



CITY OF KIRKLAND
Planning and Community Development Department
123 Fifth Avenue, Kirkland, WA 98033 425.587-3225
www.ci.kirkland.wa.us

MEMORANDUM

To: David Ramsay, City Manager
From: Eric Shields, Planning Director
Date: January 3, 2008
Subject: School Impact Fees

RECOMMENDATION

Hear a presentation from the Lake Washington School District; discuss the District's request for the City to collect school impact fees on the District's behalf; and provide direction to staff to schedule the matter for a future Council meeting.

BACKGROUND DISCUSSION

The Lake Washington School District has requested that the City of Kirkland collect school impact fees on behalf of the District. In the attached letter, representatives of the District have responded to questions presented to them by staff about the need for, use of and amount of impact fees. The letter was reviewed by the Council Finance Committee on December 18, 2007. At the meeting, several additional questions were raised. After the meeting I transmitted a request for additional information to the District's representative. I received a response on January 2, 2008 indicating that, due to the holidays, the District was unable to provide the information for the Council packet. However, responses will be provided at the January 15 Council meeting.

Following is the requested information:

- What proportion of school district capital expenditures are funded by impact fees? Are there state or district policies which guide the use of impact fees vs. other revenue sources? A pie chart showing the sources of the district's capital funding (levies, state funds, impact fees, etc.) might be helpful.
- It would be helpful to provide some additional information about the methodology for projecting student populations in Kirkland. The committee members understand that the school district boundaries overlap with multiple jurisdictions and that there will be movement of students across city boundaries. Still, they would like to better understand the methodology for determining the relationship between Kirkland housing growth and the increase in school aged children residing in Kirkland.
- Your letter notes that senior housing and accessory dwelling units would be exempted from impact fees. Kirkland also exempts low income housing and "community based human services agencies" from our park and traffic impact fees. It is possible that the City would want to have the

same exemptions for school impact fees (although human service agencies would probably not be subject to school impact fees in the first place). Pursuant to state impact fee statutes, the City must pay impact fees on behalf of an exempted development. Would you please address the district's willingness to exempt low income housing and if so, whether/ how the exempted fees (from senior housing, ADUs, or low income housing) would be replaced?

- Finally, committee members would like a better understanding of how capacity needs are addressed when Kirkland schools are modernized. The committee understands that some of the capacity for the increase in Kirkland children is provided in schools in other parts of the district and that portables have a role in flexibly responding to enrollment growth. Even so, to the extent that there is an increase in Kirkland's school population, it would seem appropriate to address it as schools are modernized.

Attachments:

1. Letter of December 10, 2007 from Denise L. Stiffarm to Teresa Swan
2. Lake Washington School District Six-Year Capital Facilities Plan 2007 - 2012

December 10, 2007

Denise L. Stiffarm
denise.stiffarm@klgates.com

Ms. Teresa Swan
Senior Planner
City of Kirkland
123 5th Avenue
Kirkland, WA 98033

Re: Lake Washington School District - School Impact Fee Request

Dear Ms. Swan:

On behalf of the Lake Washington School District No. 414 (the "District"), the following responds to the City of Kirkland's ("Kirkland") request for information related to the District's Capital Facilities Plan and impact fee calculations. Specifically, the District responds with information pursuant to the questions presented in your email dated November 16, 2006, your letter dated March 12, 2007, and your email dated September 6, 2007. For ease of reference, your questions are repeated in the text below. Please note that the District's responses are based, in part, on the data contained in the District's most recent Capital Facilities Plan, which the Board adopted on August 27, 2007.

1. Existing and estimated future student population in Kirkland through 2012:

As a preliminary matter, please note that the District does not segregate students based upon their home addresses. In other words, the District does not follow a template whereby all Kirkland students and only Kirkland students attend schools located in Kirkland. Rather, students throughout the District attend District schools based upon logically assigned attendance areas. For example, there are students that reside in the City of Redmond that attend Mark Twain Elementary, located within the City of Kirkland, and there are City of Kirkland students that attend Redmond Elementary, located in the City of Redmond.

The District identifies (and, from time-to-time, modifies) attendance areas based upon factors that include, but are not limited to, recognizing established neighborhood groups, balancing resources and capacity across the District, allocating special programs throughout the District in an equitable manner, managing the need for classroom additions and/or portable siting, and coordinating transportation routes. As population and enrollment shifts within the District, changes in attendance areas may become necessary. The location of each District school can be found at <http://www.metrokc.gov/elections/gis/maps/schools/sch414.pdf>.

As such, it is difficult to isolate Kirkland students from all students in the District. Nonetheless, the data below attempts to provide information data in response to the capacity needs related to Kirkland-resident students.

- **Existing student population in Kirkland:**

Currently, 3,842 Kirkland-residents attend District schools that have Kirkland addresses. These schools include 10 elementary schools, 3 junior high schools, and three high schools (including BEST alternative school). In addition, 968 Kirkland-residents attend District schools located outside of Kirkland. These schools include 12 elementary schools, 7 junior high schools, and 2 high schools.¹ The total 4,810 Kirkland-residents in District schools represents 20.9% of the total District student population of 23,040 students.²

- **Projected 2012 student population in Kirkland:**

In large part, the District's projections of Kirkland-resident students in District schools through 2012 is speculative. The District relies on known development data and student progression history to calculate population projections on a District-wide basis. First, the District applies the cohort survival/historical enrollment figures to determine the base enrollment. In simple terms, this step moves the existing student population forward from year-to-year and adds kindergarten enrollment based upon live birth data. Then, as a second step, the District adds the students anticipated from new development (based upon known approved development located within the District during the projection period) to modify the cohort projection. Specifically, the District receives development notices from each jurisdiction located within the District's service area (King County, Kirkland, Redmond, Sammamish) through the State Environmental Policy Act review process. The District then contacts each developer to determine when the homes in the proposed development are expected to be constructed and occupied. Using this information and the District's student generation rates, the District then projects, by year, the anticipated number of students from each development.³

Based upon this two-step process, the District projects that the total student population in the

¹ The 968 figure includes 110 high school students; thus, the majority of Kirkland-resident students attending schools outside of Kirkland are elementary (254) and junior high (540) school students.

