524%	4.524%	4.524%	
1979	16,524	11,016	5,508	85/86	16,708	792	4.740%	4.740%	4.740%	
1980	16,800	11,200	5,600	86/87	17,000	829	4.876%	4.876%	4.876%	
1981	17,100	11,400	5,700	87/88	18,241	769	4.216%	4.216%	4.216%	
1982	18,811	12,541	6,270	88/89	18,626	817	4.386%	4.386%	4.386%	
1983	18,533	12,355	6,178	89/90	18,827	871	4.626%	4.626%	4.626%	
1984	18,974	12,649	6,325	90/91	19,510	858	4.398%	4.398%	4.398%	
1985	19,778	13,185	6,593	91/92	19,893	909	4.569%	4.569%	4.569%	
1986	19,951	13,301	6,650	92/93	21,852	920	4.210%	4.210%	4.210%	
1987	22,803	15,202	7,601	93/94	21,624	930	4.301%	4.301%	4.301%	
1988	21,034	14,023	7,011	94/95	24,062	927	3.853%	3.853%	3.853%	
1989	25,576	17,051	8,525	95/96	26,358	954	3.619%	3.619%	3.619%	
1990	26,749	17,833	8,916	96/97	24,116	963	3.993%	3.993%	3.993%	
1991	22,799	15,199	7,600	97/98	20,973	978	4.663%	4.663%	4.663%	
1992	20,060	13,373	6,687	98/99	21,573	854	3.959%	3.959%	3.959%	
1993	22,330	14,887	7,443	99/00	22,129	849	3.837%	3.837%	3.837%	
1994	22,029	14,686	7,343	00/01	24,013	912	3.798%	3.798%	3.798%	
1995	25,005	16,670	8,335	01/02	22,717	846	3.724%	3.724%	3.724%	
1996	21,573	14,382	7,191	02/03	21,622	905	4.186%	4.186%	4.186%	
1997	21,646	14,431	7,215	03/04	22,023	922	4.186%	4.186%	4.186%	
1998	22,212	14,808	7,404	04/05	22,075	892	4.041%	4.041%	4.041%	
1999	22,007	14,671	7,336	05/06	22,327	955	4.277%	4.277%	4.277%	
2000	22,487	14,991	7,496	06/07	22,014	941	4.274%	4.274%	4.274%	
2001	21,778	14,519	7,259	07/08	21,835	996	4.562%	4.562%	4.562%	
2002	21,863	14,575	7,288	08/09	22,242	998	4.487%	4.487%	4.487%	
2003	22,431	14,954	7,477	09/10	22,726	984	Actual	Actual	Actual	
2004	22,874	15,249	7,625	10/11	22,745	984	<--Prjctd	<--Prjctd	<--Prjctd	
2005	22,680	15,120	7,560	11/12	23,723	1027	<--Prjctd	<--Prjctd	<--Prjctd	
2006	24,244	16,163	8,081	12/13	24,983	1068	<--Prjctd	<--Prjctd	<--Prjctd	
2007	24,902	16,601	8,301	13/14	8,301	* preliminary number of DOH				

Source: Center for Health Statistics, Washington State Department of Health

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

TABLE 3.13		DISTRICT PROJECTIONS															
Based on 13 Year History																	
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	
KDG	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22			
1	998	1001	1004	1007	1010	1013	1016	1018	1021	1024	1027	1030	1033	1036			
2	1015	1053	1056	1059	1061	1064	1067	1070	1073	1076	1079	1082	1085	1088			
3	1048	1026	1064	1067	1070	1073	1075	1078	1081	1084	1087	1090	1093	1096			
4	1048	1044	1046	1084	1087	1090	1093	1096	1098	1101	1104	1107	1110	1113			
5	1069	1063	1066	1065	1103	1106	1109	1112	1115	1118	1121	1123	1126	1129			
6	1096	1083	1077	1101	1097	1099	1136	1139	1142	1145	1148	1151	1154	1157			
7	1034	1112	1099	1093	1116	1112	1114	1152	1155	1158	1161	1164	1167	1170			
8	1076	1047	1125	1112	1106	1130	1126	1128	1165	1168	1171	1174	1177	1180			
9	1256	1377	1349	1426	1414	1408	1431	1427	1429	1467	1470	1473	1476	1478			
10	1341	1181	1303	1274	1352	1339	1333	1356	1352	1354	1392	1395	1398	1401			
11	1350	1250	1090	1212	1183	1260	1248	1242	1265	1261	1263	1301	1304	1307			
12	1352	1265	1165	1005	1127	1098	1176	1163	1157	1180	1176	1178	1216	1219			
TOTALS	14703	14570	14527	14586	14809	14913	15048	15109	15185	15271	15336	15408	15480	15518			
Percent of Gain (0.91)%		(0.30)%		0.41%		0.70%		0.91%		0.40%		0.51%		0.56%		0.47%	
Pupil Gain (133)		(43)		60		104		136		61		76		85		72	

TABLE 3.6		DISTRICT PROJECTIONS															
Based on 6 Year History																	
GRADE	ACTUAL	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ	PROJ
KDG	08/09	09/10	10/11	11/12	12/13	13/14	14/15	15/16	16/17	17/18	18/19	19/20	20/21	21/22			
1	998	1013	1028	1044	1059	1074	1089	1104	1120	1135	1150	1165	1180	1196			
2	1015	1046	1061	1076	1091	1107	1122	1137	1152	1167	1183	1198	1213	1228			
3	1024	1033	1063	1079	1094	1109	1124	1139	1155	1170	1185	1200	1215	1231			
4	1048	1046	1055	1086	1101	1116	1131	1146	1162	1177	1192	1207	1222	1238			
5	1069	1076	1112	1110	1119	1133	1148	1163	1179	1194	1209	1224	1239	1255			
6	1096	1083	1090	1126	1124	1133	1163	1179	1194	1209	1224	1239	1255	1270			
7	1034	1107	1094	1101	1137	1135	1144	1175	1180	1205	1220	1236	1251	1266			
8	1076	1053	1126	1113	1120	1156	1154	1163	1194	1209	1224	1239	1254	1270			
9	1256	1352	1329	1402	1389	1396	1432	1430	1439	1470	1485	1500	1515	1531			
10	1341	1202	1298	1275	1349	1335	1342	1378	1377	1385	1416	1431	1446	1462			
11	1350	1261	1122	1218	1195	1269	1255	1262	1298	1297	1305	1336	1351	1366			
12	1352	1313	1224	1085	1181	1158	1232	1218	1225	1261	1260	1268	1299	1314			
TOTALS	14703	14665	14682	14802	15077	15270	15502	15676	15878	16089	16279	16485	16698	16896			
Percent of Gain (0.26)%		0.11%		0.82%		1.28%		1.52%		1.12%		1.29%		1.33%		1.18%	
Pupil Gain (38)		16		121		194		232		174		202		211		198	

