CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587.3225
www.kirklandwa.gov

MEMORANDUM

Date: **November 20, 2014**

To: **Kurt Triplett, City Manager**

From: **Paul Stewart, Deputy Planning Director**
Eric Shields, Planning Director

Subject: **School Impact Fees**

Recommendation
City Council considers adoption of the attached ordinance amending the fee schedule for the collection of school impact fees on behalf of the Lake Washington School District.

Background
At the request of the Lake Washington School District (LWSD), the Kirkland City Council adopted Ordinance No. 4285 on February 15, 2011. The ordinance that went into effect on June 1, 2011 authorized the assessment of impact fees on new residential development for public schools (See Attachment 1). The current fee schedule for a single family dwelling unit is $6,302.00 and for a multi-family dwelling unit is $207.00. These fees are based on the District's 2013 Capital Facilities Plan.

Following the adoption of the ordinance authorizing the City to collect impact fees, the City of Kirkland and the Lake Washington School District entered into an interlocal agreement on April 4th, 2011 for the collection, distribution and expenditure of school impact fees (See Attachment 2).

Section 27.08.110 of the Kirkland Municipal Code requires the District to annually submit to the City an updated Capital Facilities Plan and provides for the amendment of the fee schedule by the Kirkland City Council based upon the School District's updated Six-Year Capital Facilities Plan. In updating the Capital Facilities Plan, the District reviews changing demographics, updated enrollment projections, impacts of growth on existing facilities, and projected facility needs to serve growth.

The LWSD submitted a letter dated August 4, 2014 (Attachment 3) requesting the City update the City's school impact fee ordinance to include the fees contained in the District's 2014-2019 Capital Facilities Plan. The Capital Facilities Plan was adopted by the School District Board on May 19, 2014 and has been transmitted to the City (Attachment 4). The new Capital Facilities Plan (CFP) results in a single family dwelling unit impact fee of $9,623.00 and a multi-family dwelling unit impact fee of $745.00.

The primary driver for the increase is the inclusion of a new high school estimated to cost $71.4 million in the 2014-2019 CFP.

On September 23, LWSD Superintendent Dr. Traci Pierce and LWSD staff Janene Fogard and Forrest Miller met with the Kirkland Council Finance and Administration Committee and the Redmond Public Administration and Finance Committee to discuss the request by the School District. Kirkland Councilmembers requested additional information from the District regarding demographics, enrollment projections and the need for additional school capital facilities.

On November 5, a special joint committee meeting was held with the School District Superintendent and staff and the City's Public Works, Parks & Human Services and Finance & Administration Committees. The School District provided additional information that was requested following the September 23rd meeting and responded to questions by Councilmembers. Attachment 5 includes the PowerPoint slides that the District presented at the November 5th joint meeting. The PowerPoint identifies how the LWSD calculates impact fees in general, and then explains how the proposed fees were developed.

In the August 4, 2014 letter the LWSD requested that the cities it serves (Kirkland, Redmond and Sammamish) review the 2014 Capital Facilities Plan and impact fees concurrent with King County's review so that the District's impact fees are uniform as of January 1, 2015. At the November 5 joint meeting, Kirkland City Councilmembers also expressed interest in knowing the status of impact fee review and consideration by the City of Redmond, the City of Sammamish and King County. The King County Council and the Sammamish City Council adopted the District's updated Capital Facilities Plan and revised fee schedule as proposed by the District on November 10th and November 17th, respectively. The City of Redmond is scheduled to consider it on December 2nd as proposed. The effective date for rate schedule change for King County, Sammamish and Redmond (if approved) would be January 1st, 2015.

The attached ordinance reflects the requested changes to the fee schedule with an effective date of January 1, 2015. Representatives from the School District will be at the Council meeting to provide comments and respond to questions.

On November 20, the City sent out a list serve notice to the Kirkland Developers Forum (approximately 543 subscribers) informing them of the Council's consideration on December 9th 2014 of the proposed fees as requested by the School District and the proposed effective date.

Attachments

1. Ordinance 4285
2. Interlocal Agreement
3. August 4, 2014 Letter from Lake Washington School District
4. Six-Year Capital Facilities Plan
5. LWSD PowerPoint Slides

Ordinance

ORDINANCE NO. 4285

AN ORDINANCE OF THE CITY OF KIRKLAND AUTHORIZING THE COLLECTION OF IMPACT FEES FOR SCHOOLS AND ADDING CHAPTER 27.08 TO THE KIRKLAND MUNICIPAL CODE.

WHEREAS, the City Council of the City of Kirkland finds that new residential development will create additional demand and need for school capacity; and

WHEREAS, the Washington State Legislature passed the Growth Management Act of 1990 and 1991, RCW 36.70A et seq. and RCW 82.02 et seq. (the "Act"), which authorizes the collection of impact fees on development activity to provide public school facilities to serve new development; and

WHEREAS, the Act requires that impact fees may only be collected for public facilities which are addressed by a capital facilities element of a comprehensive land use plan; and

WHEREAS, the Lake Washington School District has requested that the City of Kirkland impose school impact fees on the District's behalf in order to address the continued impact of growth within the City on the District's capital facilities; and

WHEREAS, the City Council of the City of Kirkland recognizes the proportionate share of the expense of school facilities necessitated by the impacts of new residential development should be borne by the developers of new growth through the imposition of school impact fees as authorized by the Growth Management Act (RCW 82.02.050 – 82.02.100); and

WHEREAS, the Lake Washington School District has prepared a Capital Facilities Plan in compliance with the Act; and

WHEREAS, school impact fees have been calculated for residential uses based upon a specified formula; and

WHEREAS, the City Council of the City of Kirkland desires to phase in the school impact fee rate for residential units over a period of time, as set forth in the fee schedule in this Ordinance; and

WHEREAS, provision has been made to consider annual adjustments to the school impact fees based upon demographics and capital construction costs.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. A new Chapter 27.08, "School Impact Fees," is added to Title 27 of the Kirkland Municipal Code to read as follows:

27.08.010 Findings and Authority.

The City Council finds and determines that new residential growth and development in the city will create additional demand and need for public facilities (school capacity) in the city and finds that new residential growth and development should pay a proportionate share of the cost of facilities needed to serve the new growth and development. Lake Washington School District #414 has requested that the city impose school impact fees on the District's behalf and has prepared a capital facilities plan documenting the impact of new development within the Lake Washington School District on Lake Washington School District facilities. The city council accepts the methodology and data contained in the capital facilities plan. Therefore, pursuant to Chapter 82.02 RCW, the city council adopts this chapter to assess impact fees for public schools within the Lake Washington School District #414.

27.08.020 Definitions.

The following words and terms shall have the following meanings unless the context clearly requires otherwise. Terms otherwise not defined herein shall be defined pursuant to RCW 82.02.090, or given their usual and customary meaning.

(a) "Act" shall mean the Growth Management Act, Chapter 36.70A RCW.

(b) "Applicant" means the owner of real property according to the records of the King County Department of Records and Elections, or the applicant's authorized agent.

(c) "Building permit" means the official document or certification that is issued by the building division of the fire and building department and that authorizes the construction, alteration, enlargement, conversion, reconstruction, remodeling, rehabilitation, erection, tenant improvement, demolition, moving or repair of a building or structure.

(d) "Capital facilities" means the facilities or improvements included in the capital facilities plan.

(e) "Capital facilities plan" means the "Lake Washington School District #414 Six-Year Capital Facilities Plan," and such plan as amended.

(f) "City" means the City of Kirkland.

(g) "Council" means the city council of Kirkland.

(h) "Department" means the Planning and Community Development Department.

(i) "Director" means the Director of the Department of Planning and Community Development Department.

(j) "Hearing examiner" means the person who exercises the authority of Chapter 3.34 of this code.

(k) "Impact fee" means a payment of money imposed by the city on an applicant prior to issuance of a building permit as a condition of granting a building permit in order to pay for the public facilities needed to serve new residential growth and development. "Impact fee" does not include a reasonable permit fee or application fee.

(l) "Impact fee account" or "Account" means the account established for the system improvement for which impact fees are collected. The account shall be established pursuant to this chapter, and shall comply with the requirements of RCW 82.02.070.

(m) "Independent fee calculation" means the study of data submitted by an applicant to support the assessment of an impact fee other than the fee in the schedule attached as set forth in KMC 27.08.150 of this chapter.

(n) "Interest" means the interest rate earned by the City sweep account, if not otherwise defined.

(o) "Interlocal agreement" or "Agreement" means a school impact fee interlocal agreement, authorized by this chapter, by and between the city and the Lake Washington School District concerning the collection and expenditure of impact fees.

(p) "Low-income housing" means (1) an owner-occupied housing unit affordable to households whose household income is less than 80% of the King County median income, adjusted for household size, as determined by the United States Department of Housing and Urban Development (HUD), and no more than 30% of the household income is paid for housing expenses or (2) a renter-occupied housing unit affordable to households whose income is less than 60% of the King County median income, adjusted for household size, as determined by HUD, and no more than 30% of the household income is paid for housing expenses (rent and appropriate utility allowance). In the event that HUD no longer publishes median income figures for King County, the city may use or determine such other method as it may choose to determine the King County median income, adjusted for household size. The director will make a determination of sales prices or rents which meet the affordability requirements of this section. An applicant for a low income housing exemption may be a public housing agency, a private non-profit housing developer or a private developer.

(q) "Multifamily dwelling" means attached, stacked, duplex, or assisted living unit as defined in Chapter 5 of Title 23 of this code (Zoning Code) and cottage, carriage and two/three units homes approved under Chapter 113 of Title 23 of this code (Zoning Code).

(r) "Owner" means the owner of real property according to the records of the King County Department of Records and Elections, provided, that if the real property is being purchased under a recorded real estate contract, the purchaser shall be considered the owner of the real property.

(s) "Public facilities" means capital facilities owned or operated by Lake Washington School District #414.

(t) "Residential" means housing, such as detached, attached or stacked dwelling units (includes cottage, carriage and two/three unit homes approved under Chapter 113 of Title 23 (zoning code)), and senior and assisted dwelling units intended for occupancy by one or more persons. For the purpose of this chapter, an accessory dwelling unit, as regulated in Chapter 115 of Title 23 (zoning code) of this code, is considered an adjunct to the associated primary structure and is not charged a separate impact fee.

27.08.030 Assessment of impact fees.

(a) The city shall collect impact fees, based on the schedule in Section 27.08.150 of this chapter, from any applicant seeking a residential building permit from the city.

(b) All impact fees shall be collected from the applicant prior to issuance of the building permit based on the land use categories in Section 27.08.150. Unless the use of an independent fee calculation

has been approved, or unless a development agreement entered into pursuant to RCW 36.70B.170 provides otherwise, the fee shall be calculated based on impact fee schedule in effect at the time a complete building permit application is filed.

(c) For building permits for mixed use developments, impact fees shall be imposed on the residential component of the development found on the schedule in Section 27.08.150 of this chapter.

(d) For building permits within new subdivisions approved under Title 22 (subdivisions) in this code, a credit shall be applied for any dwelling unit that exists on the land within the subdivision prior to the subdivision if the dwelling unit is demolished. The credit shall apply to the first complete building permit application submitted to the City subsequent to demolition of the existing dwelling unit, unless otherwise allocated by the applicant of the subdivision as part of approval of the subdivision.

(e) For complete building permit applications received on or prior to May 31, 2012, at the time of issuance of any single family residential building permit for a dwelling unit that is being constructed for resale, the applicant may elect to record a covenant against the title to the property that requires payment of the impact fees due and owing, less any credits awarded, by providing for automatic payment through escrow of the impact fee due and owing to be paid at the time of closing of sale of the lot or unit. Applicants electing to use this process shall pay a $240 administration fee for each individual lien filed.

(f) Unless payment has been scheduled under Subsection (e) herein, the building division of the fire and building department shall not issue any building permit unless and until the impact fee has been paid.

27.08.040 Independent fee calculations.

(a) If, in the judgment of the director, none of the fee categories or fee amounts set forth in the schedule in Section 27.08.150 of this chapter accurately describes the impacts resulting from issuance of the proposed building permit, the applicant shall provide to the department for its review and evaluation an independent fee calculation. The director shall consult with the Lake Washington School District and the District shall advise the director prior to the director making the final impact fee determination. The director may impose on the proposed building permit an alternative impact fee based on the independent fee calculation. With the independent fee calculation, the applicant shall pay to the department an administrative processing fee of one hundred dollars per calculation unless a different fee is provided for in Title 5 of this code.

(b) If an applicant requests not to have the impact fees determined according to the schedule in Section 27.08.150 of this chapter, then the applicant shall submit to the director an independent fee calculation, paid for by the applicant, for the building permit. The independent fee calculation shall show the basis upon which it was

made. With the request, the applicant shall pay to the department the administrative processing fee provided for in Title 5 of this code.

(c) An applicant may request issuance of a building permit prior to completion of an independent fee study; provided, that the impact fee is collected based on the fee schedule in Section 27.08.150. A partial refund may be forthcoming if the fee collected exceeds the amount determined in the independent fee calculation and the department agrees with the independent fee calculation.

(d) While there is a presumption that the calculations set forth in the capital facilities plan used to prepare the fee schedule in Section 27.08.150 are correct, the director shall consider the documentation submitted by the applicant, but is not required to accept such documentation which the director reasonably deems to be inaccurate or not reliable, and may, in the alternative, require the applicant to submit additional or different documentation. The director shall consult with the Lake Washington School District and the District shall advise the director prior to the director making the final impact fee determination. The director is authorized to adjust the impact fee on a case-by-case basis based on the independent fee calculation, the specific characteristics of the building permit and/or principles of fairness.

(e) Determinations made by the director pursuant to this section may be appealed to the hearing examiner subject to the procedures set forth in Section 27.08.120.

27.08.050 Exemptions.

(a) The following building permit applications shall be exempt from impact fees:

(1) Replacement, alteration, expansion, enlargement, remodeling, rehabilitation or conversion of an existing dwelling unit where no additional units are created and the use is not changed. Replacement must occur within five years of the demolition or destruction of the prior structure. For replacement of structures in a new subdivision, see Section 27.08.030(d).

(2) Any building permit for a legal accessory dwelling unit approved under Title 23 of this code (Kirkland Zoning Code).