² See Table 1 in the 2007 Capital Facilities Plan. The 23,040 student enrollment figure represents the District's total enrollment for purposes of facilities utilization as of October 1, 2006. This figure is derived by taking the total headcount enrollment and counting ½ day kindergarten as .5.

³ For example, if a developer of a project in Kirkland informs the District that the homes in his 20-lot subdivision will be ready for occupancy in 2010, the District will project that 13 new students (multiplying the student generation rate of 0.633 by the 20 new homes) will be present in the Kirkland area of the District in 2010.

District will grow from 23,040 students in 2005-06 school year (see Table 1 in the 2006 Capital Facilities Plan) to 24,037 students in 2012. These figures indicate a 4.3% student population increase.

The District estimates that, by 2012, approximately 1,426 new students will be generated throughout the District from known and expected new development. Again, these projections are based on the development tracking in step 2 of the enrollment projection methodology described above. The District projects that 77 of the 1,426 new students from new development will be generated from new development in the City of Kirkland.

Notably, the 2012 enrollment projections do not account for the potential annexation by Kirkland of unincorporated areas of King County located within the District. An annexation event will result in additional Kirkland-resident students in the District. Furthermore, the District's projections do not consider any rezoning or other changes in land use that may occur in the future. Also, the projections do not account for development taking place through the short-plat process. (The District has chosen not to track developments under 10 dwelling units due to staff limitations. In addition, the jurisdictions do not typically provide regular notice or information to the District regarding in-fill projects.) This is significant given that there is substantial in-fill occurring in Kirkland. Finally, as neighborhoods mature and relatively less expensive homes are sold to younger owners with families, the District has experienced student population growth that is not necessarily related to new development.

In correspondence from Kirkland (Teresa Swan) dated March 12, 2007, Kirkland indicates that its total residential population will grow from 45,740 in 2005 to 50,256 by 2012. This is a 9.87% population growth. Kirkland also indicates that, through 2022, it will gain a net of 80 new single family dwelling units and 169 new multi-family dwelling units per year.⁴ Based upon these figures, and using the District's current student generation rates contained in the Capital Facilities Plan, the District can expect 51 new students from new single family homes in Kirkland and 21 new students from new multi-family homes in Kirkland in each year through 2022. This would result in 330 new Kirkland-resident students in the District between the years 2008 and 2012 and significantly exceeds the District's conservative estimate of 77 new students by 2012.

2. Existing space and future space needs in Kirkland through 2012:

- **Existing space serving Kirkland-residents students:**

Currently, Kirkland-residents use 4,810 student seats in District schools (3,842 in Kirkland

⁴ We understand that these figures exclude teardowns and replacements of existing units and do not include any development in potential annexation areas.

and 968 outside of Kirkland). The District has a total regular classroom capacity of 22,165, and currently serves a student population of 23,040 (October 1, 2006 FTE). The 22,165 capacity figure represents regular classroom capacity. The District has an additional 408 seats for special service needs (i.e. special education). These seats are not available to serve regular capacity needs. As such, the combined total capacity in District schools is 22,573.⁵ The 2006 capacity additions at Rosa Parks Elementary, Rose Hill Elementary, and Inglewood Junior High increased the District's total combined capacity from 22,062 in 2005 to 22,573 in 2006. However, the closing of Old Dickinson Elementary School in 2007 resulted in a loss of 138 regular classroom seats, leaving 2007 combined capacity at 22,435. Notably, Rose Hill Elementary serves Kirkland-resident students. The permanent capacity number does not include portable capacity. As enrollment fluctuates, the District uses portable facilities to accommodate immediate needs and interim housing throughout the District.

The District currently has regular capacity to serve a total of 6,823 students in Kirkland schools. However, as explained above, it should be noted that, just as Kirkland-resident students do not attend only schools located in Kirkland, schools located in Kirkland do not serve only Kirkland-resident students. Rather, service area boundaries dictate what school a student attends. In some cases, a Kirkland-resident student may attend a school located near their home, but just outside of the City of Kirkland. At the present time, 6,944 District students attend Kirkland schools, with 3,842 of those students being Kirkland-residents (and an additional 968 Kirkland-resident students attending schools outside of Kirkland).

- **Future space needs to serve Kirkland-residents students:**

Currently, Kirkland schools are over capacity by 121 students (6,844 regular student capacity and 6,944 current student population). Similarly, District-wide, schools are over regular classroom capacity by 1,287 students (22,165 regular student capacity and 23,452 current student population).

Capacity needs are most pronounced at elementary school levels. The District recently added additional capacity at several schools, including Rose Hill Elementary, which is located in Kirkland. Currently, the District has capacity to serve 11,270 elementary school students, with an enrollment of 12,577 elementary school students. This means that the District has a current elementary capacity deficiency of 1,307.

The District's Capital Facilities Plan includes several projects to address elementary capacity needs throughout the District: a new elementary school on the Sammamish Plateau, a new elementary school in Redmond Ridge East, and capacity additions (as a result of modernization projects) at Frost, Muir, and Rush elementary schools. Notably, Frost, Muir and Rush elementary schools serve Kirkland-resident students even though these schools are located outside of Kirkland. Furthermore, the new elementary capacity at the planned Sammamish Plateau and Redmond Ridge East schools will indirectly benefit Kirkland-

⁵ See Appendix A and Table 1 in the 2007 Capital Facilities Plan.

resident students by creating additional elementary school capacity throughout the District. That is, by building new capacity in one area of the District, the District can shift student populations at existing schools to ensure adequate capacity.