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

TABLE 3.13A DISTRICT PROJECTIONS		Based on Birth Rates & 13 Year History													
GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	
K	998	984	984	1027	1068										
1	1015	1053	1038	1039	1081	1123									
2	1024	1026	1064	1049	1050	1093	1134								
3	1048	1044	1046	1084	1069	1070	1113	1154							
4	1044	1067	1063	1065	1103	1089	1132	1173							
5	1069	1063	1086	1082	1084	1122	1108	1151	1192						
6	1096	1083	1077	1101	1097	1099	1136	1122	1123	1165	1207				
7	1034	1112	1099	1093	1116	1112	1114	1152	1138	1139	1181	1222			
8	1076	1047	1125	1112	1106	1130	1126	1128	1165	1151	1152	1194	1236		
9	1256	1377	1349	1426	1414	1408	1431	1427	1429	1467	1452	1453	1496	1537	
10	1341	1181	1303	1274	1352	1339	1333	1356	1352	1354	1392	1378	1421		
11	1350	1250	1090	1212	1183	1260	1248	1242	1265	1261	1263	1301	1286	1287	
12	1352	1265	1165	1005	1127	1098	1176	1163	1157	1180	1176	1178	1216	1202	
TOTALS	14703	14553	14490	14570	14851										
Percent of Gain (1.02)%		(0.43)%		0.55%		1.93%									
Pupil Gain (150)		(63)		80		281									

TABLE 3.6A DISTRICT PROJECTIONS		Based on Birth Rates & 6 Year History													
GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22	
KDG	998	984	984	1027	1068										
1	1015	1046	1031	1032	1075	1116									
2	1024	1033	1063	1049	1050	1092	1134								
3	1048	1046	1055	1086	1071	1072	1114	1156							
4	1044	1080	1078	1087	1118	1103	1104	1147	1188						
5	1069	1076	1112	1110	1119	1150	1135	1136	1178	1220					
6	1096	1083	1090	1126	1124	1133	1163	1149	1150	1192	1234				
7	1034	1107	1094	1101	1137	1135	1144	1175	1160	1161	1204	1245			
8	1076	1053	1126	1113	1120	1156	1154	1163	1194	1179	1180	1222	1264		
9	1256	1352	1329	1402	1389	1396	1432	1430	1439	1470	1455	1456	1499	1540	
10	1341	1202	1298	1275	1349	1335	1342	1378	1377	1385	1416	1402	1402	1445	
11	1350	1261	1122	1218	1195	1269	1255	1262	1298	1297	1305	1336	1322	1322	
12	1352	1313	1224	1085	1181	1158	1232	1218	1225	1261	1260	1268	1299	1285	
TOTALS	14703	14636	14608	14712	14996										
Percent of Gain (0.46)%		(0.19)%		0.71%		1.93%									
Pupil Gain (67)		(28)		104		284									

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

**TABLE K-5 PROJECTIONS**

3E.13 Based on 13 Year Histor.

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
KDG	998	1001	1004	1007	1010	1013	1016	1018	1021	1024	1027	1030	1033	1036
1	1015	1053	1056	1059	1061	1064	1067	1070	1073	1076	1079	1082	1085	1088
2	1024	1026	1064	1067	1070	1073	1075	1078	1081	1084	1087	1090	1093	1096
3	1048	1044	1046	1084	1087	1090	1093	1096	1098	1101	1104	1107	1110	1113
4	1044	1067	1063	1065	1103	1106	1109	1112	1115	1118	1121	1123	1126	1129
5	1069	1063	1086	1082	1084	1122	1125	1128	1131	1134	1137	1140	1142	1145
<b>K-5 TOT</b>	<b>6198</b>	<b>6254</b>	<b>6319</b>	<b>6363</b>	<b>6415</b>	<b>6467</b>	<b>6485</b>	<b>6502</b>	<b>6520</b>	<b>6537</b>	<b>6555</b>	<b>6572</b>	<b>6590</b>	<b>6607</b>
Percent of Gain	0.90%	0.71%	0.81%	0.81%	0.81%	0.81%	0.27%	0.27%	0.27%	0.27%	0.27%	0.27%	0.27%	0.27%
Pupil Gain	56	65	45	51	52	18	18	17	17	18	18	17	18	18

6 year 286  
13 year 409

**TABLE K-5 PROJECTIONS**

3E.6 Based on 6 Year Histor.

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
KDG	998	1013	1028	1044	1059	1074	1089	1104	1120	1135	1150	1165	1180	1196
1	1015	1046	1061	1076	1091	1107	1122	1137	1152	1167	1183	1198	1213	1228
2	1024	1033	1063	1079	1094	1109	1124	1139	1155	1170	1185	1200	1215	1231
3	1048	1046	1055	1086	1101	1116	1131	1146	1162	1177	1192	1207	1222	1238
4	1044	1080	1078	1087	1118	1133	1148	1163	1179	1194	1209	1224	1239	1255
5	1069	1076	1112	1110	1119	1150	1165	1180	1195	1210	1226	1241	1256	1271
<b>K-5 TOT</b>	<b>6198</b>	<b>6294</b>	<b>6398</b>	<b>6481</b>	<b>6581</b>	<b>6688</b>	<b>6779</b>	<b>6871</b>	<b>6962</b>	<b>7053</b>	<b>7144</b>	<b>7235</b>	<b>7327</b>	<b>7418</b>
Percent of Gain	1.55%	1.66%	1.30%	1.30%	1.62%	1.62%	1.36%	1.35%	1.33%	1.31%	1.29%	1.28%	1.26%	1.24%
Pupil Gain	96	104	83	83	100	107	91	91	91	91	91	91	91	91

6 year 581  
13 year 1220

**TABLE K-5 PROJECTIONS**

3E.13A Based on Birth Rates & 13 Year Histor.

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
K	998	984	984	1027	1068									
1	1015	1053	1038	1039	1081	1123								
2	1024	1026	1064	1049	1050	1093	1134							
3	1048	1044	1046	1084	1069	1070	1113	1154						
4	1044	1067	1063	1065	1103	1089	1132	1173	1173					
5	1069	1063	1086	1082	1084	1122	1108	1151	1151	1192				
<b>K-5 TOT</b>	<b>6198</b>	<b>6237</b>	<b>6282</b>	<b>6347</b>	<b>6457</b>									
Percent of Gain	0.62%	0.73%	1.03%	1.03%	1.73%									
Pupil Gain	39	45	65	65	110									

4 year 259

**TABLE K-5 PROJECTIONS**

3E.6A Based on Birth Rates & 6 Year Histor.