(3) Miscellaneous improvements to an existing dwelling unit, including but not limited to fences, walls, swimming pools, mechanical units, and signs.

(4) Demolition or moving of a structure within the City's jurisdiction.

(5)(A) Construction or Creation of Low-Income Housing. Any claim for an exemption must be made before payment of the impact fee. Any claim not so made shall be deemed waived. The claim for exemption must be accompanied by a draft lien and covenant against the property guaranteeing that the low-income housing will continue. Before approval of the exemption, the department shall approve the form of the lien and covenant. Within ten days of approval, the applicant shall execute and record the approved lien and covenant

with the King County department of records and elections. The lien and covenant shall run with the land. In the event that the housing unit is no longer used for low-income housing, the current owner shall pay the current impact fee plus interest to the date of the payment.

(B)The amount of impact fees not collected from low-income housing pursuant to this exemption shall be paid by the Lake Washington School District. The impact fees for these units shall be considered paid for by the Lake Washington School District through its other funding sources, without the district actually transferring funds from its other funding sources into the impact fee account.

(6) Construction or creation of any form of housing for the elderly, including nursing homes, retirement centers, and any type of housing units for persons age 55 and over, which have recorded covenants or recorded declaration of restrictions precluding school-aged children as residents of those units. In the event that the housing unit is no longer used for senior housing as defined in this subsection, the current owner shall pay the current impact fee plus interest to the date of the payment.

(7) Any development activity that is exempt from the payment of an impact fee pursuant to RCW 82.02.100, due to mitigation of the same system improvement under the State Environmental Policy Act.

(8) Any development activity for which school impacts have been mitigated pursuant to a voluntary agreement entered into with the Lake Washington School District to pay fees, dedicate land or construct or improve school facilities, unless the terms of the voluntary agreement provide otherwise and provided that the voluntary agreement predates the effective date of the fee imposition.

(b) The director shall be authorized to determine whether a particular proposed development falls within an exemption of this chapter or of this code. Determinations of the director shall be subject to the appeals procedures set forth in Section 27.08.120.

27.08.070 Adjustments.

Pursuant to and consistent with the requirements of RCW 82.02.060, the Lake Washington School District capital facilities plan has provided adjustments for past and future taxes paid or to be paid by the new development which are earmarked or proratable to the same new system improvements that will serve the new development. The schedule set forth in Section 27.08.150 of this chapter has been reasonably adjusted for taxes and other revenue sources that are anticipated to be available to fund system improvements.

27.08.080 Authorization for interlocal agreement.

The city manager is authorized to execute, on behalf of the city, an interlocal agreement with the Lake Washington School District for the collection, expenditure, and reporting of impact fees.

27.08.090 Impact Fee Administration.

The process for administering school impact fees, including refunding fees, shall be established upon approval of and according to an interlocal agreement between the city and the Lake Washington School District.

27.08.100 Use of funds.

(a) Impact fees may be spent for system improvements, including but not limited to, architectural and/or engineering design studies, land surveys, land acquisition, engineering, permitting, financing, administrative expenses, relocatable facilities, capital equipment pertaining to educational facilities, construction, site improvements, necessary off-site improvements, applicable impact fees or mitigation costs and other expenses which could be capitalized, and which are consistent with the Lake Washington School District's capital facilities plan.

(b) Impact fees shall be expended or encumbered on a first-in, first-out basis.

(c) Impact fees may be used to recoup costs for system improvements previously incurred by the Lake Washington School District by the city to the extent that new growth and development will be served by the previously constructed system improvements.

(d) In the event that bonds or similar debt instruments are or have been issued for the advanced provision of system improvements, impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that system improvements provided are consistent with the requirements of this chapter and are used to serve the new development.

27.08.110 Review of schedule and fee increases.

The Lake Washington School District shall annually submit to the City a six-year capital facilities plan or an update of a previously adopted plan, which meets the requirements of the Act. The materials submitted annually by the District shall include proposed impact fee amounts for single family residential units and multi-family residential units. The schedule in Section 27.08.150 may be amended to reflect changes to the capital facilities plan. Amendments to the schedule for this purpose shall be adopted by the council.

27.08.120 Appeals.

(a) An appeal of an impact fee imposed on a building permit may only be filed by the Lake Washington School District or the applicant of the building permit for the subject property. An applicant may either file an appeal and pay the impact fee imposed by this chapter under protest, or appeal the impact fee before issuance of the building permit. No appeal may be filed after the impact fee has been paid and the building permit has been issued.

(b) An appeal shall be filed with the hearing examiner on the following determinations of the director:

(1) The applicability of the impact fees to a given building permit pursuant to Sections 27.08.030 and 27.08.050;

(2) The decision on an independent fee calculation in Section 27.08.040;

(3) The availability or value of a credit in Section 27.08.060; or

(4) Any other determination which the director is authorized to make pursuant to this chapter.

(c) An appeal, in the form of a letter of appeal, along with the required appeal fee, shall be filed with the department for all determinations by the director, prior to issuance of a building permit. The letter must contain the following:

(1) A basis for and arguments supporting the appeal; and

(2) Technical information and specific data supporting the appeal.

(d) The fee for filing an appeal shall be two hundred and fifty dollars.

(e) Within twenty-eight calendar days of the filing of the appeal, the director shall mail to the hearing examiner the following:

(1) The appeal and any supportive information submitted by the appellant;

(2) The director's determination along with the record of the impact fee determination and, if applicable, the independent fee calculation; and

(3) A memorandum from the director analyzing the appeal.

(f) The hearing examiner shall review the appeal from the applicant, the director's memorandum, and the record of determination from the director. No oral testimony shall be given, although legal arguments may be made. The determination of the director shall be accorded substantial weight.

(g) The hearing examiner is authorized to make findings of fact and conclusions of law regarding the decision. The hearing examiner may, so long as such action is in conformance with the provisions of this chapter, reverse or affirm, in whole or in part, or modify the determination of the director, and may make such order, requirements, decision or determination as ought to be made, and to that end shall have the powers which have been granted to the director by this chapter. The hearing examiner's decision shall be final.

(h) The hearing examiner shall distribute a written decision to the director within fifteen working days.

(i) The department shall distribute a copy of the hearing examiner's decision to the appellant and the Lake Washington School District within five working days of receiving the decision.

(j) In the event the hearing examiner determines that there is a flaw in the impact fee program, that a specific exemption or credit should be awarded on a consistent basis, or that the principles of fairness require amendments to this chapter, the hearing examiner may advise the council as to any question or questions that the hearing examiner believes should be reviewed as part of the council's review of the fee schedule in Section 27.08.150 as provided by Section 27.08.110.

27.08.130 Responsibility for payment of fees.

(a) The building permit applicant is responsible for payment of the fees authorized by this chapter in connection with a building permit application.

(b) In the event that a building permit is erroneously issued without payment of the fees authorized by this chapter, the building official may issue a written notice to the property owner and occupant advising them of the obligation to pay the fees authorized by this chapter. Such notice shall include a statement of the basis under which the fees under this chapter are being assessed, the amount of fees owed, and a statement that the property owner or occupant may appeal the fee determination within twenty calendar days of the date the notice was issued. Any appeals of such a fee determination shall be processed in accordance with the procedures set forth in Section 27.08.120.

(c) If a property owner or occupant fails to appeal the issuance of a fee notice under subsection (b) of this section, or if the property owner or occupant's appeal is unsuccessful, the city is authorized to institute collection proceedings for the purpose of recovering the unpaid impact fees.

27.08.140 Existing authority unimpaired.

Nothing in this chapter shall preclude the city from requiring the applicant for a building permit, to mitigate adverse environmental impacts of a specific development pursuant to the State Environmental Policy Act, Chapter 43.21C RCW, based on the environmental documents accompanying the underlying development approval process, and/or Chapter 58.17 RCW, governing plats and subdivisions; provided, that the exercise of this authority is consistent with the provisions of RCW 82.02.050(1)(c).

27.08.150 Fee schedule.

(a) **School Impact Fee Schedule:** School impact fees shall be set as a percentage of the District's proposed single family and multi-family residential unit impact fee amounts based on the District's most recent six year capital facility plan ("CFP") or CFP update preceding the applicable Complete Building Permit Application (CBPA) period set forth below:

Type of Land Use	Date of CBPA*	Impact Fee	Per Unit
Single-Family Dwelling (detached unit)	6/1/2011 through 2/29/2012	50% of the single family residential unit impact fee set forth in the most recent CFP or CFP update	Dwelling Unit

		preceding 6/1/2011	
	3/1/2012 through 2/28/2013	80% of the single family residential unit impact fee set forth in the most recent CFP or CFP update preceding 3/1/2012	
	After 2/28/2013	100% of the single family residential unit impact fee set forth in the most recent CFP or CFP update preceding 2/28/2013	
Multifamily Dwelling (attached, stacked, and assisted living unit)	6/1/2011 through 2/29/2012	50% of the multi-family residential unit impact fee set forth in the most recent CFP or CFP update preceding 6/1/2011	Dwelling Unit
	3/1/2012 through 2/28/2013	80% of the multi-family residential unit impact fee set forth in the most recent CFP or CFP update preceding 3/1/2012	
	After 2/28/2013	100% of the multi-family residential unit impact fee set forth in the most recent CFP or CFP update preceding 2/28/2013	

*CBPA = Complete Building Permit Application.

(b) The City shall consider CFP or CFP updates submitted by the District after February 28, 2013, in accordance with KMC Section 27.08.110.

(c) The City shall collect an administrative fee of $65.00 per filing per residential permit in order to cover the administrative cost of collecting, processing, and handling the impact fees described in this chapter.

Section 2. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 3. The school impact fees and regulations relating to school impact fees shall apply to all complete building permit applications filed on or after (a) June 1, 2011, or (b) the effective date of an interlocal agreement between the City of Kirkland and the Lake Washington School District providing for collection and distribution of school impact fees, whichever occurs later. This ordinance shall take effect in annexation areas of the City of Kirkland on June 1, 2011, or upon the effective date of annexation, whichever is later.

Section 4. This ordinance shall be in force and effect on June 1, 2011 after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this 15th day of February, 2011.

Signed in authentication thereof this 15th day of February, 2011.

MAYOR

Attest:

City Clerk

Approved as to Form:

City Attorney

INTERLOCAL AGREEMENT FOR THE COLLECTION, DISTRIBUTION, AND EXPENDITURE OF SCHOOL IMPACT FEES

This Agreement is entered into this 4th day of April, 2011, by and between the City of Kirkland (the "City") and the Lake Washington School District No. 414 (the "District").

WHEREAS, the Washington State Legislature passed the Growth Management Act of 1990 and 1991, RCW 36.70A et seq. and RCW 82.02 et seq. (the "Act"), which authorizes the collection of impact fees on development activity to provide public school facilities to serve new development; and

WHEREAS, the Act requires that impact fees may only be collected for public facilities which are addressed by a capital facilities element of a comprehensive land use plan; and

WHEREAS, the City has adopted Ordinance No. 4285 which describes the features of the school impact fee program, and allows the District to receive and expend school impact fees in conformance with the Act; and

WHEREAS, the District has prepared a Capital Facilities Plan in compliance with the Act; and

WHEREAS, THE City has adopted the District's Capital Facilities Plan as part of the capital facilities element of the City of Kirkland Comprehensive Plan, and the City will collect impact fees upon certain new residential developments on behalf of the District; and

WHEREAS, the City and the District enter into this Agreement pursuant to and in accordance with the State Interlocal Cooperation Act, Chapter 39.34 RCW, for the purposes of administrating and distributing the authorized impact fees;

NOW, THEREFORE, IN CONSIDERATION OF THE MUTUAL PROMISES HEREIN, IT IS AGREED THAT:

I. GENERAL AGREEMENT

The City and the District agree to comply with the terms of this Agreement which govern the collection, distribution, and expenditure of school impact fees.

II. RESPONSIBILITIES OF THE DISTRICT

The District, by and through its employees, agents, and representatives, agrees to:

A. Annually submit to the City a six-year capital facilities plan or an update of a previously adopted plan, or a draft of such plan, which meets the requirements of the Act and Chapter 27.08 of the Kirkland Municipal Code on or before June 1st of each year.
B. Authorize the City to collect school impact fees on behalf of the District and to deposit such fees into the City's general bank account. A separate account number will be used in the City's financial system to track the school impact fees.

C. Expend impact fee revenues provided to the District under this Agreement, and all interest proceeds on such revenues, for expenditures authorized by Section 27.08.100 of the Kirkland Municipal Code, as required by RCW 82.02.070(3).

D. Prepare an annual report in accordance with the requirements of RCW 82.02.070 showing the system improvements that were financed in whole or in part by impact fees and the amount of funds expended. The annual report shall be sent to the City on or before April 1st of each year for the preceding calendar year. Copies of the annual report shall also be submitted to the City Council.

E. Refund impact fees and interest earned on impact fees when a refund is required under applicable law; including but not limited to (1) when the proposed development activity does not proceed and no impact to the District has resulted; (2) when the impact fees or interest earned on impact fees are not expended or encumbered within the time limits established by law; or (3) when the school impact fee program is terminated. Pursuant to RCW 82.02.080, the District shall provide notice to potential claimants whenever the District fails to expend or encumber impact fees within the time limits established by law. The District shall provide the City with copies of such notices and any refund requests received by the District, together with evidence of the payment of such refunds as may be required.

F. Maintain all accounts and records necessary to ensure proper accounting for all impact fee funds and compliance with this Agreement and the Act.

G. Authorize the City to collect an administrative fee of $65 per residential permit in order to cover the administrative cost of collecting, processing, and handling the impact fees described in this Agreement, provided, that in no event shall such administrative fee be deducted from the adopted impact fee amount.

H. Review and comment on independent fee calculations submitted by permit applicants as provided in Section VIII of this Agreement.

I. Participate in appeals of impact fees as provided in Section VIII of this Agreement.

III. RESPONSIBILITIES OF THE CITY

The City, by and through its employees, agents, and representatives, agrees to:

A. Timely review and take action on the District's updated Capital Facilities Plan and the District's revised impact fee schedule.

B. Remit to the District promptly (i.e. monthly) all impact fees collected on behalf of the District pursuant to Section II(B) above.

C. Provide to the District with the monthly impact fee remittance a report setting forth the date each impact fee was collected, the amount of impact fees collected, the name and address of the party paying and the King County property tax lot number for each parcel for which an impact fee was collected.