As an illustration of how this will benefit Kirkland-resident students, the following elementary schools are located in Kirkland and currently have the following capacity demands:

Elementary School*	Current Capacity	Current Enrollment	Surplus/Deficiency
Bell	345	383	(38)
Discovery	69	63	6
Franklin	437	503	(66)
Juanita	391	346	45
Kirk	483	516	(33)
Lakeview	368	425	(57)
Rose Hill	276	356	(11)
Sandburg	460	513	(53)
Twain	483	554	(71)
TOTAL	3,312	3,659	(278)

*Totals do not include 39 students attending Community Elementary (located in Kirkland), which is housed in portable classrooms.

In other words, 7 of the 9 elementary schools located within the City of Kirkland are over capacity (with an overall deficiency equal to nearly one elementary school). While the District does not currently plan to build a new elementary school in Kirkland, the new elementary school capacity that will be added in the District by 2012 will allow the District to shift elementary school enrollment throughout the system and alleviate capacity needs in Kirkland schools. This, in turn, will “open” new capacity in existing Kirkland schools to serve the students from new development in Kirkland.

3. Cost of the needed new facilities divided by the number of new Kirkland students calculation of the school impact fee:

As indicated above, capacity needs at the elementary school level are most pronounced. This is true in Kirkland and throughout the District. Because Kirkland elementary schools are currently overcapacity, any new elementary student entering the District from new development in Kirkland will impact capacity needs. Therefore, the relevant calculation is the cost per new dwelling unit for elementary capacity.

The District’s school impact fee calculation, included in Appendix B (single family) and Appendix C (multi-family) to the Capital Facilities Plan, identifies the relevant cost per dwelling unit for new elementary school capacity. The fee formula carefully considers the actual capital costs of needed new facilities and uses a student generation rate, which is the average number of students generated from each dwelling unit type, to determine a cost per

dwelling unit. This cost is offset by credits for state match funds that the District will receive toward the facility construction and by the taxes that a new homeowner will pay toward a school construction bond. Using this formula, the cost per dwelling unit for new elementary school capacity in the District is \$5,568 per single family dwelling unit and \$657 per multi-family dwelling unit. Please note that these fees are discounted by 50%. The District requests that the City of Kirkland collect these fee amounts on behalf of the District.

Currently, King County and the City of Sammamish have adopted, on behalf of the District, school impact fees in the amount of \$5,568 per single family dwelling unit and \$657 per multi-family dwelling unit. The City of Redmond is in the process of considering the District's updated 2007 Capital Facilities Plan. Until that update is approved, the City of Redmond collects fees of \$2,750 per single family dwelling unit and \$275 per multi-family dwelling unit.⁶

Please note that the District updates its Capital Facilities Plan, including the school impact fee calculations, on an annual basis and the fee per unit changes. If Kirkland adopts a school impact fee ordinance, the District would submit annual updates to the City for consideration.

4. Identify the number of projected school age children population through 2012 for Redmond, Sammamish and the portions of unincorporated King County that the District serves and compare the same with projections for the City of Kirkland:

Again, the District expects a total student population of 24,037 by 2012, with approximately 1,426 new students being generated throughout the District from new development. The following chart identifies the projected distribution of new students from new development:

	Projected Students from New Development through 2012	Percent of Total
City of Kirkland	77	5.4%
City of Redmond	88	6.2%
City of Sammamish	144	10.1%
Unincorporated King County	1,117	78.3%
Total District	1,426	--

Notably, these figures do not account for any potential annexation by a city of a portion of unincorporated King County. Such an event could dramatically affect the distribution of new students throughout the District. Furthermore, these figures do not consider rezoning activities, short plat or in-fill development, or other changes in land use that may occur in the future. As noted in Section 1 above, the actual number of new students from new development in Kirkland, based upon the City's own projections, could be significantly higher than the District's current estimates.

⁶ The City of Redmond fee amounts are based upon an internal City calculation that uses the District's 2006 fee as a base and then imposes a discretionary City discount.

5. Address why the District should not be divided in to subareas for assessing and collecting school impact fees:

A subarea template would only work if the District's infrastructure were inflexible and wholly funded by a single jurisdiction. That is, if: (1) schools in one jurisdiction only served students residing in that jurisdiction; (2) students in that jurisdiction did not attend schools located outside of that jurisdiction; and (3) the taxpayers in one jurisdiction wholly funded the bonds and levies for the schools located in that jurisdiction. This is far from reality and would be inconsistent with serving the education needs of children within the District.

As discussed throughout this document, the District does not define components of the District by jurisdiction, but rather recognizes the District as a unified whole with logical service areas that may adjusted from time to time. The District assesses capacity throughout the system, as required by the Growth Management Act, to determine needs and related costs subject to impact fees. Furthermore, taxpayers *throughout* the District, regardless of the jurisdiction where their home is located, vote to approve or deny District bonds and levies and, when approved, equally fund (based upon property value) the bonds and levies. These dollars create a *uniform* school district. In the spirit of this uniformity, the District creates, and over time adjusts, logical service areas that further the District's educational program and ensure the equitable distribution of educational resources throughout the District.

In summary, while the anticipated student population growth in Kirkland, especially at the elementary school level, supports a school impact fee ordinance in Kirkland, it is not in the best interest of students residing in Kirkland or the District to base consideration of such an ordinance solely on statistics.