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
KDG	998	984	984	1027	1068									
1	1015	1046	1031	1032	1075	1116								
2	1024	1033	1063	1049	1050	1092	1134							
3	1048	1046	1055	1086	1071	1114	1156							
4	1044	1080	1078	1087	1118	1103	1147	1188	1188					
5	1069	1076	1112	1110	1119	1150	1135	1178	1178	1220				
<b>K-5 TOT</b>	<b>6198</b>	<b>6264</b>	<b>6324</b>	<b>6391</b>	<b>6501</b>									
Percent of Gain	1.07%	0.96%	1.05%	1.05%	1.72%									
Pupil Gain	66	60	66	66	110									

4 year 303

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

TABLE MIDDLE SCHOOL PROJECTIONS 3MS.13 Based on 13 Year History														
GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
6	1096	1083	1077	1101	1097	1099	1136	1139	1142	1145	1148	1151	1154	1157
7	1034	1112	1099	1093	1116	1112	1114	1152	1155	1158	1161	1164	1167	1170
8	1076	1047	1125	1112	1106	1130	1126	1128	1165	1168	1171	1174	1177	1180
6 - 8 TOT	3206	3242	3301	3306	3319	3341	3376	3419	3463	3471	3480	3489	3498	3506
Percent of Gain	1.13%	1.82%	0.14%	0.40%	0.64%	1.07%	1.26%	1.27%	0.25%	0.25%	0.25%	0.25%	0.25%	0.25%
Pupil Gain	36	59	5	13	21	36	43	43	9	9	9	9	9	9

6 year	170
13 year	300

TABLE MIDDLE SCHOOL PROJECTIONS 3MS.6 Based on 6 Year History														
GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
6	1096	1083	1090	1126	1124	1133	1163	1179	1194	1209	1224	1239	1255	1270
7	1034	1107	1094	1101	1137	1135	1144	1175	1190	1205	1220	1236	1251	1266
8	1076	1053	1126	1113	1120	1156	1154	1163	1194	1209	1224	1239	1254	1270
6 - 8 TOT	3206	3243	3310	3340	3381	3424	3462	3516	3577	3623	3669	3714	3760	3805
Percent of Gain	1.15%	2.07%	.90%	1.23%	1.27%	1.10%	1.58%	1.74%	1.27%	1.26%	1.24%	1.23%	1.23%	1.21%
Pupil Gain	37	67	30	41	43	38	55	61	46	46	46	46	46	46

6 year	256
13 year	599

TABLE MIDDLE SCHOOL PROJECTIONS 3MS.13A Based on Birth Rates & 13 Year History														
GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
6	1096	1083	1077	1101	1097	1099	1136	1122	1123	1165	1207			
7	1034	1112	1099	1093	1116	1112	1114	1152	1138	1139	1181	1222		
8	1076	1047	1125	1112	1106	1130	1126	1128	1165	1151	1152	1194	1236	
6 - 8 TOT	3206	3242	3301	3306	3319	3341	3376	3402	3426	3455	3539			
Percent of Gain	1.13%	1.82%	0.14%	0.40%	0.64%	1.07%	0.75%	0.71%	0.84%	0.84%	2.45%			
Pupil Gain	36	59	5	13	21	36	25	24	29	29	85			

6 year	170
10 year	333

TABLE MIDDLE SCHOOL PROJECTIONS 3MS.6A Based on Birth Rates & 6 Year History														
GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
6	1096	1083	1090	1126	1124	1133	1163	1149	1150	1192	1234			
7	1034	1107	1094	1101	1137	1135	1144	1175	1160	1161	1204	1245		
8	1076	1053	1126	1113	1120	1156	1154	1163	1194	1179	1180	1222	1264	
6 - 8 TOT	3206	3243	3310	3340	3381	3424	3462	3487	3504	3533	3617			
Percent of Gain	1.15%	2.07%	0.90%	1.23%	1.27%	1.10%	0.72%	0.49%	0.82%	0.82%	2.40%			
Pupil Gain	37	67	30	41	43	38	25	17	29	29	85			

6 year	256
10 year	411



**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

**TABLE 3SH.13 SR. HIGH PROJECTIONS**  
Based on 13 Year History

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
9	1256	1377	1349	1426	1414	1408	1431	1427	1429	1467	1470	1473	1476	1478
10	1341	1181	1303	1274	1352	1339	1333	1356	1352	1354	1392	1395	1398	1401
11	1350	1250	1090	1212	1183	1260	1248	1242	1265	1261	1263	1301	1304	1307
12	1352	1265	1165	1005	1127	1098	1176	1163	1157	1180	1176	1178	1216	1219
9-12 TOT	5299	5074	4906	4917	5075	5105	5187	5188	5203	5262	5301	5347	5393	5405
Percent of Gain (4.25)% (3.30)% 0.22% 3.21% 0.60% 1.61% 0.01% 0.30% 1.13% 0.74% 0.86% 0.87% 0.87% 0.22%														
Pupil Gain (225) (167) 11 158 30 82 1 15 59 39 46 46 46 61														

6 year	13 year
(112)	106

**TABLE 3SH.6 SR. HIGH PROJECTIONS**  
Based on 6 Year History

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
9	1256	1352	1329	1402	1389	1396	1432	1430	1439	1470	1485	1500	1515	1531
10	1341	1202	1298	1275	1349	1335	1342	1378	1377	1385	1416	1431	1446	1462
11	1350	1261	1122	1218	1195	1269	1255	1262	1298	1297	1305	1336	1361	1366
12	1352	1313	1224	1085	1181	1158	1232	1218	1225	1261	1260	1268	1299	1314
9-12 TOT	5299	5128	4974	4981	5114	5158	5251	5289	5339	5413	5466	5536	5612	5673
Percent of Gain (3.22)% (3.02)% 0.15% 2.67% 0.86% 2.00% 0.53% 0.94% 1.38% 0.98% 1.28% 1.38% 1.38% 1.08%														
Pupil Gain (171) (155) 8 133 44 103 28 50 74 53 70 76 76 61														