D. Determine whether applicants are excluded from the application of the impact fee pursuant to Section 27.08.060 of the Kirkland Municipal Code, as may be amended from time to time.

E. Determine whether applicants are entitled to credits or adjustments against the required impact fees pursuant to RCW 82.02.060(3) and (4) and Sections 27.08.060 and 27.08.070 of the Kirkland Municipal Code, as may be amended from time to time.

F. Review and approve fees in lieu of the standard impact fees provided for in this Agreement based upon an independent fee calculation study submitted by the applicant pursuant to RCW 82.02.060(5) and Section 27.08.040 of the Kirkland Municipal Code, as may be amended from time to time.

G. Administer appeals from the imposition of impact fees provided for in this Agreement pursuant to RCW 82.02.070(5) and Section 27.08.120 of the Kirkland Municipal Code, as may be amended from time to time.

IV. GENERAL TERMS

A. This Agreement shall be effective when executed by both parties.

B. It is recognized that amendments to this Agreement may become necessary, and such amendment shall become effective only when the parties have executed a written addendum to this Agreement.

C. The parties acknowledge that, except as otherwise specifically provided for herein, the City shall in no event be responsible for the payment of any funds to the District, except for impact fees collected for the District.

V. AUDIT

A. The District's records and documents with respect to all matters covered by this Agreement shall be subject to inspection, review, or audit by the City appropriate state agency.

B. The District agrees to cooperate with any monitoring of evaluation activities conducted by the City that pertain to the subject of this Agreement. The District agrees to allow the City, or appropriate state agencies and/or any of their employees, agents, or representatives to have full access to and the right to examine during normal business hours, all of the District's records with respect to all matters covered by this Agreement. The City and/or any of its employees, agents, or representatives shall be permitted to audit, examine and make excerpts or transcripts from such records and to make audits of all invoices, materials, payrolls, and record of matters covered by this Agreement. The City will give fifteen days advance notice to the District of fiscal audits to be conducted.

C. The results and records of said audit shall be maintained and disclosed in accordance with Chapter 42.56 RCW.

VI. HOLD HARMLESS

A. The District shall, at its cost and expense, protect, defend, indemnify, and hold harmless the City, its officers, employees, and agents, from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the acts or omissions of the District, its officers, employees, or agents, relating in any way to the City school impact fee program. By way of example, and not of limitation, of the foregoing, the District shall protect, defend, indemnity, and hold harmless the City, its officers, employees, and agents, from any and all costs, claims, judgments, or awards of damages arising out of or in any way resulting from the District's (by its officers, employees, agents, or representatives) negligent acts or omissions; intentional acts or omissions; any liability arising from an audit of the District's impact fee account; or failure for any reason to comply with the terms of this Agreement, the terms of the Act, or the terms of Chapter 27.08 of the Kirkland Municipal Code, all as may be amended from time to time, or in any way related to the validity of the District's Capital Facilities Plan or the methodology used to arrive at the per unit impact fees which the City has agreed to collect on behalf of the District.

B. The District further agrees that the District shall protect, defend, indemnify, and hold harmless the City its officers, employees, and agents from any and all costs, claims, judgments, or awards of damages, arising out of or in any way resulting from the District's failure to refund impact fees, including but not limited to, a determination that impact fees from the development activity that was not completed are not refundable because the funds were expended or encumbered by the District whether or not the District's determination was made in good faith; provided, however, that if the District offers to defend the City, the District shall not be liable for any of the City's attorney's fees or costs incurred after such offer to defend its made; provided, further, that if the District authorizes the City to refund any impact fees from the impact fees then held by the City, and the City fails to do so, this section shall not apply.

C. The District's duties to the City under this section shall not be diminished or extinguished by the prior termination of this Agreement pursuant to Section VII.

D. The City shall, at its own cost and expense, protect, defend, indemnify, and hold harmless the District, its officers, employees, and agents from that portion of any costs, claims, judgments, or awards of damages that exceed the amount of impact fees the City has collected on behalf of the District resulting from the City's (by its officers, employees, agents, or representatives) negligent acts or omissions; intentional acts or omissions; or failure for any reason to comply with the terms of this Agreement, the terms of the Act, or the terms of Chapter 27.08 of the Kirkland Municipal Code, all as may be amended from time to time. It is the intent of this Section (IV D) that any liability created by the City's performance of its duties under this Agreement, the Act, or the terms of Chapter 27.08 of the Kirkland Municipal Code be satisfied first out of any impact fees attributable to the activity out of which the liability arises that have been collected by the City on behalf of the District for the particular development activity at issue, and only in the event that such impact fees collected for the particular development activity at issue are insufficient, shall the City be liable to satisfy the liability.

E. The City's duties to the district under this section shall not be diminished or extinguished by the prior termination of this Agreement pursuant to Section VII.

VII. TERMINATION

A. The obligation to collect impact fees under this Agreement may be terminated without cause by the City, in whole or in part, at any time. All other obligations under this Agreement shall remain in effect so long as the City or the District retain unexpended or unencumbered funds. The obligations under Section VI of this Agreement shall be continuing and shall not be diminished or extinguished by the termination of this Agreement.

B. The City shall have the authority to ensure that upon termination of this Agreement, any remaining unexpended or unencumbered funds are refunded pursuant to RCW 82.02.080.

C. Nothing herein shall limit, waive, or extinguish any right or remedy provided by this Agreement or law that either party may have in the event that the obligations, terms, and conditions set forth in this Agreement are breached by the other party.

VIII. ADMINISTRATIVE APPEALS AND INDEPENDENT FEE CALCULATIONS

A. Section 27.08.040 of the Kirkland Municipal Code allows permit applicants to prepare and submit an independent fee calculation study for review and approval in lieu of payment of impact fees according to the impact fee schedule adopted by Section 27.08.150. The City agrees to submit any such independent fee calculation study to the District for review and comment prior to the director making a determination as to the validity of such study. The District agrees to provide comments regarding any such independent fee calculation study in a timely manner and the City agrees to consider such comments in good faith. The District agrees that the Director's decision on the validity of any such study shall be final and binding upon the District.

B. Section 27.08.120 of the Kirkland Municipal Code provides that impact fees may be appealed and sets forth appeal procedures. In the event that such an appeal is filed regarding the school impact fees that are the subject of this Agreement, the District and the City agree to cooperate in defending the appeal. The District shall be solely responsible in any appeal hearing for defending the validity of its capital facilities plan and the methodology used to arrive at the per unit impact fee which the City has agreed to collect on the District's behalf under this Agreement. The District shall provide witnesses and legal counsel to defend such matters in any appeal hearing related to the validity of its capital facilities plan and the methodology used to arrive at the per unit school impact fees and the City shall not be required to defend such matters through its own witnesses or legal counsel.

IX. SEVERABILITY

In the event any term or condition of this Agreement or application thereof to any person or circumstances is held invalid, such invalidity shall not affect other terms, conditions, or applications of this Agreement which can be given effect without the invalid term, condition or application. To this end the terms and conditions of this Agreement are declared severable.

X. NONDISCRIMINATION

There shall be no discrimination against any employee or independent contractor paid by any funds which are the subject of this Agreement or against any applicant for such employment because of race, religion, color, sex, age, sexual orientation, handicap, or national origin. This provision shall include, but not be limited to the following: employment, upgrading, demotion, transfer, recruitment, advertising, lay-off or termination, rates of pay or other forms of compensation, and selection for training.

The District and any independent contractor paid by funds which are the subject of this Agreement shall comply with the requirements of Section 504 of the Rehabilitation Act of 1973, as amended.

XI. RIGHTS OF OTHER PARTIES

It is understood and agreed that this Agreement is solely for the benefit of the parties hereto and conveys no right to any other party.

XII. GOVERNING LAW AND FILING

This agreement shall be construed and enforced in accordance with, and the validity and performance hereof shall be governed by, the laws of the State of Washington. This Agreement shall be filed with the secretary of the Board of Directors of the District, the King County Records and Election Division, the Secretary of State and the Washington State Department of Community, Trade and Economic Development.

XIII. ADMINISTRATION

A. The City's representative shall be:

Eric Shields
Planning Director
City of Kirkland
123 Fifth Avenue
Kirkland, WA 98033
Phone: (425)587-3235

B. The District's representative shall be:

Forrest Miller
Director, Facilities and Transportation
Lake Washington School District No. 414
16250 NE 74th Street
P.O. Box 97039
Redmond, WA 98073
Phone: (425) 702-3200

XIV. ENTIRE AGREEMENT/WAIVER OF DEFAULT

The parties agree that this Agreement is the complete expression of the terms hereto and any oral representations or understandings not incorporated herein are excluded. Both parties recognize that time is of the essence in the performance of the provisions of this Agreement. Waiver of any default shall not be deemed to be a waiver of any subsequent default. Waiver or breach of any provision of the Agreement shall not be deemed to be waiver of any other or subsequent breach and shall not be construed to be a modification of the terms of the Agreement unless stated to be such through written approval by the City, which shall be attached to the original Agreement.

CITY OF KIRKLAND

Marilyn Beard
For Kurt Triplett, City Manager

LAKE WASHINGTON SCHOOL DISTRICT NO. 414

Chip Kimball
Dr. Chip Kimball, Superintendent

APPROVED AS TO FORM:

Asst. City Attorney

APPROVED AS TO FORM:

Legal Counsel
Lake Washington School District

Lake Washington
School District

Support Services Center
15212 NE 95TH Street • Redmond, WA 98052
Office: (425) 936-1100 •Fax: (425) 883-8387

August 4, 2014

Eric Shields
Director, Planning & Community Development
123 Fifth Avenue
Kirkland, Washington 98033

Dear Mr. Shields:

The Lake Washington School District (the "District") respectfully requests that the City of Kirkland (the "City") update the City's school impact fee ordinance to include the fees contained in the District's 2014 Capital Facilities Plan. As you know, the City's Municipal Code recognizes that the City may annually amend school impact fees to reflect the District's annual update to its Capital Facilities Plan. KMC 27.08.110. Enclosed please find a copy of the 2014 Capital Facilities Plan.

The District completed SEPA review of the 2014 Capital Facilities Plan and the District's Board of Directors adopted the 2014 Capital Facilities Plan on May 19, 2014. The King County School Technical Review Committee reviewed and approved the 2014 Capital Facilities Plan and the associated school impact fees in June of 2014. The King County Council will consider approval as a part of the Council's budget process in the fall of 2014. Typically, the updated fees are effective January 1 of the following year.

The District is requesting that the cities that it serves (Kirkland, Redmond, and Sammamish) review the 2014 Capital Facilities Plan and impact fees concurrent with King County's review so that the District's impact fees are uniform as of January 1, 2015.

Please let me know of the anticipated schedule for the City's review. We are available to answer any questions that the City may have regarding the updated Capital Facilities Plan and impact fees. Please let me know if you have any questions or need additional information. Thank you.

Sincerely,

Forrest Miller
Director, Facilities and Transportation

Enclosure
cc: Paul Stewart, Planning & Community Development

Six-Year Capital Facilities Plan
2014 - 2019

Nikola Tesla STEM High School

Board Adopted: May 19, 2014

Lake Washington School District #414

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

Lake Washington School District #414

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

SCHOOL BOARD MEMBERS

Jackie Pendergrass, President

Nancy Bernard, Vice President

Christopher Carlson

Siri Bliesner

Mark Stuart

SUPERINTENDENT

Dr. Traci Pierce

Lake Washington School District's Six-Year Capital Facilities Plan 2014-2019

For information about this plan, call the District Support Services Center (425.936.1108)

TABLE OF CONTENTS

	Section	Page Number
I.	Executive Summary	2-4
II.	Six-Year Enrollment Projection and Long Term Planning	5-6
III.	Current District "Standard Of Service" (*As Defined by King County Code 21A.06*)	7-9
IV.	Inventory and Evaluation of Current Facilities	10
V.	Six-Year Planning and Construction Plan	11-13
VI.	Relocatable and Transitional Classrooms	14-15
VII.	Six-Year Classroom Capacities: Availability / Deficit Projection	16
VIII.	Impact Fees and Finance Plan	17
IX.	Appendices A - E	
X.	Tables 1 - 6	

I. Executive Summary

This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington School District (the "district"). It is the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in the spring of 2014.

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

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

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

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

In the 2012-2013 school year, the district changed the configuration of its schools to a K-5, 6-8 and 9-12 model. The district's current standard provides the following (see *Section III* for specific information):

I. Executive Summary *(continued)*

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	25 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory of available classrooms, including both permanent and relocatable (portable) classrooms. As shown in *Appendix A*, the district's overall total capacity is 27,761, including permanent capacity of 24,832 and 2,929 in relocatables. Student headcount enrollment as of October 1, 2013 was 26,220.

From the 2012 school year through 2021, the district expects enrollment to increase by over 4,000 students. The district experienced actual growth of 825 students in 2013. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2013 to 2019, enrollment is projected to increase by 2,826 students to a total of 29,046. An additional 705 students are expected from 2019 to 2021.

The district had the highest growth rate between October 2011 and October 2013 of any school district in King County, and second highest growth rate in the State of Washington, gaining 1,305 students in that timeframe. The most significant growth continues to be in the Redmond area. However, growth is also occurring in both the cities of Sammamish and Kirkland resulting in overcrowding in many district schools.

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2013) of the Major Construction School Modernization/Replacement Program. The District has completed all these projects. In addition, in February 2011, a Major Construction Capital Levy measure was approved by voters to construct additional classrooms at Redmond High School and Eastlake High School, and also build the new Nikola Telsa STEM (Science Technology Engineering and

I. Executive Summary *(continued)*

Math) High School on the east side of the district. All three of these projects are also complete.

Subject to voter funding the district anticipates the need to complete the following projects that either will open or that may be in progress during the timeframe of this plan:

- Construct three new elementary schools: one in the Redmond Ridge East development area, one somewhere in the City of Kirkland, and the other in the North Redmond area
- Build a new middle school in the Redmond area
- Replace and expand Juanita High School and also begin construction on a new secondary Science Technology and Engineering focused High School on the same campus
- Expand Lake Washington High School (LWHS) with an addition to accommodate growth
- Add relocatable classrooms to address capacity as needed in the district.

A financing plan is included in *Section VIII*.