6. Would the following types of housing be excluded from impact fees: (1) senior housing and assisted living units with a covenant that runs with the property; (2) accessory dwelling units; and (3) studio apartments:

Pursuant to State law, local impact fee ordinances may provide exemptions for development activities "with broad public purposes" with the impact fees for such exempt activities being paid from other public funds. RCW 82.02.060(2). Typically, school impact fee ordinances exempt senior housing/assisted living units and accessory dwelling units from the payment of fees. See e.g., King County Code sec. 21A.43.070. Studio apartments are not typically exempt from the payment of fees.

Please note that the District's student generation rates for multi-family dwelling units include data for studio apartments. As such, the fee calculation and resulting fee amount reflect the fact that these types of dwelling units do not generate the same number of students as single family dwelling units.

7. What accounting measures does the District take to ensure that school impact fees are earmarked toward new capacity projects and not modernization projects or projects to correct existing deficiencies:

Pursuant to State law, impact fees can only be used for system improvements that will reasonably benefit new development. RCW 82.02.050(3). State law requires that impact fee receipts be earmarked and retained in segregated accounts, with the assessing jurisdiction required to annually prepare a report on each impact fee account showing the source and amount of all moneys collected, earned, or received and the system improvements that were financed in whole or in part by impact fees. RCW 82.02.070(1). Importantly, expenditures must be tied to capacity projects included in the adopted capital facilities plan. RCW 82.02.070(2).

To implement a school impact fee ordinance, a local jurisdiction and the benefiting school district execute an interlocal agreement for the purposes of administering and distributing the authorized impact fees. A typical provision in such an interlocal agreement would be a requirement that the school district prepare the annual report required by RCW 82.02.070(1) and submit such report to the local jurisdiction by an agreed date. The District follows this practice currently for the impact fee programs in King County, the City of Redmond, and the City of Sammamish, and would expect to do the same for Kirkland.

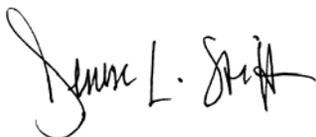
8. Why did the District add portables to some schools in Kirkland instead of adding new permanent capacity at those same schools as a part of the recent modernization projects:

Schools are planned and built to capacity based upon mid- to long-range enrollment projections. Furthermore, it is the District's policy to master plan school modernization projects with the potential of adding four additional portables to the site. This allows flexibility with area demographics so that the district is not overbuilding permanent space.

Please let us know if you have any questions or need additional information. We look forward to continued collaboration with the City of Kirkland on this effort. Thank you.

Very truly yours,

KIRKPATRICK & LOCKHART PRESTON GATES ELLIS LLP



By
Denise L. Stiffarm

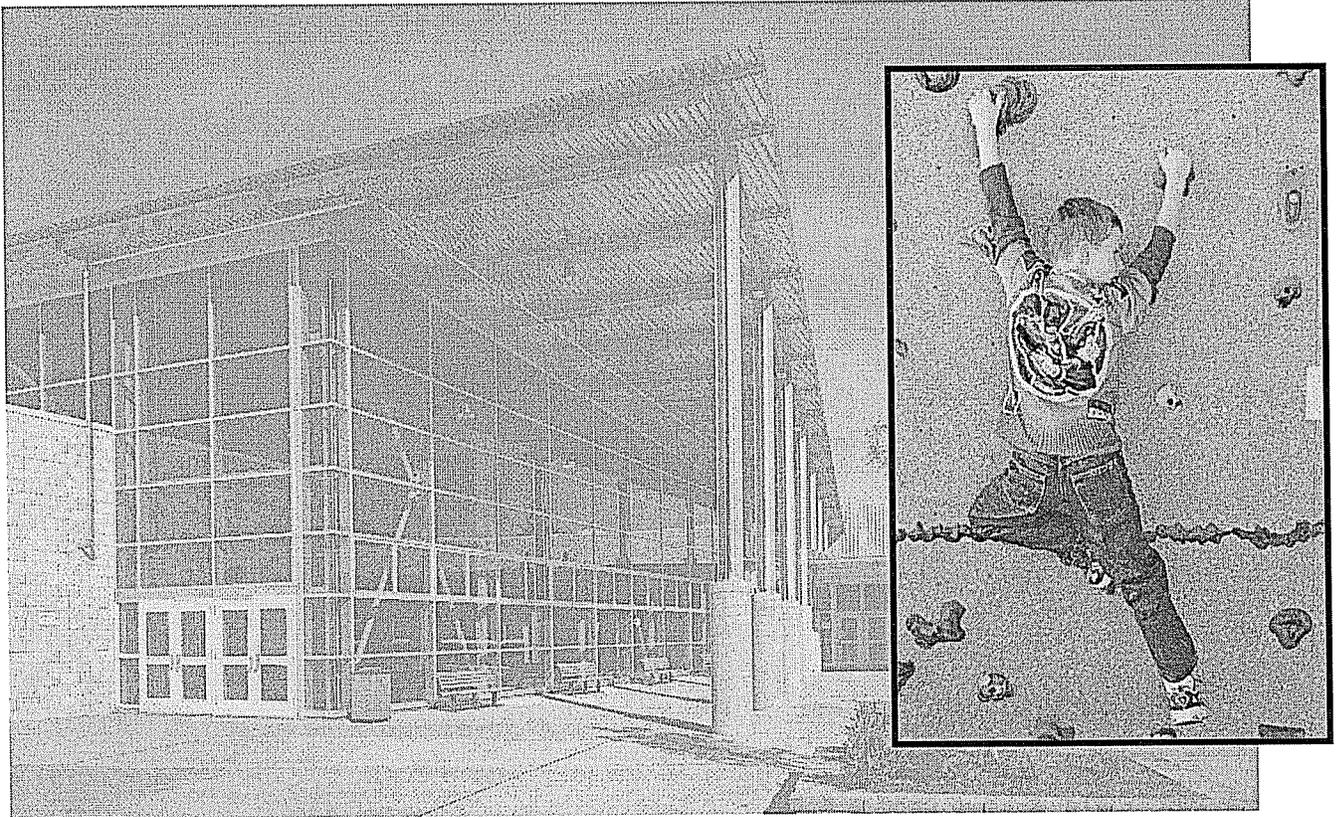
Ms. Teresa Swan
December 10, 2007
Page 9

cc: Forrest Miller, Lake Washington School District
David Johnston, Livengood, Fitzgerald & Alskog, PLLC