6 year	13 year
(38)	374

**TABLE 3SH.13A SR. HIGH PROJECTIONS**  
Based on Birth Rates & 13 Year History

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
9	1256	1377	1349	1426	1414	1408	1431	1427	1429	1467	1452	1453	1496	1537
10	1341	1181	1303	1274	1352	1339	1333	1356	1352	1354	1392	1378	1378	1421
11	1350	1250	1090	1212	1183	1260	1248	1242	1265	1261	1263	1301	1286	1287
12	1352	1265	1165	1005	1127	1098	1176	1163	1157	1180	1176	1178	1216	1202
9-12 TOT	5299	5074	4906	4917	5075	5105	5187	5188	5203	5262	5284	5310	5376	5447
Percent of Gain (4.25)% (3.30)% 0.22% 3.21% 0.60% 1.61% 0.01% 0.30% 1.13% 0.41% 0.50% 0.50% 1.25% 1.31%														
Pupil Gain (225) (167) 11 158 30 82 1 15 59 21 26 66 70														

6 year	13 year
(112)	148

**TABLE 3SH.6A SR. HIGH PROJECTIONS**  
Based on Birth Rates & 6 Year History

GRADE	ACTUAL 08/09	PROJ 09/10	PROJ 10/11	PROJ 11/12	PROJ 12/13	PROJ 13/14	PROJ 14/15	PROJ 15/16	PROJ 16/17	PROJ 17/18	PROJ 18/19	PROJ 19/20	PROJ 20/21	PROJ 21/22
9	1256	1352	1329	1402	1389	1396	1432	1430	1439	1470	1455	1456	1499	1540
10	1341	1202	1298	1275	1349	1335	1342	1378	1377	1385	1416	1402	1402	1445
11	1350	1261	1122	1218	1195	1269	1255	1262	1298	1297	1305	1336	1322	1322
12	1352	1313	1224	1085	1181	1158	1232	1218	1225	1261	1260	1268	1299	1285
9-12 TOT	5299	5128	4974	4981	5114	5158	5251	5289	5339	5413	5436	5462	5522	5592
Percent of Gain (3.22)% (3.02)% 0.15% 2.67% 0.86% 2.00% 0.53% 0.94% 1.38% 0.43% 0.48% 1.09% 1.09% 1.27%														
Pupil Gain (171) (155) 8 133 44 103 28 50 74 23 26 60 70														

6 year	13 year
(38)	293



**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

**TABLE 5 PROJECTION COMPARISONS BY GRADE GROUP**

Total = October 1 Actual Count AND Projected Counts  
 Diff = Number Projection is under(-) or over Actual  
 % = Percent Projection is under(-) or over Actual

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase  
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase  
 Prj 3.13A 13 YEAR HISTORY & King City Birth Rates  
 Prj 3.6A - 6 YEAR HISTORY & King City Birth Rates

Grades	1996-97		1997-98		1998-99		1999-00		2000-01		
	Total	Diff %	Total	Diff %	Total	Diff %	Total	Diff %	Total	Diff %	
<b>K - 5</b>											
ACTUAL	5799	xxx	5946	xxx	5837	xxx	5856	xxx	5844	xxx	xxx
Prj 3E.13	5843	44 0.76%	5928	(18) (0.30)%	6049	212 (0.54)%	5778	(78) 3.15%	5811	(33) (0.56)%	xxx
Prj 3E.6	5821	22 0.38%	5904	(42) (0.71)%	6026	189 (0.96)%	5735	(121) 2.74%	5664	(180) (3.08)%	xxx
Prj 3E.13A	5853	54 0.93%	5783	(163) (2.74)%	5936	99 (2.64)%	5811	(45) 1.51%	5919	75 1.28%	xxx
Prj 3E.6A	5798	(1) (0.02)%	5768	(178) (2.99)%	5917	80 (2.93)%	5785	(71) 1.15%	5895	51 0.87%	xxx
<b>Grades 6 - 8</b>											
ACTUAL	2799	xxx	2811	xxx	2860	xxx	2970	xxx	2980	xxx	xxx
Prj 3E.13	2875	76 2.72%	2820	9 0.32%	2910	50 (2.64)%	2927	(80) (2.62)%	3023	43 1.44%	xxx
Prj 3E.6	2848	49 1.75%	2789	(22) (0.78)%	2878	18 (2.70)%	2895	(75) (2.46)%	3009	29 0.97%	xxx
Prj 3E.13A	2875	76 2.72%	2820	9 0.32%	2910	50 (2.64)%	2927	(80) (2.62)%	3023	43 1.44%	xxx
Prj 3E.6A	2848	49 1.75%	2789	(22) (0.78)%	2878	18 (2.70)%	2895	(75) (2.46)%	3009	29 0.97%	xxx
<b>Grades 9 - 12</b>											
ACTUAL	3843	xxx	4012	xxx	4245	xxx	4225	xxx	4311	xxx	xxx
Prj 3E.13	3768	(75) (1.95)%	4092	80 1.99%	4110	(135) 2.74%	4301	76 (0.32)%	4369	58 1.35%	xxx
Prj 3E.6	3750	(93) (2.42)%	4069	57 1.42%	4103	(142) 1.51%	4313	88 (1.49)%	4394	83 1.93%	xxx
Prj 3E.13A	3768	(75) (1.95)%	3983	(29) (0.72)%	4110	(135) 2.74%	4301	76 (0.32)%	4369	58 1.35%	xxx
Prj 3E.6A	3750	(93) (2.42)%	3970	(42) (1.05)%	4103	(142) 1.51%	4313	88 (1.49)%	4394	83 1.93%	xxx
<b>All Grades</b>											
ACTUAL	12441	xxx	12769	xxx	12942	xxx	13051	xxx	13135	xxx	xxx
Prj 3E.13	12486	45 0.36%	12840	71 0.56%	13069	127 (0.30)%	13006	(45) 0.97%	13203	68 0.52%	xxx
Prj 3E.6	12419	(22) (0.18)%	12762	(7) (0.05)%	13007	65 (0.82)%	12943	(108) 0.50%	13067	(68) (0.52)%	xxx
Prj 3E.13A	12496	55 0.44%	12586	(183) (1.43)%	12956	14 (1.44)%	13039	(12) 0.10%	13311	176 1.34%	xxx
Prj 3E.6A	12386	(45) (0.36)%	12527	(242) (1.90)%	12898	(44) (1.89)%	12993	(58) (0.33)%	13298	163 1.24%	xxx

**AUBURN SCHOOL DISTRICT STUDENT ENROLLMENT PROJECTIONS - October 2008**

**TABLE 5 PROJECTION COMPARISONS BY GRADE GROUP (Continued)**

Total = October 1 Actual Count AND Projected Counts  
 Diff = Number Projection is under(-) or over Actual  
 % = Percent Projection is under(-) or over Actual

Prj 3.13 - 13 YEAR HISTORY & Using Average Kdg Increase  
 Prj 3.6 - 6 YEAR HISTORY & Using Average Kdg Increase  
 Prj 3.13A 13 YEAR HISTORY & King City Birth Rates  
 Prj 3.6A - 6 YEAR HISTORY & King City Birth Rates