II. Six-Year Enrollment Projection and Long Term Planning

Six-Year Enrollment Projection

The district developed long-term enrollment projections to assess facility capacity needs in preparation for a 2014 bond measure. Based on these projections the district expects enrollment to increase by over 4,000 students from the 2012 school year through 2021.

The district experienced actual growth of 825 students in 2013. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2013 to 2019, enrollment is projected to increase by 2,826 students resulting in a 10.8% over the current student population. Enrollment growth of an additional 705 students is expected through 2021.

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

Cohort Survival

King County live birth data is used to predict future kindergarten enrollment. Actual King County live births through 2012 are used to project kindergarten enrollment through the 2017-2018 school year. After 2018, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, cohort survival trends compares students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

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

Development Tracking

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 88 known new housing developments within the district. This information is obtained from the cities and county and provides the foundation for a database of known future developments and assures the district's plan is consistent with the comprehensive plans of the local permitting jurisdictions. Contact is made with each developer annually to determine the number of homes to be built and the anticipated development schedule. Some small in-fill or short plat projects are not tracked, such activity may result in increased student population.

Student Generation Rates

Developments that are near completion, or have been completed, within the last five years are used to forecast the number of students who generated by new development. District wide statistics show that each new single-family home currently generates a 0.3930 elementary student, 0.1310 middle school student, and 0.1030 senior high student, for a total of 0.6270 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.0550 elementary student, 0.0170 middle school student, and 0.0120 senior high student for a total of 0.0840 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers have increased since 2013 for both new single-family developments and for new multi-family developments.

These student generation factors (see *Appendix D*) are used to forecast the number of students expected from the new developments which are planned over the next six years.

III. Current District "Standard of Service"

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

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

The standard of service changed slightly in the 2012-2013 school year to reflect the change in the school configuration model from K-6, 7-9 and 10-12 to a K-5, 6-8, 9-12 model. The standard of service will remain the same in the 2014-2015 school year.

The district's standard of service, for capital planning purposes and the projects identified in this plan, includes space needed to serve all students in All Day Kindergarten. In 2009, the State legislature established a schedule to fully fund All Day Kindergarten by 2017. Due to space limitations, the district's current standard of service is to provide one All Day Kindergarten classroom per school and provide additional All Day Kindergarten classrooms based on space available and demand for the fee based program. Currently, 65% of students participate in the All Day Kindergarten program.

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

Standard of Service for Elementary Students

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

- Grades K - 1 @ 20:1
- Grades 2 - 3 @ 25:1
- Grades 4-5 @ 27:1

The elementary standard of service model also includes:

- Special Education for students with disabilities which may be provided in a self-contained classroom
- Music instruction provided in a separate classroom
- Computer lab
- Art/Science room in modernized schools

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

- Resource rooms
    - District remediation programs
    - Learning assisted programs
    - Special Education
- English Language Learners (ELL)
- Preschool
- Gifted education (pull-out Quest programs)

Standard of Service for Secondary Students

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

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

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

In the secondary standard of service model:

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

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

- Resource rooms
- English Language Learners (ELL)

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations at secondary schools due to scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. The district has determined a standard utilization rate of 70% for non-modernized secondary schools. For secondary schools that have been modernized, the standard utilization rate is 83%. The anticipated design of the modernized schools and schools to be constructed will incorporate features which will increases the utilization rate for secondary schools.

IV. Inventory and Evaluation of Current Facilities

The district has total classrooms of 1,381, including 1,253 permanent classrooms and 128 relocatable classrooms (see *Appendix A-1).* These classrooms represent a theoretical capacity to serve 32,271 if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for special programs, such as special education, English Language Learners and safety net programs. These programs serve students at much lower student to teacher ratios than general education classrooms, or serve the same students for a portion of the day when they are pulled out of the regular classroom.

As a result, the real capacity of these school buildings is significantly lower. A total of 214 classroom spaces are used for special programs as shown in Appendix A-2. The remaining classrooms establish the net available capacity for general education purposes and represent the district's ability to house projected student enrollment based on the Standard of Service defined in Section III, Current District Standard of Service.

After providing space for special programs the district has a net available classroom capacity to serve 27,761 students. This includes 24,400 in permanent regular education capacity, 432 for self-contained program capacity and 2,929 in portable (relocatable) capacity.

The school configuration change that was implemented in 2012-2013 provided some relief to the capacity issues faced at the elementary level at that time. Without this change the district would have needed to construct four elementary schools in addition to those needed as a result of current enrollment projections.

Enrollment is expected to increase to 29,046 in 2019 (see *Table 1*).

The physical condition of the district's facilities is documented in the 2013 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized or replaced, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference. In addition every district facility is annually evaluated as to condition in accordance with the State Asset Preservation Program.

V. Six-Year Planning and Construction Plan

Enrollment projections show that enrollment will increase at all grade spans. Based on the enrollment projections contained in *Table 5*, student enrollment is anticipated to reach 29,046 by 2019. The district current inventory of existing permanent capacity is 24,832. As a result student enrollment will exceed permanent capacity by 4,214 students in 2019.

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

- Construction of new schools
- Additions/expansion of existing high schools
- Modernization/replacement of older schools with increased capacity as needed
- Use of relocatables
- School feeder boundary adjustments
- Closing schools to out-of-attendance area variances

Construction of new capacity in one area of the district could indirectly create available capacity at existing schools in other areas of the district through area specific boundary adjustments. Future updates to this plan will include specific information regarding adopted strategies.

Strategies to address capacity needs employed over the prior six year planning timeline (2008-2013) include:

- A new elementary school, Rachel Carson, opened on the Sammamish Plateau in 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.
- Additional portables were placed at Rosa Parks Elementary School located within the Redmond Ridge development, which opened in the fall of 2006. The growth in the Redmond Ridge and Redmond Ridge East areas has resulted in the need to place ten (10) portables at the school over the last six years.

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

- Land was purchased for an elementary school in the Redmond Ridge East development in 2007-2008 based on projections that additional development necessitated the need for a new elementary school.
- Phase II School Modernization (2006-2013) was funded by the voters in February 2006. The approved bond measure funded the modernization/replacement of 11 schools throughout the district. School modernization/replacement projects included the addition of new student permanent capacity, as needed. The Phase II School Modernization projects included:
    - Frost Elementary School opened in the fall of 2009
    - Lake Washington High School and Finn Hill Middle School opened in the fall of 2011
    - Muir, Sandburg, and, Keller Elementary Schools opened in the fall of 2012
    - Bell, Rush, and Community Elementary Schools; Rose Hill Middle School; and International Community School opened in the fall 2013
- Additional classrooms were built at Redmond and Eastlake High Schools, and a new Science, Technology, Engineering and Math (STEM) high school (Nikola Tesla STEM High School) was built on the east side of the District. The additions opened in the fall of 2012. The STEM school was opened in 2012.
- Two temporary boundary adjustments were completed. Due to overcrowding at Rosa Parks Elementary in Redmond Ridge, a temporary boundary adjustment was made to reassign some students from Redmond Ridge East to Wilder Elementary. Due to overcrowding at Einstein and Rockwell Elementary Schools a temporary boundary adjustment was conducted to move unoccupied new developments from those schools to Mann Elementary. Four additional relocatables are being added to Mann Elementary and to Wilder Elementary to accommodate additional students.
- Additional relocatable classrooms have been added at other locations as identified in *Section VI*.

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

Based on the student enrollment and facility capacity outlined in *Table 5*, the district contemplates the need for multiple growth projects within the period of this plan including:

- Three new elementary schools (one in the Redmond Ridge East, one in the North Redmond and one in the Kirkland)
- A new middle school in the Redmond area
- Expansion of Lake Washington High School
- A new Science Technology Engineering and Math focused secondary school on the west side of the district
- Rebuilding and expansion of Juanita High School

The rebuilding and expansion of Juanita High School, as well as the addition of a new Science Technology Engineering and Math focused secondary school are anticipated to be under construction, but not completed during the six year window of this plan.

Completed projects, as shown in *Table 5*, would result in student enrollment exceeding permanent capacity by 1,164 students in 2019.

VI. Relocatable and Transitional Classrooms

The district facility inventory includes 128 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).

Relocatable classrooms have been used to address capacity needs in the following schools:

- In 2009, four relocatable classrooms were added to Rosa Parks Elementary School in the Redmond Ridge Development
- In 2010, relocatable classrooms were added to district schools in Redmond and unincorporated King County
  - *Redmond area*: Rockwell Elementary School – two classrooms, and Einstein Elementary School – one classroom
  - *Unincorporated King County area*: Rosa Parks Elementary School – four classrooms
- In 2011, the district placed relocatable classrooms at school sites in Kirkland, Redmond and unincorporated King County:
  - *Kirkland area*: Lakeview Elementary School – two classrooms, and Rose Hill Elementary School two classrooms
  - *Redmond area*: Rockwell Elementary School – one classroom and Redmond Middle School - four classrooms
  - *Unincorporated King County area*: Rosa Parks Elementary School – two classrooms
- In 2012, the district placed four relocatable classrooms at Redmond High School. In addition, because of capacity issues, Northstar Middle School moved from Lake Washington High School into relocatables units at Emerson High School and Renaissance Middle School moved from Eastlake High School into relocatables classrooms on the same campus.
- In 2013, four relocatable classroom were added to Redmond High School to support special education program space needs and two additional relocatable classrooms were placed at Redmond Middle School.
- In 2014 the district will place an additional ten portables needed as a result of enrollment growth. Four portables will be placed at Mann Elementary School in Redmond and two at Redmond Elementary School. Four portables will be placed at Wilder Elementary School.

VI. Relocatable and Transitional Classrooms

Within the six-year planning window of this plan, projections indicate that other relocatables may also be needed in all four jurisdictions (Sammamish, Redmond, Kirkland and unincorporated King County).

For a definition of relocatables and permanent facilities, see *Section 2* of *King County Code 21A.06*. As schools are modernized/replaced, 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 planned for the potential of adding up to four portables to accommodate the changes in demographics. The use and need for relocatable classrooms will be balanced against program needs.

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

Based on the six-year plan, there will be insufficient 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 11,415 students at the elementary level, 6,154 students at the middle school level, and 7,263 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 insufficient permanent capacity through 2019.

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. Following the recent slow economy, there are continued signs of recovery, particularly in housing starts, and growth and the number of developments under construction continues to increase. The continued development of Redmond Ridge East, northwest Redmond, the Sammamish Plateau and also the in-fill, short plats and other development in Kirkland, will put pressure on schools in those areas.

VIII. Impact Fees and the Finance Plan

The school impact fee formula ensures that new development only pays a portion of the cost of the facilities necessitated by new development. The fee calculations (*Appendix B* and *Appendix C*) uses the costs associated with providing school facilities for students generated by each new single (or multi) family dwelling unit. This amount is reduced by an amount calculated from the state construction funding assistance formula as well as an estimate of future tax payments that would be paid by the new home. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

For the purposes of this plan and the impact fee calculations, the actual construction cost data from Sandburg Elementary School, opened in 2012; Rose Hill Middle School, opened in 2013; and Lake Washington High School, opened in 2011 have been used (see *Appendix E*).

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2014 through 2019. The financing components include secured and unsecured funding. The plan is based on future approved funding, securing state construction funding assistance and collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

IX. Appendices

Appendices A1-2: Calculations of Capacities for Elementary Schools, Middle Schools, and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family Residences

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

Appendix D: Student Generation Factor Calculations

Appendices E1-3: Calculation Back-Up

Calculations of Capacities for Elementary, Middle, and High Schools

TOTAL ALL CLASSROOMS

	Number of Classrooms				Capacity		
Elementary	Permanent	Portable	Total		Permanent	Portable	Total
Schools					23 x Classrooms	23 x Portables	
ALCOTT	26	8	34		598	184	782
AUDUBON	22	2	24		506	46	552
BELL	27	0	27		621	0	621
BLACKWELL	24	3	27		552	69	621
CARSON	23	4	27		529	92	621
COMMUNITY	3	0	3		69	0	69
DICKINSON	23	4	27		529	92	621
DISCOVERY	3	0	3		69	0	69
EINSTEIN	24	1	25		552	23	575
EXPLORER	3	1	4		69	23	92
FRANKLIN	23	2	25		529	46	575
FROST	24	0	24		552	0	552
JUANITA	23	0	23		529	0	529
KELLER	21	0	21		483	0	483
KIRK	22	3	25		506	69	575
LAKEVIEW	22	4	26		506	92	598
MANN	22	0	22		506	0	506
MCAULIFFE	23	7	30		529	161	690
MEAD	25	6	31		575	138	713
MUIR	23	0	23		529	0	529
REDMOND	24	2	26		552	46	598
ROCKWELL	25	5	30		575	115	690
ROSA PARKS	27	10	37		621	230	851
ROSE HILL	24	2	26		552	46	598
RUSH	28	0	28		644	0	644
SANDBURG	25	0	25		575	0	575
SMITH	26	8	34		598	184	782
THOREAU	22	0	22		506	0	506
TWAIN	26	4	30		598	92	690
WILDER	23	4	27		529	92	621
Totals	**656**	**80**	**736**		**15,088**	**1,840**	**16,928**

	Number of Classrooms				Capacity		
Middle	Permanent	Portable	Total	Capacity	Permanent	Portable	Total
Schools				Percent	(30 x Capacity %	(30 x Capacity %	
ENVIRONMENTAL****	5	0	5	83%	125	0	125
EVERGREEN	35	9	44	70%	735	189	924
FINN HILL****	28	0	28	83%	697	0	697
INGLEWOOD	55	0	55	70%	1,155	0	1,155
INTERNATIONAL ****	21	0	21	83%	523	0	523
KAMIAKIN	30	7	37	70%	630	147	777
KIRKLAND****	25	0	25	83%	623	0	623
NORTHSTAR	0	4	4	70%	0	84	84
REDMOND ****	37	6	43	83%	921	149	1,070
RENAISSANCE	0	4	4	70%	0	84	84
ROSE HILL ****	41	0	41	83%	1,021	0	1,021
STELLA SCHOLA	3	0	3	83%	75	0	75
Totals	**280**	**30**	**310**	**9**	**6,505**	**653**	**7,158**