K:\30260\00001\DLS\DLS_L20MX4

Six-Year Capital Facility Plan

2007 - 2012



Board Approved
August 27, 2007

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

Ravi Shahani, Vice-President

Nancy Bernard

Doug Eglington

Matthew Gregory

SUPERINTENDENT

Dr. Chip Kimball

**Lake Washington School District's
Six-Year Capital Facilities Plan
2007 - 2012**

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

TABLE OF CONTENTS

	Section	Page Number
I.	Executive Summary	2-4
II.	Six-Year Enrollment Projection and Long Term Planning	5-7
III.	Current District "Standard Of Service" <i>(As Defined by King County Code 21A.06)</i>	8-10
IV.	Inventory and Evaluation of Current Facilities	11
V.	Six-Year Planning and Construction Plan	12
VI.	Relocatable and Transitional Classrooms	13
VII.	Six-Year Classroom Capacities: Availability / Deficit Projection	14
VIII.	Finance Plan	15
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") as the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. It was prepared using data available in Spring 2007.

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

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

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

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

I. Executive Summary (continued)

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

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

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

School capacity is based on the district standard of service and the existing inventory. Existing inventory includes both permanent and relocatable classrooms. As seen in *Appendix A*, the district's overall capacity is 25,419 Full-Time Equivalent (FTE) students (22,165 for permanent and 2,846 for relocatables - i.e. portable classroom units). For this same period of time, student enrollment is 23,040 FTE. Enrollment is projected to increase to 24,037 FTE in 2012 (see *Table 1*). Though areas of growth are seen in various areas of the district, the most notable growth continues to be in the Redmond and Sammamish areas. The growth will necessitate the construction of one elementary school on the plateau and the planning for one elementary school in the Redmond Ridge East development.

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

I. Executive Summary (continued)

In the past year, the District completed the modernization of one elementary school, an addition to one junior high school, and opened the new Rosa Parks Elementary School.

In the timeframe of this plan, the district will modernize three elementary schools, two junior high schools, and one high school from Phase II of the district's school modernization program. In addition, the District will construct a new elementary school on the plateau at Site 52 and begin planning for an elementary school for the Redmond Ridge East area. All are planned to receive appropriate permanent capacity and, if possible, will have existing relocatable classrooms removed.

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

II. Six-Year Enrollment Projection and Long Term Planning

Six-Year Enrollment Projection

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 997 students over the next six years. This is a 4.3% increase over the current student population. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 898 students. This projection contemplates the full development of Redmond Ridge and the Redmond Ridge East development. Other developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned Development.

Student enrollment projections have been developed using a two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the district; then, development tracking – the enrollment projections are modified to include students anticipated from new development in the district. The cohort survival method was used to determine base enrollments. This mechanism uses historical enrollment data to forecast the number of students who will be attending school the following year. Information on known and anticipated housing development was used as a second means in determining enrollment projections. This method allows the district to more accurately project student enrollment by school attendance area. (See *Table 2*)

Cohort Survival

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2005 are used to project kindergarten enrollment through the 2010-2011 school year. After 2011, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, past cohort survival trends were analyzed.

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

Development Tracking

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 80 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a new single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed over the last five years are used to forecast the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.422 elementary student, 0.124 junior high student, and 0.087 senior high student, for a total of 0.633 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.077 elementary student, 0.022 junior high student, and 0.022 senior high student for a total of 0.120 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers increased for new single family developments, particularly at the elementary level, and remained about the same for the multi-family developments. Information obtained from the cities and county provides the foundation for a database of all known future developments in the district and is consistent with the comprehensive plans of the local permitting jurisdictions. Contact has been made with each developer to determine the number of homes to be built and the anticipated development schedule. There is limited data from projects five years or newer. Historically, the district has seen student growth accelerate in developments after five years.

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

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

Long Term Planning

In November 1994, the district prepared a long-term plan called "Plan 2010: Lake Washington School District's Blueprint for Facilities." In addition to the district's six-year enrollment projections, the plan included enrollment projections and facility needs through the year 2010. The long-term plan is incorporated in this report by reference. The plan is divided into three phases with the years corresponding to the beginning of the school year. Phase I and Phase II have been completed and the district is commencing Phase II.

- Phase I (1997-2001) represents the "active phase" in which actual construction and redevelopment projects occur.
- Phase II (2002-2006) is the "planning phase" for which plans are developed and sites are identified.
- Phase III (2007-2011) is the "monitoring phase" in which the district monitors and updates projections.

The long-term plan will be updated later this year and is now referred to as "Plan 2022: Lake Washington School District's Blueprint for Facilities". Plan 2022 will take into consideration differing growth patterns within each of three geographic areas.

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 the permanent facilities.

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

I-728

In November 2000, voters passed I-728. The decision to reduce the teacher-student ratio has a direct impact on the capacity of our elementary schools. With the start of the 2001-2002 school year, kindergarten and first grade changed its staffing to a teacher-student ratio of 18:1. As a result of the Legislature's cutbacks, the district's plan was modified in the 2002-2003 school year such that the teacher-student ratio for grades kindergarten through second grade is 19:1 for this six-year planning period. Ratios remained the same for the 2006-2007 school year and changes are not planned for the 2007-2008 school year.

In the 2007 Session, the Legislature "fully funded" I-728. The district will assess the impact of this funding on elementary school capacities and will include any capacity adjustments in future updates to this plan.