Grades	2001-02		2002-03		2003-04		2004-05		2005-06		
	Total	Diff %	Total	Diff %	Total	Diff %	Total	Diff %	Total	Diff %	
<b>K - 5</b>											
ACTUAL	5914	xxx	5741	xxx	5774	xxx	5735	xxx	5887	xxx	xxx
Prj 3E.13	5827	(87) (1.47)%	5723	(18) (0.31)%	5655	(119) (0.49)%	5781	26 0.45%	5750	(137) (2.33)%	xxx
Prj 3E.6	5902	(112) (1.89)%	5735	(6) (0.10)%	5662	(112) (0.34)%	5821	86 1.50%	5795	(92) (1.56)%	xxx
Prj 3E.13A	5839	(75) (1.27)%	5743	2 0.03%	5605	(169) (1.24)%	5709	(26) (0.45)%	5750	(137) (2.33)%	xxx
Prj 3E.6A	5831	(83) (1.40)%	5776	35 0.61%	5631	(143) (0.81)%	5756	21 0.37%	5784	(103) (1.75)%	xxx
<b>6 - 8</b>											
ACTUAL	3049	xxx	3151	xxx	3294	xxx	3274	xxx	3169	xxx	xxx
Prj 3E.13	3025	(24) (0.79)%	3185	34 1.08%	3214	(80) (8.86)%	3295	21 0.64%	3132	(37) (1.17)%	xxx
Prj 3E.6	3011	(38) (1.25)%	3192	41 1.30%	3216	(78) (6.06)%	3311	37 1.13%	3137	(32) (1.01)%	xxx
Prj 3E.13A	3025	(24) (0.79)%	3185	34 1.08%	3214	(80) (8.88)%	3295	21 0.64%	3132	(37) (1.17)%	xxx
Prj 3E.6A	3011	(38) (1.25)%	3192	41 1.30%	3216	(78) (6.06)%	3311	37 1.13%	3137	(32) (1.01)%	xxx
<b>9 - 12</b>											
ACTUAL	4498	xxx	4535	xxx	4634	xxx	4663	xxx	5032	xxx	xxx
Prj 3E.13	4455	(43) (0.96)%	4577	42 0.93%	4630	(4) 5.90%	4783	120 2.57%	4898	(134) (2.66)%	xxx
Prj 3E.6	4476	(22) (0.49)%	4594	59 1.30%	4639	5 3.69%	4769	106 2.27%	4880	(152) (3.02)%	xxx
Prj 3E.13A	4455	(43) (0.96)%	4577	42 0.93%	4630	(4) 5.90%	4783	120 2.57%	4898	(134) (2.66)%	xxx
Prj 3E.6A	4476	(22) (0.49)%	4594	59 1.30%	4639	5 3.69%	4769	106 2.27%	4880	(152) (3.02)%	xxx
<b>All</b>											
ACTUAL	13461	xxx	13427	xxx	13672	xxx	13672	xxx	14088	xxx	xxx
Prj 3E.13	13307	(154) (1.14)%	13485	58 0.43%	13499	(173) (1.27)%	13839	167 1.22%	13780	(308) (2.19)%	xxx
Prj 3E.6	13289	(172) (1.28)%	13521	94 0.70%	13542	(130) (0.95)%	13901	229 1.67%	13812	(276) (1.96)%	xxx
Prj 3E.13A	13319	(142) (1.05)%	13505	78 0.58%	13447	(225) (1.65)%	13787	115 0.84%	13780	(308) (2.19)%	xxx
Prj 3E.6A	13318	(143) (1.06)%	13562	135 1.01%	13510	(162) (1.18)%	13836	164 1.20%	13801	(287) (2.04)%	xxx

TABLE 5 PROJECTION COMPARISONS BY GRADE GROUP (Continued)

Total = October 1 Actual Count AND Projected Counts  
 Diff = Number Projection is under(-) or over Actual  
 % = Percent Projection is under(-) or over Actual

Grades	2006-07		2007-08		2008-09		Average	
	Total	%	Total	%	Total	%	Diff	%
K - 5	6033	xxx	6142	xxx	6198	xxx	xxx	xxx
ACTUAL								
Prj 3E.13	5871	(162)	6085	(57)	6179	(19)	(22)	(0.22)%
Prj 3E.6	5921	(112)	6138	(4)	6237	39	(26)	(0.27)%
Prj 3E.13A	5869	(164)	6059	(83)	6129	(69)	(41)	(0.72)%
Prj 3E.6A	5912	(121)	6094	(48)	6172	(26)	(36)	(0.62)%

Historical Data is grouped by  
 K - 5, 6-8, 9-12 articulation  
 pattern.

Articulation pattern has no  
 numeric impact on efficacy  
 of projection models.

Grades	2006-07		2007-08		2008-09		Average	
	Total	%	Total	%	Total	%	Diff	%
6 - 8	3144	xxx	3097	xxx	3208	xxx	xxx	xxx
ACTUAL								
Prj 3E.13	3131	(13)	3107	10	3179	(27)	(0)	(0.80)%
Prj 3E.6	3146	2	3116	19	3195	(11)	(5)	(0.68)%
Prj 3E.13A	3131	(13)	3107	10	3179	(27)	(0)	(0.80)%
Prj 3E.6A	3146	2	3116	19	3195	(11)	(5)	(0.68)%

Grades	2006-07		2007-08		2008-09		Average	
	Total	%	Total	%	Total	%	Diff	%
9 - 12	5241	xxx	5320	xxx	5299	xxx	xxx	xxx
ACTUAL								
Prj 3E.13	5085	(156)	5190	(130)	5129	(170)	(24)	0.30%
Prj 3E.6	5086	(155)	5192	(128)	5155	(144)	(22)	(0.03)%
Prj 3E.13A	5085	(156)	5190	(130)	5129	(170)	(33)	0.09%
Prj 3E.6A	5086	(155)	5192	(128)	5155	(144)	(29)	(0.22)%

All Grades	2006-07		2007-08		2008-09		Average	
	Total	%	Total	%	Total	%	Diff	%
ACTUAL	14418	xxx	14559	xxx	14703	xxx	xxx	xxx
Prj 3E.13	14087	(331)	14382	(177)	14487	(216)	(41)	(0.27)%
Prj 3E.6	14153	(265)	14446	(113)	14587	(116)	(48)	(0.34)%
Prj 3E.13A	14085	(333)	14356	(203)	14437	(266)	(69)	(0.59)%
Prj 3E.6A	14144	(274)	14402	(157)	14522	(181)	(66)	(0.59)%