	Number of Classrooms				Capacity		
Senior High	Permanent	Portable	Total	Capacity	Permanent	Portable	Total
Schools				Percent	(32 x Capacity %	32 x Capacity %	
EMERSON HIGH	10	2	12	70%	224	45	269
EASTLAKE	93	0	93	70%	2,083	0	2,083
FUTURES	3		3	70%	67	0	67
JUANITA	55	8	63	70%	1,232	179	1,411
LAKE WASHINGTON****	59	0	59	83%	1,567	0	1,567
REDMOND ****	73	8	81	83%	1,939	212	2,151
STEM ****	24	0	24	83%	637	0	637
Totals	**317**	**18**	**335**		**7,749**	**436**	**8,185**
TOTAL DISTRICT	**1,253**	**128**	**1,381**		**29,342**	**2,929**	**32,271**

Key:

Total Enrollment on this chart does not iinclude Emerson K-12, contractual, transition and WaNIC students

Self-continued rooms have a capacity of 12

Elem computer labs equal 1 in all buildings, except choice schools and those that have dedicated lab space, that can't be used as a classroom/resource area

Non-modernized secondary schools have standard capacity of 70%

****Modernized secondary schools have standard capacity of 83%

Calculations of Capacities for
Elementary, Middle, and High Schools

		SPECIAL PROGRAM CLASSROOMS USED										NET AVAILABLE CAPACITY				ENROLLMENT
		Number of Classrooms								Number of Classrooms						
Elementary	Permanent	Self	Resource	ELL		Computer	Music	Arts/Sci	Pull-out	Net		Net Permanent	**Self**	**Portable**	**Total**	**Oct 2013**
Schools	Classrooms	Cont.	Rooms	Rooms	Pre-School	Labs	Rooms	Rooms	Quest	Permanent	Portable	Classroom	**Contained**	**Capacity**		
ALCOTT	26	0	4	1	0	1	2	0	0	18	8	414	0	184	598	**641**
AUDUBON	22	0	2	1	0	1	1	1	0	16	2	368	0	46	414	**554**
BELL	27	0	2	1	3	0	1	1	0	19	0	437	0	0	437	**337**
BLACKWELL	24	0	1	0	3	1	1	0	1	17	3	391	0	69	460	**354**
CARSON	23	0	1	0	0	1	1	1	0	19	4	437	0	92	529	**456**
COMMUNITY	3	0	0	0	0	0	0	0	0	3	0	69	0	0	69	**73**
DICKINSON	23	3	3	0	0	0	1	0	0	16	4	368	36	92	496	**467**
DISCOVERY	3	0	0	0	0	0	0	0	0	3	0	69	0	0	69	**73**
EINSTEIN	24	0	2	2	0	1	1	0	0	18	1	414	0	23	437	**488**
EXPLORER	3	0	0	0	0	0	0	0	0	3	1	69	0	23	92	**73**
FRANKLIN	23	0	2	0	0	1	1	1	1	17	2	391	0	46	437	**442**
FROST	24	1	1	1	0	1	1	1	0	18	0	414	12	0	426	**405**
JUANITA	23	0	3	1	4	1	1	1	0	12	0	276	0	0	276	**325**
KELLER	21	2	2	1	0	0	1	1	0	14	0	322	24	0	346	**349**
KIRK	22	0	3	0	0	0	1	0	0	18	3	414	0	69	483	**520**
LAKEVIEW	22	2	1	1	0	1	1	1	0	15	4	345	24	92	461	**479**
MANN	22	0	2	0	0	1	1	1	0	17	0	391	0	0	391	**435**
MCAULIFFE	23	0	1	0	0	0	1	0	0	21	7	483	0	161	644	**455**
MEAD	25	1	2	0	0	1	2	0	0	19	6	437	12	138	587	**630**
MUIR	23	0	3	1	1	0	1	1	0	16	0	368	0	0	368	**366**
REDMOND	24	2	3	1	0	1	1	0	0	16	2	368	24	46	438	**419**
ROCKWELL	25	0	2	1	1	0	1	0	0	20	5	460	0	115	575	**661**
ROSA PARKS	27	0	2	1	0	0	2	1	0	21	10	483	0	230	713	**650**
ROSE HILL	24	2	1	1	0	1	1	1	0	17	2	391	24	46	461	**352**
RUSH	28	0	2	1	1	0	1	1	0	22	0	506	0	0	506	**478**
SANDBURG	25	0	3	0	1	0	1	1	0	19	0	437	0	0	437	**502**
SMITH	26	0	4	0	0	1	2	0	0	19	8	437	0	184	621	**601**
THOREAU	22	0	2	0	0	1	1	0	1	17	0	391	0	0	391	**285**
TWAIN	26	1	2	1	0	1	1	1	0	19	4	437	12	92	541	**614**
WILDER	23	0	2	0	0	0	1	0	0	20	4	460	0	92	552	**539**
Totals	**656**	**14**	**58**	**16**	**14**	**16**	**31**	**15**	**3**	**489**	**80**	**11,247**	**168**	**1,840**	**13,255**	**13,023**
		Number of Classrooms														
Middle		Self	Resource	ELL						Net Permanent	Portable	Net Permanent	**Self**	**Portable**	**Total**	**Oct 2013**
Schools		Cont.	Rooms	Rooms						Classrooms	Classrooms	Classroom	**Contained**	**Capacity**		
ENVIRONMENTAL****	5	0	0	0						5	0	125	0	0	125	**143**
EVERGREEN	35	1	2	0						32	9	672	12	189	873	**789**
FINN HILL****	28	0	1	0						27	0	672	0	0	672	**558**
INGLEWOOD	55	2	2	0						51	0	1,071	24	0	1,095	**1,125**
INTERNATIONAL ****	21	0	0	0						21	0	523	0	0	523	**427**
KAMIAKIN	30	1	1	1						27	7	567	12	147	726	**540**
KIRKLAND****	25	2	0	0						23	0	573	24	0	597	**612**
NORTHSTAR	0	0	0	0						0	4	0	0	84	84	**90**
REDMOND ****	37	2	0	1						34	6	847	24	149	1,020	**994**
RENAISSANCE	0	0	0	0						0	4	0	0	84	84	**94**
ROSE HILL ****	41	1	2	1						37	0	921	12	0	933	**651**
STELLA SCHOLA	3	0	0	0						3	0	75	0	0	75	**91**
Totals	**280**	**9**	**8**	**3**						**260**	**30**	**6,046**	108	653	6,807	**6,114**
		Number of Classrooms														
Senior High		Self	Resource	ELL						Net Permanent	Portable	Net Classroom	**Self**	**Portable**	**Total**	**Oct 2013**
Schools		Cont.	Rooms	Rooms						Classrooms	Classrooms	Permanent	**Contained**	**Capacity**		
EMERSON HIGH	10	0	2	0						8	2	179	0	45	224	**58**
EASTLAKE	93	4	5	0						84	0	1,882	48	0	1,930	**1,584**
FUTURES	3	0	0	0						3	0	67	0	0	67	**64**
JUANITA	55	3	3	1						48	8	1,075	36	179	1,290	**1,354**
LAKE WASHINGTON**	59	2	1	1						55	0	1,461	24	0	1,485	**1,442**
REDMOND ****	73	4	0	1						68	8	1,806	48	212	2,066	**1,888**
STEM ****	24	0	0	0						24	0	637	0	0	637	**436**
Totals	**317**	**13**	**11**	**3**						**290**	**18**	**7,107**	**156**	**436**	**7,699**	**6,826**
TOTAL DISTRICT	**1,253**	**36**	**77**	**22**	**14**	**16**	**31**	**15**	**3**	**1,039**	**128**	**24,400**	**432**	**2,929**	**27,761**	**25,963**

Key:

Total Enrollment on this chart does not iinclude Emerson K-12, contractual, transition and WaNIC students

Self-continued rooms have a capacity of 12

Elem computer labs equal 1 in all buildings, except choice schools and those that have dedicated lab space, that can't be used as a classroom/resource area

Non-modernized secondary schools have standard capacity of 70%

****Modernized secondary schools have standard capacity of 83%

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

Single Family Residence ("SFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ SFR
Elementary	10	$0	552	$0	0.3930	$0
Middle	20	$0	900	$0	0.1310	$0
Senior	40	$0	1500	$0	0.1030	$0
					TOTAL	**$0**

School Construction Cost:

	Percent Permanent	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFR
Elementary	90%	$23,940,834	552	$43,371	0.3930	$15,340
Middle	90%	$47,290,267	900	$52,545	0.1310	$6,195
Senior	90%	$71,108,889	1400	$50,792	0.1030	$4,708
					TOTAL	**$26,244**

Temporary Facility Cost:

	Percent Temporary	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFR
Elementary	10%	$225,000	24	$9,375	0.3930	$368
Middle	10%	$225,000	30	$7,500	0.1310	$98
Senior	10%	$225,000	32	$7,031	0.1030	$72
					TOTAL	**$539**

State Assistance Credit Calculation:

	Const Cost Allocation	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ SFR
Elementary	200.40	90.0	26.78%	$4,830	0.3930	$1,898
Middle	200.40	117.0	26.78%	$6,279	0.1310	$823
Senior	200.40	130.0	26.78%	$6,977	0.1030	$719
					TOTAL	**$3,439**

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	$504,987
Current Capital Levy Rate (2014)/$1000	$1.02
Annual Tax Payment	$514.83
Years Amortized	10
Current Bond Interest Rate	4.38%
Present Value of Revenue Stream	$4,098

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$0
Permanent Facility Cost	$26,244
Temporary Facility Cost	$539
State Match Credit	($3,439)
Tax Payment Credit	($4,098)
Sub-Total	$19,246
50% Local Share	$9,623
SFR Impact Fee	**$9,623**

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

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ MFR
Elementary	10	$0	552	$0	0.0550	$0
Middle	20	$0	900	$0	0.0170	$0
Senior	40	$0	1500	$0	0.0120	$0
					TOTAL	**$0**

School Construction Cost:

	Percent Permanent	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFR
Elementary	90%	$23,940,834	552	$43,371	0.0550	$2,147
Middle	90%	$47,290,267	900	$52,545	0.0170	$804
Senior	90%	$71,108,889	1400	$50,792	0.0120	$549
					TOTAL	**$3,499**

Temporary Facility Cost:

	Percent Temporary	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFR
Elementary	10%	$225,000	23	$9,783	0.0550	$54
Middle	10%	$225,000	30	$7,500	0.0170	$13
Senior	10%	$225,000	32	$7,031	0.0120	$8
					TOTAL	**$75**

State Assistance Credit Calculation:

	Const Cost Allocation	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ MFR
Elementary	200.40	90.0	26.78%	$4,830	0.0550	$266
Middle	200.40	117.0	26.78%	$6,279	0.0170	$107
Senior	200.40	130.0	26.78%	$6,977	0.0120	$84
					TOTAL	**$456**

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	$200,766
Current Capital Levy Rate (2014)/$1000	$1.02
Annual Tax Payment	$204.68
Years Amortized	10
Current Bond Interest Rate	4.38%
Present Value of Revenue Stream	$1,629

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$0
Permanent Facility Cost	$3,499
Temporary Facility Cost	$75
State Match Credit	($456)
Tax Payment Credit	($1,629)
Sub-Total	$1,489
50% Local Share	$745
MFR Impact Fee	**$745**

2014 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2014 RATIO ELEM	MIDDLE	SENIOR	TOTAL
Cameron Place	R	13	13	13	8	1	1	10	0.615	0.077	0.077	0.769
Central Park North	R	18	18	18	7	2	2	11	0.389	0.111	0.111	0.611
Chatham Ridge	K	15	15	15	3	1	2	6	0.200	0.067	0.133	0.400
Crestwood at Forbes Creek	K	11	11	11	2	0	1	3	0.182	0.000	0.091	0.273
Evergreen Lane	R	24	24	24	2	2	2	6	0.083	0.083	0.083	0.250
Glenshire at English Hill Div 1	R	28	26	24	1	0	1	2	0.042	0.000	0.042	0.083
Gramercy Park	S	28	15	15	15	3	0	18	1.000	0.200	0.000	1.200
Greenbriar Estates	S	58	58	58	45	11	4	60	0.776	0.190	0.069	1.034
Harmon Ridge	K	12	12	12	2	0	0	2	0.167	0.000	0.000	0.167
Hazelwood	R	76	76	76	6	6	7	19	0.079	0.079	0.092	0.250
Hedges	KC	35	35	35	8	13	11	32	0.229	0.371	0.314	0.914
Illahee	S	88	88	88	39	11	13	63	0.443	0.125	0.148	0.716
Illahee Tract M	S	16	16	16	6	1	1	8	0.375	0.063	0.063	0.500
Indigo	S	24	24	24	2	2	0	4	0.083	0.083	0.000	0.167
Inglewood Place	S	21	21	21	5	3	3	11	0.238	0.143	0.143	0.524
Kensington	R	121	121	121	45	26	18	89	0.372	0.215	0.149	0.736
Kirkwood	K	17	17	17	3	0	1	4	0.176	0.000	0.059	0.235
Lakeshore Estates	R	17	14	14	1	1	1	3	0.071	0.071	0.071	0.214
Lakeview Lane	K	29	23	22	0	0	1	1	0.000	0.000	0.045	0.045
Mondavio/Verona I/Vistas I	R	80	69	59	25	12	9	46	0.424	0.203	0.153	0.780
Nettleton Commons	K	25	25	25	2	1	5	8	0.080	0.040	0.200	0.320
Northstar	R	132	132	132	67	26	19	112	0.508	0.197	0.144	0.848
One Eagle Place	K	14	14	14	0	0	1	1	0.000	0.000	0.071	0.071
Palermo	S	19	19	19	12	10	9	31	0.632	0.526	0.474	1.632
Panorama Estates	K	18	8	8	2	0	0	2	0.250	0.000	0.000	0.250
Park Ridge	R	51	33	21	0	1	0	1	0.000	0.048	0.000	0.048
Perrigo Heights	R	24	24	24	18	4	2	24	0.750	0.167	0.083	1.000
Pine Meadows	S	26	26	26	13	3	2	18	0.500	0.115	0.077	0.692
Prescott at English Hill	R	70	70	70	22	8	7	37	0.314	0.114	0.100	0.529
Redmond Ridge East	KC	665	578	578	287	65	37	389	0.497	0.112	0.064	0.673
Reserve at Patterson Creek	KC	29	27	26	3	5	6	14	0.115	0.192	0.231	0.538
Rosemont at Timberline	S	14	14	14	12	3	0	15	0.857	0.214	0.000	1.071
Sable & Aspen Ridge	R	30	30	30	7	4	0	11	0.233	0.133	0.000	0.367
Sequoia Ridge	R	14	14	14	11	0	1	12	0.786	0.000	0.071	0.857
Solus in Kirkland Highlands	K	25	25	25	2	0	3	5	0.080	0.000	0.120	0.200