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

Standard of Service for Elementary Students

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

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

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

Standard of Service for Secondary Students

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

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

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

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

- Computer rooms
- Preschool and daycare programs

Room Utilization at Secondary Schools

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

IV. Inventory and Evaluation of Current Facilities

The district currently has permanent capacity to house 22,573 students and transitional (relocatable) capacity to house 2,846 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 23,040 and will increase to 24,037 in 2012 (see *Table 1*).

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

The physical condition of the district's facilities was evaluated by the 2006 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

V. Six-Year Planning and Construction Plan

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

- During the next six years, new growth in the Redmond area created the need to construct one elementary school. This new elementary school (Rosa Parks Elementary School, Site 41) located within the Redmond Ridge development was occupied in the fall of 2006. During the summer of 2007, old Dickinson will be demolished. In addition, district projections for the Redmond Ridge East development will necessitate the need for a new elementary site within that development. The District continues to monitor the project and will enter into negotiations for the purchase of property for an elementary school within the Redmond Ridge East development once the project is on line. Future updates to this plan will include information regarding this property purchase and the associated school construction costs in the finance plan and school impact fee calculations.
- Growth on the plateau (City of Sammamish) is causing the need to plan for additional elementary school capacity by the fall of 2008. Voters passed a bond measure in February 2006 to fund the construction of this new elementary school.
- Phase II School Modernization (2006-2014) was funded by the voters in February 2006. The approved bond measure will fund the modernization of 10 schools throughout the district. During the period of this Capital Facilities Plan, the district will begin the planning or complete the modernization for: Frost Elementary, Muir Elementary, Rush Elementary, Finn Hill Junior High, Rose Hill Junior and Lake Washington High School. Each elementary school modernization project also includes the addition of new student capacity.

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

VI. Relocatable and Transitional Classrooms

The district inventory includes 127 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III (see Appendix A)*.

Based on enrollment projections and planned permanent facilities, the district does not anticipate the need to acquire additional relocatables during the next six-year period. For a definition of relocatables and permanent facilities, see *Section 2 of King County Code 21A.06*. As schools are modernized, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools demand (see *Table 5*).

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

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

Based on the six-year plan, there will be sufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has capacity (permanent and transitional/relocatable) to serve 13,231 students at the elementary level, 6,135 students at the junior high school level, and 6,053 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. The district is currently under capacity at the elementary level by 654 students, at the junior high level by 572 students, and at the high school level by 741 students. However, as depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have insufficient permanent capacity through 2012. 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 is taking place. The continued development of the Sammamish Plateau, Redmond Ridge, Redmond Ridge East and northwest Redmond will put pressure on schools in those areas. To meet the needs associated with overcrowding or under utilization, the district will utilize a number of solutions. Those solutions include the movement of relocatables, boundary changes, reconfiguration, new construction, modernization, and modifications in the educational program. Two of the strategies, boundary changes for thirteen eastern elementary schools and the maximum number of portables moved to the Sammamish Plateau, were accomplished by the beginning of the 2004-2005 school year. While these endeavors relieved the pressure of eastside elementary schools, some schools continue to be overcrowded.

VIII. Impact Fees and the Finance Plan

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

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2007 through 2012. The financing components include secured and unsecured funding. The plan is based on approved bond issues (approved in 1990, 1998 and 2006 by election), securing of state funding, collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

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

IX. Appendices

Appendix A: Calculations of Capacities for Elementary, Junior High,
and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family Residences

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

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

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

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2006-2007 Enrollment **
Alcott	21	483	0	0	5	115	598	624
Audubon	17	391	0	0	2	46	437	436
Bell	15	345	0	0	3	69	414	383
Blackwell	21	483	0	0	3	69	552	571
Community	0	0	0	0	3	69	69	69
Dickinson	22	506	1	12	1	23	541	510
Discovery	3	69	0	0	1	23	92	63
Einstein	18	414	0	0	0	0	414	382
Explorer	1	23	0	0	3	69	92	71
Franklin	19	437	0	0	2	46	483	503
Frost	17	391	2	24	4	92	507	438
Juanita	17	391	0	0	0	0	391	346
Keller	16	368	2	24	4	92	484	358
Kirk	21	483	0	0	2	46	529	516
Lakeview	16	368	2	24	2	46	438	425
Mann	18	414	0	0	0	0	414	440
McAuliffe	21	483	0	0	7	161	644	652
Mead	19	437	1	12	6	138	587	631
Muir	16	368	0	0	6	138	506	450
Redmond	17	391	2	24	0	0	415	383
Rockwell	21	483	0	0	2	46	529	496
Rosa Parks	21	483	0	0	0	0	483	413
Rose Hill	15	345	2	24	0	0	369	356
Rush	16	368	0	0	4	92	460	404
Sandburg	20	460	0	0	5	115	575	513
Smith	23	529	0	0	8	184	713	765
Thoreau	17	391	0	0	0	0	391	326
Twain	21	483	0	0	2	46	529	554
Wilder	21	483	0	0	4	92	575	499
Totals	490	11,270	12	144	79	1,817	13,231	12,577

Junior High Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2006-2007 Enrollment
Environmental	5	105	0	0	1	21	126	141
Evergreen	31	651	2	24	9	189	864	745
Finn Hill	25	525	1	12	1	21	558	486
Inglewood	51	1071	2	24	0	0	1,095	1,125
International ***	12	360	0	0	0	0	360	377
Kamiakin	25	525	2	24	7	147	696	612
Kirkland ****	23	573	1	12	0	0	585	500
Northstar	0	0	0	0	5	105	105	89
Redmond ****	36	896	1	12	0	0	908	840
Renaissance	4	100	0	0	0	0	100	42
Rose Hill	24	504	2	24	7	147	675	520
Stella Schola	0	0	0	0	3	63	63	86
Totals	236	5,310	11	132	33	693	6,135	5,563