**Appendix A.2 - CAPITAL FACILITIES PLAN  
Enrollment Projections**

**BASE DATA - BUILDOUT SCHEDULE**

**ASSUMPTIONS:**

- 1 Uses Build Out Estimates received from developers.
- 2 Student Generation Factor are updated Auburn data for 2009 as allowed per King County Ordinance
- 3 Takes area labeled Lakeland East slated for 2007 and divides across 2010-12
- 4 Takes area labeled Kersey Project slated for 2005 and divides across 20010-15
- 5 Takes area labeled Bridges (Kent Impoundment) and projects across 2009-2014
- 6 Includes known developments in N. Auburn, Lea Hill and Non-Lakeland developments (see Development Growth)

Student Generation Factors		
2009 Auburn Factors	Single Family	Multi-Family
Elementary	0.3200	0.0790
Middle School	0.1520	0.0340
Senior High	0.1580	0.0420
<b>Total</b>	<b>0.6300</b>	<b>0.1550</b>

Table	Auburn School District	2009	2010	2011	2012	2013	2014	2015	Total
1	Development								
	Lakeland Single Family Units	110	120	120	120				470
	Lea Hill Area	70	85	100	125	160	155		695
	Other Single Family Units	60	50	150	150	145	140	51	746
	<b>Total Single Family Units</b>	<b>240</b>	<b>255</b>	<b>370</b>	<b>395</b>	<b>305</b>	<b>295</b>	<b>51</b>	<b>1911</b>
	Projected Pupils:								
	Elementary Pupils	77	82	118	126	98	94	16	612
	Mid School Pupils	36	39	56	60	46	45	8	290
	Sr. High Pupils	38	40	58	62	48	47	8	302
	<b>Total</b>	<b>151</b>	<b>161</b>	<b>233</b>	<b>249</b>	<b>192</b>	<b>186</b>	<b>32</b>	<b>1204</b>
	Lakeland Multi Family Units	13	0	0	0	0	0	0	13
	Other Multi Family Units	83	48	32	0	0	0	0	163
	<b>Total Multi Family Units</b>	<b>96</b>	<b>48</b>	<b>32</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>176</b>
	Projected Pupils:								
	Elementary Pupils	8	4	3	0	0	0	0	44
	Mid School Pupils	3	2	1	0	0	0	0	11
	Sr. High Pupils	4	2	1	0	0	0	0	25
	<b>Total</b>	<b>15</b>	<b>7</b>	<b>5</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>80</b>
	<b>Total Housing Units</b>	<b>336</b>	<b>303</b>	<b>402</b>	<b>395</b>	<b>305</b>	<b>295</b>	<b>51</b>	<b>2087</b>
	Elementary Pupils	84	85	121	126	98	94	16	625
	Mid School Pupils	40	40	57	60	46	45	8	296
	Sr. High Pupils	42	42	60	62	48	47	8	309
	<b>Total</b>	<b>166</b>	<b>168</b>	<b>238</b>	<b>249</b>	<b>192</b>	<b>186</b>	<b>32</b>	<b>1231</b>
	<b>Cumulative Projection</b>	<b>2008-09</b>	<b>2009-10</b>	<b>2010-11</b>	<b>2011-12</b>	<b>2012-13</b>	<b>2013-14</b>	<b>2014-15</b>	
	Elementary - Grades K-5	84	170	291	417	515	609	625	
	Mid School - Grades 6-8	40	80	137	198	244	289	296	
	Senior High - Grades 9-12	42	84	144	206	255	301	309	
	<b>Total</b>	<b>166</b>	<b>334</b>	<b>572</b>	<b>821</b>	<b>1013</b>	<b>1199</b>	<b>1231</b>	

GRADE	6 Year Average Enroll.	Percent of average Pupils by Grade & Level	2008-09	2009-10	2010-11	2011-12	2012-13	2013-14	2014-15	2015-16
KDG	951	6.70%	998	11	22	38	55	68	80	82
1	988	6.96%	1015	12	23	40	57	71	83	86
2	985	6.94%	1024	12	23	40	57	70	83	85
3	999	7.04%	1048	12	24	40	58	71	84	87
4	1009	7.11%	1044	12	24	41	58	72	85	88
5	1031	7.26%	1069	12	24	42	60	74	87	89
6	1049	7.39%	1096	12	25	42	61	75	89	91
7	1065	7.50%	1034	12	25	43	62	76	90	92
8	1083	7.63%	1076	13	26	44	63	77	92	94
9	1380	9.72%	1256	16	32	56	80	99	117	120
10	1334	9.40%	1341	16	31	54	77	95	113	116
11	1212	8.54%	1350	14	29	49	70	87	102	105
12	1106	7.80%	1352	13	26	45	64	79	93	96
<b>Totals</b>	<b>14190</b>	<b>100.00%</b>	<b>14703</b>	<b>166</b>	<b>334</b>	<b>572</b>	<b>821</b>	<b>1013</b>	<b>1199</b>	<b>1231</b>

Grade	03-04	04-05	05-06	06-07	07-08	08-09	6yr. Ave	%
KDG	922	892	955	941	996	998	950.67	6.70%
1	982	960	963	1012	995	1015	987.83	6.96%
2	909	992	963	1002	1019	1024	984.83	6.94%
3	996	918	1002	1031	997	1048	998.67	7.04%
4	947	1016	939	1049	1057	1044	1008.67	7.11%
5	1018	957	1065	998	1078	1069	1030.83	7.26%
6	1111	1020	1004	1058	1007	1096	1049.33	7.39%
7	1131	1124	1028	1014	1057	1034	1064.67	7.50%
8	1082	1130	1137	1072	1033	1076	1083.33	7.63%
9	1473	1461	1379	1372	1337	1256	1379.67	9.72%
10	1249	1261	1383	1400	1368	1341	1333.67	9.40%
11	1010	1055	1182	1322	1352	1350	1211.83	8.54%
12	902	886	1088	1147	1263	1352	1106.33	7.80%
<b>Totals</b>	<b>13702</b>	<b>13672</b>	<b>14088</b>	<b>14418</b>	<b>14559</b>	<b>14703</b>	<b>14190.33</b>	<b>100.00%</b>
% of change		-0.22%	3.04%	2.34%	0.98%	0.99%		
change +/-		-30	416	330	141	144		