2014 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2014 RATIO ELEM	MIDDLE	SENIOR	TOTAL
Stirling Manor	S	16	13	13	13	3	6	22	1.000	0.231	0.462	1.692
Summer Grove I & II	K	38	38	36	1	2	0	3	0.028	0.056	0.000	0.083
The Crossings	R	18	18	18	14	5	1	20	0.778	0.278	0.056	1.111
Tyler's Creek	R	90	90	90	49	8	9	66	0.544	0.089	0.100	0.733
Wexford at English Hill	R	16	16	16	3	3	5	11	0.188	0.188	0.313	0.688
Whistler Ridge	R	62	62	62	14	10	8	32	0.226	0.161	0.129	0.516
Woodlands Ridge	R	25	25	25	4	3	2	9	0.160	0.120	0.080	0.360
Woodlands West	R	74	74	74	15	8	7	30	0.203	0.108	0.095	0.405
Wynstone	R	46	46	46	25	6	7	38	0.543	0.130	0.152	0.826
TOTALS		**2,272**	**2,117**	**2,089**	**821**	**273**	**215**	**1,309**	**0.393**	**0.131**	**0.103**	**0.627**

2014 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2014 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL
Delano Apartments	R	126	98%	123	1	0	0	1	0.008	0.000	0.000	0.008
Element Townhomes	R	94	94	94	6	1	2	9	0.064	0.011	0.021	0.096
Francis Village	K	61	61	61	9	4	3	16	0.148	0.066	0.049	0.262
Graystone Condos	R	16	16	16	4	1	0	5	0.250	0.063	0.000	0.313
Juanita Townhomes	K	24	24	24	2	1	1	4	0.083	0.042	0.042	0.167
Kempin Meadows Condos	KC	58	5	4	1	0	0	1	0.250	0.000	0.000	0.250
Kirkland Commons	K	15	7	7	1	0	0	1	0.143	0.000	0.000	0.143
Luna Sol Apartments	K	52	92%	48	1	0	1	2	0.021	0.000	0.021	0.042
Nelson Ridge Condos	R	20	20	20	1	1	0	2	0.050	0.050	0.000	0.100
Plateau 228	S	71	71	71	12	4	5	21	0.169	0.056	0.070	0.296
Red 160 Apartments	R	250	94%	235	1	2	0	3	0.004	0.009	0.000	0.013
Redmond Ridge East Duplex	KC	135	26	26	5	2	0	7	0.192	0.077	0.000	0.269
Redmond Riverpark Apartments	R	319	93%	298	8	4	2	14	0.027	0.013	0.007	0.047
Redmond Square Apartments	R	156	88%	137	14	1	0	15	0.102	0.007	0.000	0.109
Reflections of Redmond	R	24	24	24	3	2	0	5	0.125	0.083	0.000	0.208
Slater 116 Condos	K	108	108	74	1	0	0	1	0.014	0.000	0.000	0.014
The Ondine	K	102	102	97	0	1	1	2	0.000	0.010	0.010	0.021
Veloce Apartments	R	322	94%	302	5	3	1	9	0.017	0.010	0.003	0.030
Villas @ Mondavia	R	84	73	52	17	2	1	20	0.327	0.038	0.019	0.385
Waterscape	K	196	40%	79	6	1	5	12	0.076	0.013	0.063	0.152
Woodrun Townhomes	R	20	20	20	1	0	0	1	0.050	0.000	0.000	0.050
TOTALS		**2,253**		**1,812**	**99**	**30**	**22**	**151**	**0.055**	**0.017**	**0.012**	**0.083**

		Sandburg Elementary School	*Future Elementary School*
Cost		***598 student capacity ****	***552 student capacity***
	Construction Cost (bid 2011, actual const. costs)	$21,720,911	
	Projected Construction Cost in 2017 @ 3% per year	$25,935,903	
Size Comparison			
		598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
Capacity Adjustment			
	2011 construction cost	$36,323 per student space (based on 2012 construction costs, $21,720,911 / 598 students)	
	2017 projected cost, adjusted for capacity difference	$43,371 per student space (based on 2017 projected costs, $25,935,903 / 598 students)	$43,371 per student space x 552 students = $23,940834 (based on 2017 projected costs)
Cost Adjustment			
	Construction Cost (bid 2011, actual const. costs)	$21,720,911	
	Projected Construction Cost in 2017 @ 552 student capacity		**$23,940,834**

		Rose Hill Middle School	*Future Middle School*
Cost		***900 student capacity***	***900 student capacity***
	Construction Cost (bid 2012)	$40,793,000	
	Projected Construction Cost in 2017 @ 3% per year	$47,290,267	
Size Comparison			
		900 (36 classrooms x 30 students per classroom = 1,080 x .83 utilization factor = 900 students)	900 (36 classrooms x 30 students per classroom = 1,080 x .83 utilization factor = 900 students)
Capacity Adjustment			
	2012 construction cost	$45,325 per student space (based on 2012 construction costs, $40,793,000 / 900 students)	
	2017 projected cost, no capacity difference	$52,545 per student space (based on 2017 projected costs, $47,290,267 / 900 students)	$52,545 per student space x 900 students = $48,708,975 (based on 2017 projected costs)
Cost Adjustment			
	Construction Cost (bid 2012)	$40,793,000	
	Projected Construction Cost in 2017 @ 900 student capacity		**$47,290,267**

		Lake Washington High School	*Future High School*
Cost		***1,567 student capacity***	***1,400 student capacity***
	Construction Cost 2009	$61,000,000	
	Projected Construction Cost in 2018 @ 3% per year	$79,591,164	
Size Comparison			
		1,567 (59 classrooms x 32 students per classroom = 1,888 x .83 utilization factor = 1,567 students)	1,400 (53 classrooms x 32 students per classroom = 1,696 x .83 utilization factor = 1,400 students)
Capacity Adjustment			
	2009 construction cost	$38,928 per student space (based on 2009 construction costs, $61,000,000 / 1,567 students)	
	2018 projected cost, adjusted for capacity difference	$50,792 per student space (based on 2018 projected costs, $79,591,164 / 1,567 students)	$50,792 per student space x 1,400 students = $71,108,889 (based on 2018 projected costs)
Cost Adjustment			
	Construction Cost 2009	$61,000,000	
	Projected Construction Cost in 2018 @ 1,400 student capacity		**$71,108,889**

X. TABLES

Table 1: Six-Year Enrollment Projections

Table 2: Enrollment History

Table 3: 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

	2013*	2014	2015	2016	2017	2018	2019
County Live Births**	25,222	25,057	24,514	24,630	25,032	24,757	24,482
change		(165)	(543)	116	402	(275)	(275)
Kindergarten ***	2,039	1,986	1,963	1,975	2,014	1,989	1,963
Grade 1 ******	2,218	2,265	2,217	2,186	2,196	2,231	2,197
Grade 2	2,228	2,379	2,431	2,376	2,341	2,345	2,377
Grade 3	2,237	2,252	2,407	2,460	2,398	2,356	2,357
Grade 4	2,231	2,268	2,287	2,442	2,492	2,421	2,377
Grade 5	2,137	2,255	2,294	2,311	2,466	2,513	2,435
Grade 6	1,978	2,099	2,196	2,236	2,267	2,435	2,459
Grade 7	2,047	1,949	2,062	2,160	2,195	2,223	2,386
Grade 8	1,925	2,005	1,919	2,027	2,128	2,154	2,180
Grade 9	1,868	1,926	2,004	1,913	2,016	2,109	2,131
Grade 10	1,796	1,864	1,924	2,001	1,910	2,010	2,102
Grade 11	1,698	1,841	1,912	1,971	2,048	1,955	2,053
Grade 12	1,818	1,787	1,920	1,990	2,048	2,122	2,029
Total Enrollment	26,220	26,876	27,536	28,048	28,519	28,863	29,046
Yearly Increase		656	660	512	471	344	183
Yearly Increase		2.50%	2.46%	1.86%	1.68%	1.21%	0.63%
Cumulative Increase		**656**	**1,316**	**1,828**	**2,299**	**2,643**	**2,826**

* Number of Individual Students (10/1/13 Headcount).

** County Live Births estimated based on OFM projections. 2017 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.94% 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 *

	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013
County Live Births **	22,007	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899	25,222
Kindergarten / Live Birth	7.54%	7.71%	8.21%	7.76%	7.95%	8.15%	8.25%	7.87%	7.86%	8.08%
										7.94%
Kindergarten	1,660	1,734	1,789	1,696	1,783	1,865	1,872	1,908	1,957	2,039
Grade 1	1,825	1,846	1,916	1,959	1,903	2,047	2,146	2,121	2,150	2,218
Grade 2	1,755	1,881	1,860	1,901	2,020	1,936	2,108	2,203	2,174	2,228
Grade 3	1,863	1,792	1,870	1,853	1,934	2,036	1,968	2,116	2,207	2,237
Grade 4	1,781	1,868	1,776	1,857	1,901	1,937	2,056	1,986	2,125	2,231
Grade 5	1,871	1,775	1,810	1,753	1,854	1,897	1,936	2,051	2,003	2,137
Grade 6	1,866	1,872	1,726	1,825	1,738	1,838	1,898	1,920	2,002	1,978
Grade 7	1,829	1,828	1,818	1,692	1,805	1,726	1,829	1,857	1,929	2,047
Grade 8	1,886	1,807	1,806	1,811	1,673	1,819	1,734	1,831	1,860	1,925
Grade 9	1,889	1,860	1,765	1,755	1,782	1,660	1,756	1,687	1,802	1,868
Grade 10	1,889	1,887	1,824	1,763	1,739	1,780	1,672	1,740	1,714	1,796
Grade 11	1,700	1,853	1,856	1,811	1,728	1,742	1,798	1,671	1,730	1,698
Grade 12	1,900	1,799	1,881	1,890	1,909	1,802	1,816	1,824	1,742	1,818
Total Enrollment	23,714	23,802	23,697	23,566	23,769	24,085	24,589	24,915	25,395	26,220
Yearly Change		88	(105)	(131)	203	316	504	326	480	825

* October 1st Headcount
** Number indicates actual births 5 years prior to enrollment year.

Average increase in the number of students per year	**278**
Total increase for period	**2,506**
Percentage increase for period	**11%**
Average yearly increase	**1.17%**

2013-14 Inventory and Capacities of Existing Schools

*	Juanita Area	Address	Total Capacity**	Net Avail Capacity**
25	Frost Elementary	11801 NE 140th	552	426
03	Juanita Elementary	9635 NE 132nd	529	276
04	Keller Elementary	13820 108th NE	483	346
26	Muir Elementary	14012 132nd NE	529	368
06	Discovery Community	12801 84th NE	69	69
06	Sandburg Elementary	12801 84th NE	575	437
02	Thoreau Elementary	8224 NE 138th	506	391
63	Finn Hill Middle School	8040 NE 132nd	697	672
60	Environmental & Adventure	8040 NE 132nd	125	125
67	Kamiakin Middle School	14111 132nd NE	777	726
82	Futures School	10601 NE 132nd	67	67
82	Juanita High School	10601 NE 132nd	1,411	1,290
	Kirkland Area			
07	Bell Elementary	11212 NE 112th	621	437
96	Community School	11133 NE 65th	69	69
16	Franklin Elementary	12434 NE 60th	575	437
09	Kirk Elementary	1312 6th Street	575	483
10	Lakeview Elementary	10400 NE 68th	598	461
15	Rose Hill Elementary	8044 128th NE	598	461
18	Rush Elementary	6101 152nd NE	644	506
14	Twain Elementary	9525 130th NE	690	541
96	International Community Schoo	11133 NE 65th	523	523
65	Kirkland Middle School	430 18th Avenue	623	597
80	Northstar Middle School	12033 NE 80th	84	84
69	Rose Hill Middle School	13505 NE 75th	1,021	933
61	Stella Schola Middle School	13505 NE 75th	75	75
80	Emerson High	10903 NE 53rd St	269	224
84	Lake Washington High	12033 NE 80th	1,567	1,485
	Redmond Area			
53	Alcott Elementary	4213 228th NE	782	598
19	Audubon Elementary	3045 180th NE	552	414
46	Dickinson Elementary	7040 208th NE	621	496
24	Einstein Elementary	18025 NE 116th	575	437
46	Explorer Community School	7040 208th NE	92	92
22	Mann Elementary	17001 NE 104th	506	391
23	Redmond Elementary	16800 NE 80th	598	438
21	Rockwell Elementary	11125 162nd NE	690	575
41	Rosa Parks Elementary	22845 NE Cedar Park Creser	851	713
32	Wilder Elementary	22130 NE 133rd	621	552
74	Evergreen Middle School	6900 208th NE	924	873
71	Redmond Middle School	10055 166th NE	1,070	1,020
73	Tesla STEM High School	400 228th Ave NE	637	637
85	Redmond High School	17272 NE 104th	2,151	2,066
	Sammamish Area			
54	Blackwell Elementary	3225 205th PL NE	621	460
52	Carson Elementary	1035 244th Ave NE	621	529
57	McAuliffe Elementary	23823 NE 22nd	690	644
58	Mead Elementary	1725 216th NE	713	587
56	Smith Elementary	23305 NE 14th	728	621
77	Inglewood Middle School	24120 NE 8th	1,155	1,095
86	Renaissance	400 228th NE	84	84
86	Eastlake High School	400 228TH NE	2,083	1,930

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

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

"Net Available Capacity" = Total Capacity minus uses for special programs
(Net Available Capacity accounts for space used by special programs)