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2006-2007 Enrollment
BEST	8	179	0	0	2	45	224	175
Eastlake	66	1,478	4	48	0	0	1,526	1,336
Juanita	52	1,165	3	36	8	179	1,380	1,095
Lake Washington	60	1,344	3	36	5	112	1,492	1,244
Redmond ****	57	1,419	1	12	0	0	1,431	1,462
Totals	243	5,585	11	132	15	336	6,053	5,312

TOTAL	969	22,165	34	408	127	2,846	25,419	23,452
--------------	------------	---------------	-----------	------------	------------	--------------	---------------	---------------

Key:

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

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

"SS" = Special Services self-contained classrooms

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

** October 1, 2006 headcount, 1/2 day kindergarten counted as .5 (only includes enrollment that impacts capacity)

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

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

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

Single Family Residence ("SFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10	\$0	483	\$0	0.4220	\$0
Junior	20	\$0	900	\$0	0.1240	\$0
Senior	40	\$0	1500	\$0	0.0870	\$0
TOTAL						\$0

School Construction Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 90%)</u>
Elementary	\$17,467,614	414	\$42,192	0.4220	\$16,025
Junior	\$0	0	\$0	0.1240	\$0
Senior (additional capacity)	\$0	0	\$0	0.0870	\$0
TOTAL					\$16,025

Temporary Facility Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.4220	\$0
Junior	\$0	0	\$0	0.1240	\$0
Senior	\$0	0	\$0	0.0870	\$0
TOTAL					\$0

State Matching Credit Calculation:

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>State Match</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	162.43	90.0	23.36%	\$3,415	0.4220	\$1,441
Junior	162.43	117.0	23.36%	\$0	0.1240	\$0
Senior	162.43	130.0	23.36%	\$0	0.0870	\$0
TOTAL						\$1,441

**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	\$467,093
Current Capital Levy Rate (2007)/\$1000	\$0.91
Annual Tax Payment	\$426.78
Years Amortized	10
Current Bond Interest Rate	4.08%

Present Value of Revenue Stream	\$3,448
---------------------------------	---------

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$16,025
Temporary Facility Cost	\$0
State Match Credit	(\$1,441)
Tax Payment Credit	(\$3,448)

Sub-Total	\$11,136
-----------	----------

50% Local Share	\$5,568
-----------------	---------

SFR Impact Fee	\$5,568
-----------------------	----------------

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

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10	\$0	483	\$0	0.0770	\$0
Junior	20	\$0	900	\$0	0.0220	\$0
Senior	40	\$0	1500	\$0	0.0220	\$0
					TOTAL	\$0

School Construction Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 90%)</u>
Elementary	\$17,467,614	414	\$42,192	0.0770	\$2,924
Junior	\$0	0	\$0	0.0220	\$0
Senior (additional capacity)	\$0	0	\$0	0.0220	\$0
				TOTAL	\$2,924

Temporary Facility Cost:

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.0770	\$0
Junior	\$0	0	\$0	0.0220	\$0
Senior	\$0	0	\$0	0.0220	\$0
				TOTAL	\$0

State Matching Credit Calculation:

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>State Match</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	162.43	90.0	23.36%	\$3,415	0.0770	\$263
Junior	162.43	117.0	23.36%	\$0	0.0220	\$0
Senior	162.43	130.0	23.36%	\$0	0.0220	\$0
					TOTAL	\$263

**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	\$182,467
Current Capital Levy Rate (2007)/\$1000	\$0.91
Annual Tax Payment	\$166.72
Years Amortized	10
Current Bond Interest Rate	4.08%
Present Value of Revenue Stream	\$1,347

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$2,924
Temporary Facility Cost	\$0
State Match Credit	(\$263)
Tax Payment Credit	(\$1,347)
Sub-Total	\$1,314
50% Local Share	\$657

MFR Impact Fee	\$657
-----------------------	--------------

2007 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2007 STUDENTS				2007 RATIO			
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Aaronwood	KC	21	21	21	6	5	0	11	0.286	0.238	0.000	0.524
Arbors at Pine Lake	S	26	26	26	33	6	6	45	1.269	0.231	0.231	1.731
Ardmore Village	R	47	47	47	7	4	1	12	0.149	0.085	0.021	0.255
Asbery Place	S	25	25	25	13	1	0	14	0.520	0.040	0.000	0.560
Aston Gardens	KC	19	19	19	3	2	0	5	0.158	0.105	0.000	0.263
Bear Creek Meadows	R	13	13	13	0	1	0	1	0.000	0.077	0.000	0.077
Bellasera	S	17	17	17	14	4	5	23	0.824	0.235	0.294	1.353
Castle Pines	S	62	62	62	40	11	10	61	0.645	0.177	0.161	0.984
Cobblestone	R	39	39	39	13	5	1	19	0.333	0.128	0.026	0.487
Columbia	S	54	54	54	37	12	6	55	0.685	0.222	0.111	1.019
Conover Commons	R	25	15	15	0	0	0	0	0.000	0.000	0.000	0.000
Crescent Ridge	KC	18	18	18	15	3	7	25	0.833	0.167	0.389	1.389
Crosswater	S	27	27	27	30	12	7	49	1.111	0.444	0.259	1.815
Eden Glen	S	19	19	19	10	2	0	12	0.526	0.105	0.000	0.632
Eltovar	S	11	11	11	10	4	0	14	0.909	0.364	0.000	1.273
Fox Hollow	R	18	18	18	6	3	3	12	0.333	0.167	0.167	0.667
Grasslawn Village	R	16	16	16	6	0	1	7	0.375	0.000	0.063	0.438
Grayson	R	52	52	52	17	6	6	29	0.327	0.115	0.115	0.558
Greystone	R	16	16	16	0	1	0	1	0.000	0.063	0.000	0.063
Hedges	KC	35	32	31	16	4	8	28	0.516	0.129	0.258	0.903
Heritage Bissell	KC	14	14	14	3	1	0	4	0.214	0.071	0.000	0.286
Illahee	S	88	46	46	9	6	6	21	0.196	0.130	0.130	0.457
Kensington	R	121	110	107	39	3	9	51	0.364	0.028	0.084	0.477
Kingsgate	KN	20	20	20	5	2	0	7	0.250	0.100	0.000	0.350
Latour	S	10	10	10	7	5	2	14	0.700	0.500	0.200	1.400
Lookout Ridge Division 2	R	12	12	12	2	2	0	4	0.167	0.167	0.000	0.333
Marivaux	S	21	21	21	17	3	5	25	0.810	0.143	0.238	1.190
Meadow Creek	S	27	27	27	10	4	1	15	0.370	0.148	0.037	0.556
Monticello	R	115	90	90	26	8	3	37	0.289	0.089	0.033	0.411
Moulinet	S	36	36	36	19	12	5	36	0.528	0.333	0.139	1.000
Muirfield	S	29	29	29	23	6	5	34	0.793	0.207	0.172	1.172
Northstar	R	133	90	90	21	13	11	45	0.233	0.144	0.122	0.500
One Eagle Place	KC	14	9	9	5	1	3	9	0.556	0.111	0.333	1.000