**TABLE 4 New Projects - Pupil Projection Cumulative  
ND 3.13 by Grade Level  
Updated March 2009**

GRADE	2008-09 Actual	2009-10 Projected	2010-11 Projected	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	
KDG	998	1012	1026	1045	1065	1080	1096	1101	
1	1015	1064	1079	1098	1119	1135	1151	1156	
2	1024	1038	1087	1106	1127	1143	1159	1164	
3	1048	1056	1070	1124	1145	1161	1177	1182	
4	1044	1079	1087	1106	1161	1178	1194	1199	
5	1069	1075	1110	1124	1144	1196	1212	1217	
K-5	6198	6324	6459	6604	6760	6893	6988	7019	
6	1096	1096	1102	1143	1157	1174	1225	1230	
7	1034	1124	1124	1136	1178	1188	1204	1244	
8	1076	1060	1150	1156	1169	1207	1217	1222	
GR 6-8	3206	3280	3377	3435	3504	3569	3647	3696	
9	1256	1394	1381	1482	1494	1506	1547	1547	
10	1341	1197	1334	1328	1429	1434	1446	1472	
11	1350	1264	1119	1260	1253	1347	1350	1347	
12	1352	1278	1191	1050	1191	1177	1269	1259	
GR 9-12	5299	5133	5025	5120	5366	5464	5612	5625	
Total	14703	14736	14861	15159	15630	15926	16247	16340	
		% of change		0.22%	2.00%	3.11%	1.89%	2.02%	0.57%
		change +/-		33	298	471	296	321	93

Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.  
Kindergarten calculates previous years number plus current generation based on % of total enrollment. Other use 100% cohort survival.

**TABLE 5 New Projects - Pupil Projection Cumulative  
ND 3.6 by Grade Level  
Updated March 2009**

GRADE	2008-09 Actual	2009-10 Projected	2010-11 Projected	2011-12 Projected	2012-13 Projected	2013-14 Projected	2014-15 Projected	2015-16 Projected	2016-17 Projected	2017-18 Projected
KDG	998	1024	1051	1082	1114	1142	1170	1187	1200	1214
1	1015	1057	1084	1116	1149	1177	1205	1223	1237	1251
2	1024	1044	1087	1118	1151	1179	1207	1225	1239	1253
3	1048	1058	1078	1126	1159	1187	1216	1233	1247	1261
4	1044	1092	1102	1128	1176	1205	1233	1251	1265	1279
5	1069	1088	1136	1152	1178	1223	1252	1269	1284	1298
K-5	6198	6364	6538	6722	6926	7114	7283	7388	7472	7566
6	1096	1095	1114	1168	1185	1208	1252	1270	1284	1299
7	1034	1120	1119	1144	1199	1211	1234	1267	1282	1296
8	1076	1065	1152	1157	1182	1233	1246	1257	1271	1285
GR 6-8	3206	3280	3385	3469	3566	3652	3732	3794	3837	3880
9	1256	1368	1361	1458	1469	1495	1549	1550	1568	1585
10	1341	1218	1330	1329	1426	1431	1455	1494	1511	1528
11	1350	1275	1151	1267	1265	1355	1358	1367	1383	1399
12	1352	1326	1250	1130	1245	1237	1325	1314	1329	1344
GR 9-12	5299	5187	5092	5184	5406	5517	5687	5726	5791	5857
Total	14703	14831	15016	15374	15898	16284	16701	16907	17099	17293
		% of change		0.87%	2.39%	3.40%	2.57%	1.23%	1.14%	1.14%
		change +/-		128	184	359	418	206	192	194

Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.  
Kindergarten calculates previous years number plus current generation based on % of total enrollment. Other use 100% cohort survival.

**TABLE 6 New Developments - Pupil Projection Cumulative**  
**ND3.13A by Grade Level Updated March 2009** 2.02% 1.14%

GRADE	2008-09		2009-10		2010-11		2011-12		2012-13		2013-14		2014-15		2015-16		
	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	
KDG	998	995	1007	1065	1123												
1	1015	1064	1062	1079	1139												
2	1024	1038	1087	1089	1107												
3	1048	1056	1070	1124	1127												
4	1044	1079	1087	1106	1161												
5	1069	1075	1110	1124	1144												
6	6198	6306	6422	6587	6802	5854	4784	3658									
7	1096	1096	1102	1143	1157	1174	1225	1213									
8	1034	1124	1124	1136	1178	1188	1204	1244									
9	1076	1060	1150	1156	1169	1207	1217	1222									
10	3206	3280	3377	3435	3504	3569	3647	3679									
11	1256	1394	1381	1482	1494	1506	1547	1547									
12	1341	1197	1334	1328	1429	1434	1446	1472									
Total	1350	1264	1119	1260	1253	1347	1350	1347									
	1352	1278	1191	1050	1191	1177	1269	1259									
	5299	5133	5025	5120	5366	5484	5612	5625									
	14703	14719	14824	15142	15672												
		% of change		0.11%		0.72%		2.14%		3.50%							
		change +/-		16		105		318		530							

Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.  
 Kindergarten calculates birth rate average plus current generation based on % of total enrollment. Other use 100% cohort survival.

**TABLE 7 New Projects - Pupil Projection Cumulative**  
**ND 3.6A by Grade Level Updated March 2009**

GRADE	2008-09		2009-10		2010-11		2011-12		2012-13		2013-14		2014-15		2015-16		
	Actual	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	Projected	
KDG	998	995	1007	1065	1123												
1	1015	1057	1055	1072	1132												
2	1024	1044	1087	1089	1107												
3	1048	1058	1078	1126	1129												
4	1044	1092	1102	1128	1176												
5	1089	1088	1136	1152	1178												
6	6198	6334	6465	6631	6845												
7	1096	1096	1114	1168	1185	1208	1252	1240									
8	1034	1120	1119	1144	1199	1211	1234	1267									
9	1076	1065	1152	1157	1182	1233	1246	1257									
10	3206	3280	3385	3469	3566	3652	3732	3764									
11	1256	1368	1361	1458	1469	1495	1549	1550									
12	1341	1218	1330	1329	1426	1431	1455	1494									
Total	1350	1275	1151	1267	1265	1355	1367	1367									
	1352	1326	1250	1130	1245	1237	1325	1314									
	5299	5187	5092	5184	5406	5517	5687	5726									
	14703	14802	14942	15284	15817												
		% of change		0.67%		2.29%		3.49%									
		change +/-		99		342		533									

Uses a 'cohort survival' model assuming 100% of previous year new enrollees move to the next grade level.  
 Kindergarten calculates birth rate average plus current generation based on % of total enrollment. Other use 100% cohort survival.  
 Based on 6 year history