Inventory of Undeveloped Land

*Site # **	*Area*	*Address*	*Jurisdiction*	*Status*
	Juanita Area			
	None			
	Kirkland Area			
27	Elementary	10638 – 134th Ave. NE	Redmond	In reserve ***
	Redmond Area			
28	Elementary	172nd NE & NE 122nd	King County	In reserve
31	Elementary	Redmond Ridge East	King County	In reserve
33	No School Use Allowed	194th NE above NE 116th	King County	*****
59	Elementary	Main & 228th NE	Sammamish	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	No School Use Allowed	NE 95th & 195th NE	King County	*****
91	Undetermined	NE 95th Street & 173rd Place NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

Footnotes

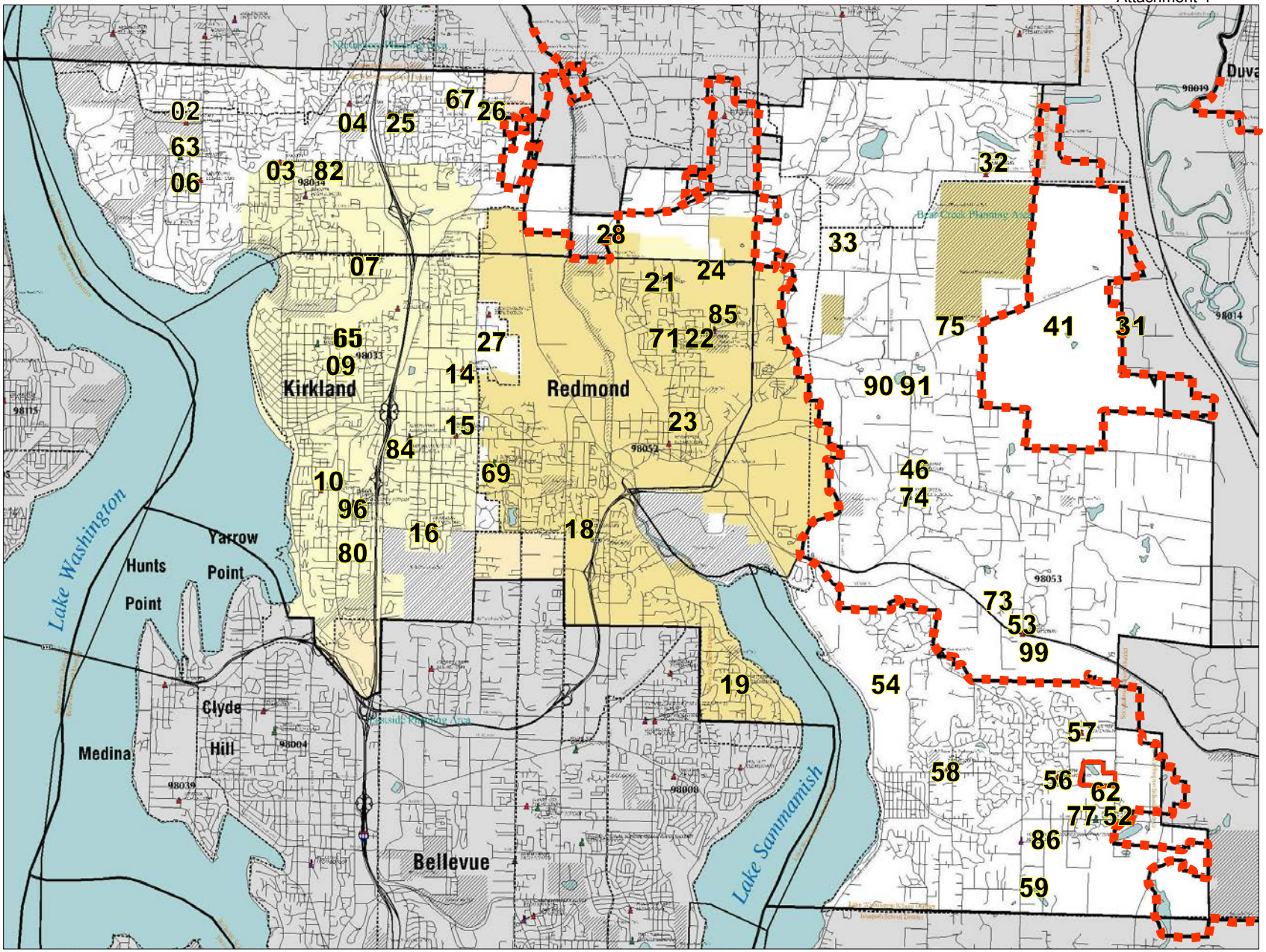
"*" = See Table 4a for a District map. Locations indicated by numbers stated in this column.

"***" = "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.

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

The King County Rural Area Task Force concluded:

1. "Lake Washington 2" (Site 75): 37.85 acre site located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The District must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the District can use the site for a "small [5 acre] environmental school while placing the remainder of the use into permanent conservation."
2. "Lake Washington 4": Existing undeveloped acreage at Dickinson/Evergreen site - this acreage be used for school development and can connect to sewer.
3. "Lake Washington 1 (Site 33)": 19.97 acres located 1/4 mile east of Avondale Road - *no school use allowed*; potential conservation value.
4. "Lake Washington 3" (Site 90): 26.86 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits - *no school use allowed*.


02
63
06
03
82
04
25
67
26
28
07
21
24
85
71
22
65
09
27
14
Kirkland
Redmond
15
84
23
10
69
96
16
18
80
Lake Washington
Yarrow
Point
Hunts
Point
Clyde
Hill
Medina
Bellevue
Lake Sammamish
19
32
33
75
41
31
90
91
46
74
73
53
99
54
57
58
56
62
77
52
86
59
98033
98034
98052
98053
98004
98039
98008
98014
98019
98115

Projected Capacity to House Students

	2013	2014	2015	2016	2017	2018	2019	2020/21
Permanent Capacity	24,832							
New Construction*:								
Redmond Ridge East Elementary #31						550		
New Elementary #28 (Pope Property)						550		
New Elementary (Kirkland Area)						550		
New Middle School							900	
Lake Washington High School Addition						500		
New STEM High School#								600
Expansion								
Juanita High School#								110
Permanent Capacity Subtotal	24,832	24,832	24,832	24,832	24,832	26,982	27,882	
Total Enrollment	26,220	26,876	27,536	28,048	28,519	28,863	29,046	
Permanent Surplus/(Deficit) without Projects	**(1,388)**	**(2,044)**	**(2,704)**	**(3,216)**	**(3,687)**	**(4,031)**	**(4,214)**	
Permanent Surplus / (Deficit) with Projects	**(1,388)**	**(2,044)**	**(2,704)**	**(3,216)**	**(3,687)**	**(1,881)**	**(1,164)**	

*New schools and additional permanent capacity through modernization/replacement.
***Note: All projects listed on Table 6 are potential projects dependent on voter approval
These projects are anticipated to be under construction, but not completed within the six year window of this plan

Six-Year Finance Plan

* = In Progress/Complete		2014	2015	2016	2017	2018	2019	2020	Total	Local	Est Secured State	Unsecured Local *
Site 31	**New - Redmond Ridge East El**			7,660,000	26,810,000	3,830,000			38,300,000			38,300,000
Site 28	**New - North Redmond El**			7,420,000	25,970,000	3,710,000			37,100,000			37,100,000
Site X1	**New - Kirkland Area Elementary School**			7,420,000	25,970,000	3,710,000			37,100,000			37,100,000
Site 84	**Addition - Lake Washington HS**			6,300,000	22,050,000	3,150,000			31,500,000			31,500,000
Site X2	**New - Redmond Area Middle School**			7,200,000	36,000,000	28,800,000			72,000,000			72,000,000
Site 82	**Mod - Juanita High School**			7,825,000	15,650,000	46,950,000	70,425,000	15,650,000	156,500,000			156,500,000
Site X3	**New - Westside STEM focused school**			2,025,000	4,050,000	10,125,000	20,250,000	4,050,000	40,500,000			40,500,000
	Portables	1,700,000	1,900,000	2,100,000	2,200,000					7,900,000	0	7,900,000
	Totals	**$1,700,000**	**$1,900,000**	**$47,950,000**	**$158,700,000**	**$100,275,000**	**$90,675,000**		**$413,000,000**	**$7,900,000**	**$0**	**$420,900,000**

* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)
** Monies for the major projects above have not been secured but these projects are shown because of the need
*** Projects included above and in the plan represent the most comprehensive approach.

LAKE WASHINGTON SCHOOL DISTRICT

Lake Washington School District

November 5, 2014

LWSD Team

Janene Fogard

Deputy Superintendent, Operational Services

Forrest Miller

Director of Support Services

Lake Washington
School District

Presentation Overview

- District Information and General Background
- School Impact Fees
  - History of Fee Formula
  - Key Aspects of the Formula
  - Fee Calculation
- LWSD Impact Fees
  - Why the increase for 2014-19?
  - What impact, if any, did the bond failure have on the increase?

Lake Washington School District

District Information/General Background

Lake Washington
School District

LWSD Mission

Each student will **graduate** prepared to lead a rewarding responsible life as a contributing member of our community and greater society

Lake Washington School District

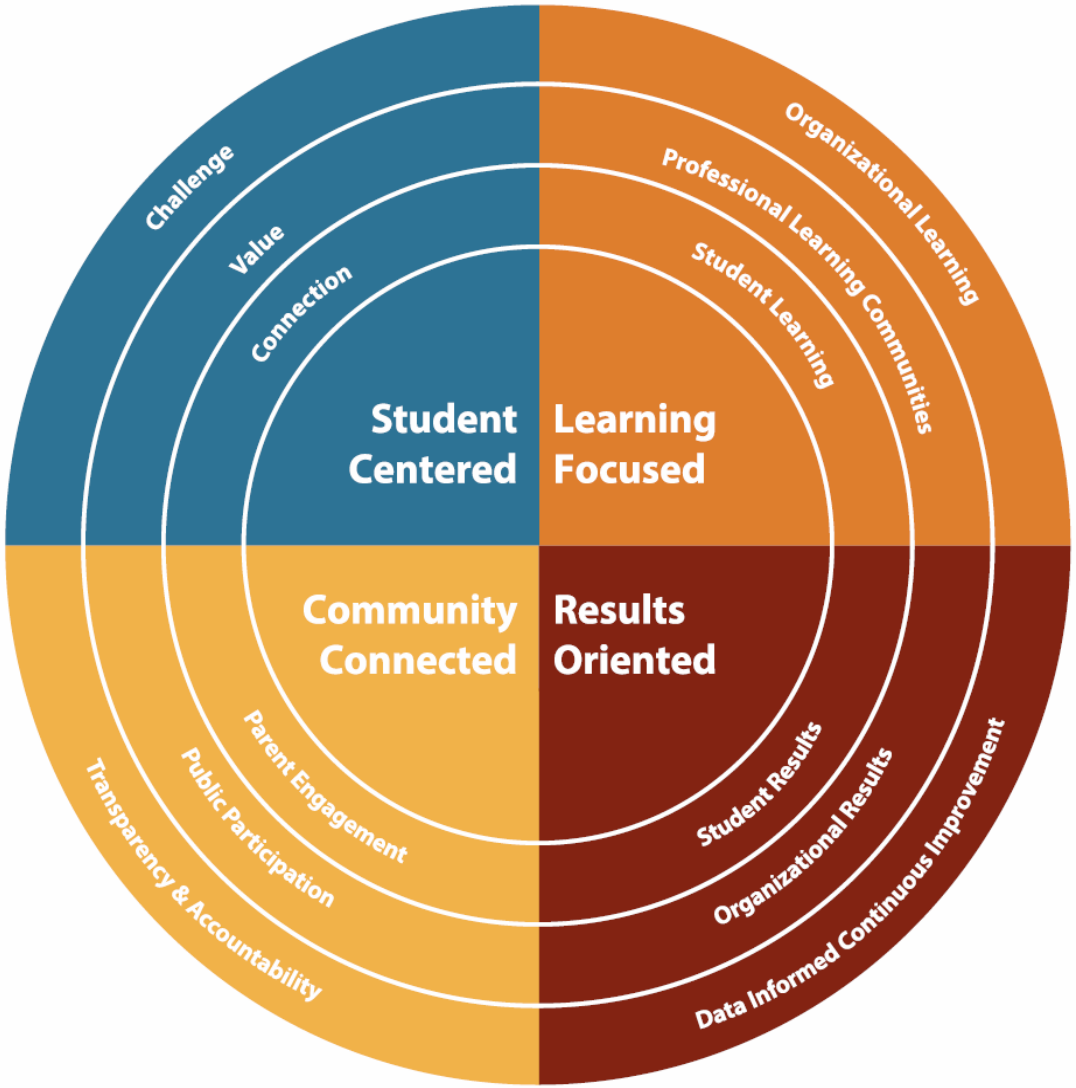
LWSD Vision

Every Student Future Ready:

- *Prepared for College*
- *Prepared for the Global Workplace*
- *Prepared for Personal Success*

Lake Washington School District

LWSD Values



Lake Washington School District

LWSD Goals

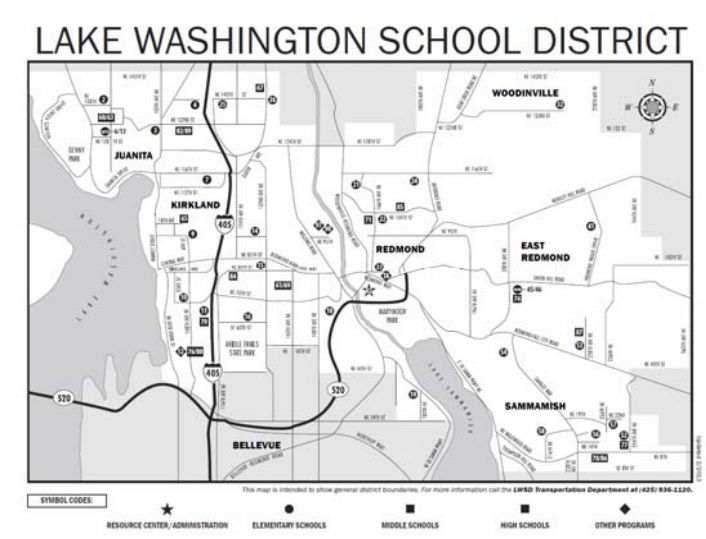
Strategic Goals:

1. Ensure academic success for every student
2. Provide safe & innovative learning environments
3. Recruit, hire & retain highly effective personnel
4. Use resources effectively & be fiscally responsible
5. Engage our communities