## **Appendix A.3 Student Generation Survey**

**SINGLE FAMILY**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors							
				Elem	Middle	HS	Total	Total			
Alder Meadows	30	30	0	4	4	4	12	0.133	0.133	0.133	0.400
Aspen Meadows	21	21	0	11	9	6	26	0.524	0.429	0.286	1.238
Auburn Place	14	14	0	5	3	3	11	0.357	0.214	0.214	0.786
Bifrost Gate	52	52	0	32	14	21	67	0.615	0.269	0.404	1.288
Cambridge Pointe	26	23	3	9	3	0	12	0.391	0.130	0.000	0.522
Canterberry Crossing	20	20	0	7	0	4	11	0.350	0.000	0.200	0.550
Crystal Court	13	13	0	5	6	5	16	0.385	0.462	0.385	1.231
Dawson Hills	6	6	0	4	2	3	9	0.667	0.333	0.500	1.500
Hazel Park	15	15	0	26	18	11	55	1.733	1.200	0.733	3.667
Kelli Meadows	8	8	0	2	1	2	5	0.250	0.125	0.250	0.625
Kingsley Meadows	56	56	0	25	19	18	62	0.446	0.339	0.321	1.107
Lakeland: Montiano	104	104	0	19	5	7	31	0.183	0.048	0.067	0.298
Lakeland: The Reserve	80	80	0	19	7	7	33	0.238	0.088	0.088	0.413
Lakeland: Tuscany	76	76	0	35	15	10	60	0.461	0.197	0.132	0.789
Lakeland: Verona South	400	400	0	79	35	31	145	0.198	0.088	0.078	0.363
Lakeland: Verona North	181	181	0	41	16	19	76	0.227	0.088	0.105	0.420
LeeAnn Meadows	23	23	0	9	3	6	18	0.391	0.130	0.261	0.783
Little Fields	8	8	0	1	2	3	6	0.125	0.250	0.375	0.750
Marchini Meadows	83	83	0	31	9	21	61	0.373	0.108	0.253	0.735
Mystery Heights	6	6	0	4	2	2	8	0.667	0.333	0.333	1.333
Pacific Meadows	44	44	0	19	12	11	42	0.432	0.273	0.250	0.955
Pacific View	34	34	0	5	4	3	12	0.147	0.118	0.088	0.353
River Park Estates	18	18	0	5	0	2	7	0.278	0.000	0.111	0.389
River Rim	11	11	0	5	3	2	10	0.455	0.273	0.182	0.909
Sera Monte	33	33	0	8	2	0	10	0.242	0.061	0.000	0.303
Valley View Estates	8	8	0	4	1	1	6	0.500	0.125	0.125	0.750
Vintage Hills, Division 6	61	61	0	36	21	19	76	0.590	0.344	0.311	1.246
Vintage Hills, Division 7	20	20	0	18	6	6	30	0.900	0.300	0.300	1.500
Washington National, Div 1	42	42	0	9	4	8	21	0.214	0.095	0.190	0.500
<b>Totals</b>	<b>1493</b>		<b>3</b>	<b>477</b>	<b>226</b>	<b>235</b>	<b>938</b>	<b>0.320</b>	<b>0.152</b>	<b>0.158</b>	<b>0.630</b>

**SINGLE FAMILY**

2009 Currently Under Construc Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors		
				Elem	Middle	HS
Beaver Meadows	60	12	48	0	2	0
Cambridge Pointe	26	23	3	9	3	0
Lakeland: Pinnacle Estates	76	32	44	6	4	4
Lakeland: Vista Heights	125	89	36	17	4	4
Riverpointe	118	71	47	12	8	11
Trail Run	169	64	105	3	4	0
			<b>283</b>	91	43	45

2009 and up Under Construct Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors		
				Elem	Middle	HS
Alicia Glenn	31	0	31	10	5	5
Anderson Acres	14	0	14	4	2	2
Backbone Ridge	7	0	7	2	1	1
Brandon Meadows	55	0	55	18	8	9
Brandon Place	78	0	78	25	12	12
Bridges	386	0	386	124	59	61
Bridle Estates	18	0	18	6	3	3
Cam-West	99	0	99	32	15	16
Carrington Pointe	24	0	24	8	4	4
Dajjit Dhaliwal Plat	8	0	8	3	1	1
Estes Park	31	0	31	10	5	5
Harpreet Kang	8	0	8	3	1	1
Hazel Heights	22	0	22	7	3	3
Hazel View	20	0	20	6	3	3
Kendall Ridge	106	0	106	34	16	17
Kersey 3 Project	373	0	373	119	57	59
Lakeland: East Phase 1	130	0	130	42	20	21
Lakeland: East Phase 2/3	340	0	340	109	52	54
Lawson Place	14	0	14	4	2	2
Megan's Meadows	9	0	9	3	1	1
Mountain View Estates	29	0	29	9	4	5
New Hope Lutheran Plat	8	0	8	3	1	1
Spencer Place	13	0	13	4	2	2
Stipps Plat	29	0	29	9	4	5
Vintage Place	25	0	25	8	4	4
Willow Place	18	0	18	6	3	3
Yates Plat	16	0	16	5	2	3
	<b>1911</b>		<b>2194</b>	<b>702</b>	<b>333</b>	<b>346</b>

March, 2009

**MULTI FAMILY**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors							
				Elem	Middle	HS	Total				
Butte Estates	29	29	0	8	6	4	18	0.276	0.207	0.138	0.621
Cox/Woodward TH	8	8	0	1	3	1	5	0.125	0.375	0.125	0.625
Lakeland: Capri	168	168	0	4	2	1	7	0.024	0.012	0.006	0.042
Lakeland: Carrara	170	170	0	5	1	4	10	0.029	0.006	0.024	0.059
Lakeland: Palermo Apts	362	362	0	19	7	20	46	0.052	0.019	0.055	0.127
Lakeland: Siena	101	101	0	5	0	1	6	0.050	0.000	0.010	0.059
Lakeland: Sorano	79	79	0	1	1	1	3	0.013	0.013	0.013	0.038
Pasa Fino II	19	19	0	2	1	1	4	0.105	0.053	0.053	0.211
Seasons at Lea Hill Village	332	332	0	55	22	20	97	0.166	0.066	0.060	0.292
	1268	1268	0	100	43	53	196	0.079	0.034	0.042	0.155

**2009 and beyond**

Development Name	Units/ Parcels	Current Occupancy	To Be Occupied	Student Generation Factors							
				Elem	Middle	HS	Total				
Lakeland: Madera	70	57	13	0	0	1	1	1	0	1	2
Pacific Ave Duplexes	12	8	4	1	1	1	3	0	0	0	1
Trail Run Townhomes	115	36	79	1	2	0	3	6	3	3	12
"D" Street Plat	32	0	32					3	1	1	5
Sundallen Condos	48	0	48					4	2	2	7
	277	101	176					14	6	7	27