Lake Washington School District

LWSD by the numbers

76 square miles



52 schools

3 cities: Kirkland, Redmond, Sammamish

6th largest district in Washington State

Lake Washington School District

Student Demographics (October 2013)

- Race/Ethnicity
  - 62% White
  - 20% Asian/Pacific Islander
  - 10% Hispanic/Latino of any race(s)
  - 2% Black/African American
  - 6% Two or More Races
- Free or Reduced Lunch
  - 15%
- Special Education and 504
  - 12% and 4%
- Transitional Bilingual (English Language Learners)
  - 7%
  - 88 language groups

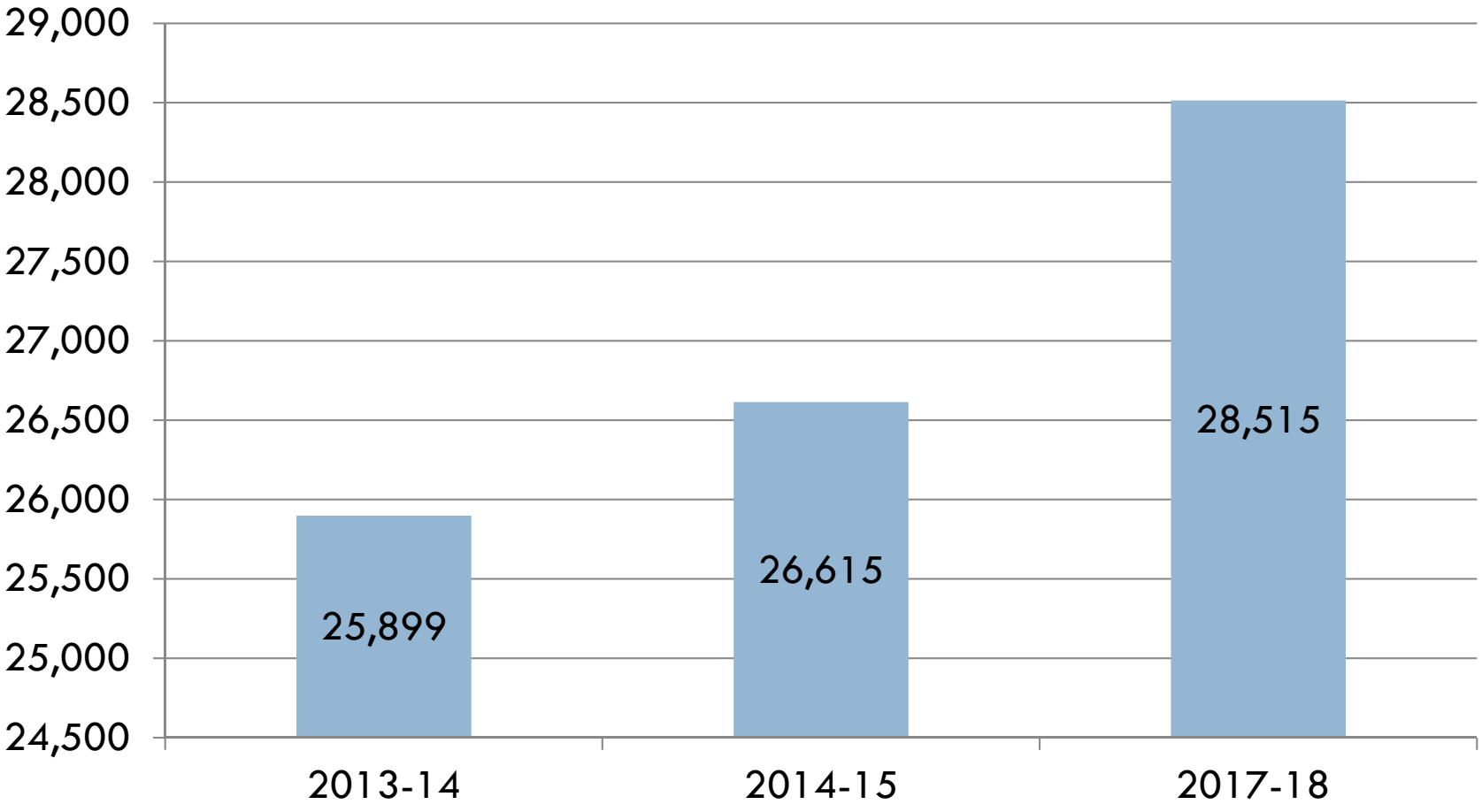
Lake Washington School District

LWSD by the numbers

26,615 students

Lake Washington School District

Student Enrollment



Lake Washington School District

Growth in Kirkland

- "Based on the King County Countywide Planning Policies growth targets, Kirkland is expected to accommodate 8,361 new housing units and 22,435 new jobs by 2035, which averages out to about 363 housing units per year and 975 jobs per year. For comparison purposes, from 2006 through 2011 the city gained about 1,500 units for the six-year period or around 250 units per year."

Source:

http://www.kirklandwa.gov/Residents/Community/Kirkland2035/Comprehensive_Plan_Basics/Growth_in_Kirkland_by_2035.htm

Lake Washington School District

Growth in Redmond

- **2010**
  - 25,000 Dwelling Units
- **2030 Growth Target**
  - 36,500 Dwelling Units
- **11,500 Increase**

Source: pg. 5-3 Land Use section of Comprehensive Plan

Lake Washington School District

Growth in Sammamish

- Sammamish has experienced strong population growth compared to other King County cities – 34% from 2000 to 2010
- Through 2009, Sammamish was ahead of the pace indicated to achieve its *overall* housing target for 2001-2022 (291 units per year, compared to 192).

Source: http://www.sammamish.us/files/document/11935.pdf

Lake Washington School District

Funding School Facilities

- Voter-Approved Bonds or Levies
- State Construction Funding Assistance
  - *To be eligible for state funding, a school district must have a space or remodeling need and must secure voter approval of a bond, levy or other funding for the local share of a school project*
- School Impact Fees

Lake Washington School District

Definition of Impact Fee

- A fee charged by a city or county to developers to pay for a portion of the costs of providing capacity in public facilities or of improving existing ones needed as a result of new development.

Lake Washington School District

Impact Fees Rationale

- New development may create the need for new, expanded, or improved public facilities such as parks, new or widened roads and sidewalks, schools, fire protection facilities, and utilities in the vicinity of the development.

Lake Washington School District

Impact Fee Parameters

- Must be reasonably related to the demand created by the new development
- May not exceed the development's proportionate share of the public facilities' costs
- Must reasonably benefit the new development
- May not be used to correct existing deficiencies

Lake Washington School District

School Impact Fees

- History of Fee Formula
- Key Aspects of the Formula
- Fee Calculation

Lake Washington
School District

History of Current Fee Formula

- Initiated in 1993 & negotiated among:
  - Master Builders Association
  - King County Executive's Office
  - King County Department of Development and Environmental Services
  - King County Schools Coalition
- Collected via inter local agreement

Lake Washington School District

Key Aspects of the Formula

- Expected number of students from each new single or multi-family housing unit, *based on past 5 year history*
- Expected construction cost of the school facilities needed to support new students, *based on recent construction project costs*
- Future non-impact fee revenues associated with the project
- A 50% reduction percentage

Lake Washington School District

School Impact Fee Calculation

- Fee calculation is done at each level (el, middle, high) where additional capacity is planned and can include the cost components of the building, land, and portables. Components are summarized to cost impact per housing unit.
- Cost impact per housing unit is reduced by other funding sources including state construction funding assistance and future expected property taxes.
- The subtotal is further reduced by 50%.

Lake Washington School District

School Impact Fees Calculation

- The fee calculation determines a per student cost of construction by level (elementary, middle, or high) along with the average number of students generated from each new housing unit (single or multi-family):

[cost to construct needed school/capacity of project

=

construction cost per student X student generation rate

=

impact per housing unit on school construction costs]

Lake Washington School District

LWSD Capital Facilities Plan

- District's primary facility planning document in compliance with King County's Growth Management Act and King County code
- A six-year plan, updated on an annual basis
- Similar in concept to a city's Capital Improvement Program (CIP)
- Includes School Impact Fee calculations

Lake Washington School District

LWSD Capital Facilities Plan

- Prepared annually by LWSD staff
- Approved annually by LWSD Board of Directors and King County
  - Local jurisdictions consider and approve school impact fees annually

Lake Washington School District

LWSD School Impact Fees

- Why the increase for 2014-19?
- What impact, if any, did the bond failure have on the increase?

What are the proposed impact fees in the 2014-19 LWSD CFP

- Specific fee calculations are found in 2014-19 LWSD CFP Appendix B & C:
  - Single Family: $9,623
  - Multi-Family: $745

- 2013-18 fees:
  - Single Family: $6,302
  - Multi-Family: $207

Lake Washington School District

Student Generation Rate

- The number of students expected from each new single or multi-family housing unit, based on past 5 year history

	2013-18	2014-19
Single Family Unit	.593 6 children per 10 units	.627 6 children per 10 units
Multi Family Unit	.078 8 students per 100 units	.083 8 students per 100 units

Appendix D

Lake Washington School District

School Facility Needs

- The expected construction cost of the school facilities needed to support *new* students, based on recent construction project costs

	2013-18	2014-19
Elementary	$22.5 million	$24.1 million
Middle	$44.5 million	$47.5 million
High School	n/a	$71.3 million

Lake Washington School District

Appendix B & C
**2013-18 did not include cost of portables*

School Facility Needs

- The expected construction cost of the school facilities needed to support new students, based on recent construction project costs

[cost to construct needed school/capacity of project

=

construction cost per student X student generation rate

=

impact per housing unit on school construction costs]

Appendix B & C

Lake Washington School District

School Facility Needs

- Subtract:
  - The future non-impact fee revenues associated with the project
    - state construction funding assistance
    - property tax credit
  - The 50% reduction percentage

Appendix B & C

Lake Washington School District

Impact Fee Connection to Bond

- The school impact fee formula remains constant year to year
- The increase in school impact fees is a result of the high school capacity need for 2014-19
- The increase in school impact fees is not due to the bond failure

Lake Washington School District

Council Meeting: 12/09/2014
Agenda: New Business
Item #: 11. b.

ORDINANCE O-4470

AN ORDINANCE OF THE CITY OF KIRKLAND RELATING TO THE COLLECTION OF IMPACT FEES FOR SCHOOLS AND AMENDING THE FEE SCHEDULE IN KIRKLAND MUNICIPAL CODE 27.08.150.

WHEREAS, the City Council of the City of Kirkland recognizes that new residential development creates additional demand and need for school capacity; and

WHEREAS, on August 4, 2014, the Lake Washington School District #414 requested that the City of Kirkland review and increase the school impact fees imposed by the City on the District's behalf in order to address the continued impact of growth within the City on the District's capital facilities; and

WHEREAS, the City Council of the City of Kirkland finds that the proportionate share of the expense of school facilities necessitated by the impacts of new residential development should be borne by the developers of new growth through the imposition of school impact fees as authorized by the Growth Management Act (RCW 82.02.050 – 82.02.100); and

WHEREAS, in compliance with the Act, on May 19, 2014, the Lake Washington School District #414 adopted a "Six-Year Capital Facilities Plan 2014-2019" which included a new high school estimated to cost 71.4 million dollars, and submitted the Plan to the City; and

WHEREAS, the City Council previously authorized an interlocal agreement between the Lake Washington School District #414 and the City for the collection, expenditure, and reporting of school impact fees with the passage of Resolution R-4861 on February 15, 2011; and

WHEREAS, Kirkland Municipal Code (KMC) 27.08.110 provides for the amendment of the of the fee schedule in KMC 27.08.150 based upon changes in demographics and capital construction costs reflected in the District's Capital Facilities Plan.

NOW, THEREFORE, the City Council of the City of Kirkland do ordain as follows:

Section 1. Kirkland Municipal Code 27.08.150 is amended to read as follows:

27.08.150 Fee schedule.

(a) **School Impact Fee Schedule:** School impact fees shall be set as ~~a percentage of the District's proposed single family and multi-family impact fee rates based on the District's most recent six year capital facility plan ("CFP") or CFP update preceding the applicable CBPA period~~ set forth below:

Type of Land Use	~~Date of CBPA*~~	Impact Fee	Per Unit
Single-Family Dwelling (detached unit)	~~6/1/2011 through 2/29/2012~~	$9,623 ~~50% of the single family impact fee set forth in the most recent CFP or CFP update preceding 6/1/2011~~	Dwelling Unit
	~~3/1/2012 through 2/28/2013~~	~~80% of the single family impact fee set forth in the most recent CFP or CFP update preceding 3/1/2012~~	
	~~After 2/28/2013~~	~~100% of the single family impact fee set forth in the most recent CFP or CFP update preceding 2/28/2013~~	
Multifamily Dwelling (attached, stacked, and assisted living unit)	~~6/1/2011 through 2/29/2012~~	$745 ~~50% of the multi-family impact fee set forth in the most recent CFP or CFP update preceding 6/1/2011~~	Dwelling Unit
	~~3/1/2012 through 2/28/2013~~	~~80% of the multi-family impact fee set forth in the most recent CFP or CFP update preceding 3/1/2012~~	
	~~After 2/28/2013~~	~~100% of the multi-family impact fee set forth in the most recent CFP or CFP~~	

~~update preceding~~
~~2/28/2013~~

~~*CBPA = Complete Building Permit Application.~~

~~(b) The City shall consider CFP or CFP updates submitted by the District after February 28, 2013 in accordance with KMC Section 27.08.110.~~

(b ~~c)~~ The City shall collect an administrative fee of $65.00 per filing per residential permit in order to cover the administrative cost of collecting, processing, and handling the impact fees described in this chapter.

Section 2. If any provision of this ordinance or its application to any person or circumstance is held invalid, the remainder of the ordinance, or the application of the provision to other persons or circumstances is not affected.

Section 3. This ordinance shall be in force and effect on January 1, 2015, after its passage by the Kirkland City Council and publication pursuant to Section 1.08.017, Kirkland Municipal Code in the summary form attached to the original of this ordinance and by this reference approved by the City Council.

Passed by majority vote of the Kirkland City Council in open meeting this _____ day of _____, 2014.

Signed in authentication thereof this _____ day of _____, 2014.

_____
MAYOR

Attest:

_____
City Clerk

Approved as to Form:

_____
City Attorney