2007 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2007 STUDENTS				2007 RATIO			
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Pheasant Ridge	R	14	14	14	4	3	4	11	0.286	0.214	0.286	0.786
Portico on Finn Hill	KC	20	20	20	5	1	3	9	0.250	0.050	0.150	0.450
Redmond 74 Acres	R	107	15	15	2	0	0	2	0.133	0.000	0.000	0.133
Redmond Ridge	KC	987	987	987	389	107	63	559	0.394	0.108	0.064	0.566
Reserve at Patterson Creek	KC	29	19	19	16	3	5	24	0.842	0.158	0.263	1.263
Retreat at Crosswater	S	46	46	46	9	2	2	13	0.196	0.043	0.043	0.283
Rowan's View	R	13	13	13	4	0	0	4	0.308	0.000	0.000	0.308
Sable & Aspen Ridge	R	43	11	9	0	0	0	0	0.000	0.000	0.000	0.000
Sterling Woods	S	67	67	67	59	20	13	92	0.881	0.299	0.194	1.373
Sweetbrier	KC	47	47	47	23	6	12	41	0.489	0.128	0.255	0.872
The Villages at Redmond Heights	R	18	18	18	2	0	0	2	0.111	0.000	0.000	0.111
The Woodlands	R	69	69	66	12	1	5	18	0.182	0.015	0.076	0.273
Timberline Ridge Div I, II, III	S	200	200	200	211	58	43	312	1.055	0.290	0.215	1.560
Toulon	S	38	38	38	20	13	6	39	0.526	0.342	0.158	1.026
Waterbrook	S	114	102	102	24	6	3	33	0.235	0.059	0.029	0.324
Westmont	S	44	44	44	23	7	2	32	0.523	0.159	0.045	0.727
Whistler Ridge	R	62	46	46	13	4	0	17	0.283	0.087	0.000	0.370
Woodbridge Divisions I-IV	R	356	356	356	49	8	4	61	0.138	0.022	0.011	0.171
Wynstone	R	46	21	13	13	4	0	17	1.000	0.308	0.000	1.308
TOTALS		3,520	3,194	3,177	1,340	395	276	2,011	0.422	0.124	0.087	0.633

2007 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2007 STUDENTS				2007 RATIO			
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Archstone Redmond Hill Apartments	R	108	96%	103	14	3	4	21	0.136	0.029	0.039	0.204
Avalon Bay at Juanita	KC	211	95%	200	4	3	2	9	0.020	0.015	0.010	0.045
Avondale Park Townhouses	R	85	86%	73	27	6	12	45	0.370	0.082	0.164	0.616
Bon Terra Apartments	R	60	98%	60	0	0	0	0	0.000	0.000	0.000	0.000
Chelsea Apartments at Juanita Village	K	196	96%	188	1	0	0	1	0.005	0.000	0.000	0.005
Cheswick Lane Townhomes	S	71	71	71	3	1	3	7	0.042	0.014	0.042	0.099
Cobblestone Court	K	72	72	72	20	6	3	29	0.278	0.083	0.042	0.403
Evans Creek at Woodbridge Apartments	R	205	98%	201	22	3	1	26	0.110	0.015	0.005	0.129
Heather Glen Townhomes	K	13	13	13	3	0	0	3	0.231	0.000	0.000	0.231
Reflections at Marymoor (Jefferson)	R	230	92%	212	8	1	4	13	0.038	0.005	0.019	0.061
Juanita Drive Condos	KN	18	18	18	0	0	0	0	0.000	0.000	0.000	0.000
Juanita Residential Community	KN	31	31	31	0	0	0	0	0.000	0.000	0.000	0.000
Kirkland Central Condos	K	110	110	85	4	0	0	4	0.047	0.000	0.000	0.047
Redmond Ridge Apartments - The Lodge	KC	272	94%	256	18	7	5	30	0.070	0.027	0.020	0.117
Redmond Ridge Condominiums	KC	242	242	242	19	10	6	35	0.079	0.041	0.025	0.145
Villa Juanita Townhomes	KN	32	32	32	0	0	0	0	0.000	0.000	0.000	0.000
TOTALS		1,924		1,857	143	40	40	223	0.077	0.022	0.022	0.120

Calculation Back-Up

Elementary school construction cost estimated to be built in 2008.

	<i>Comparable Project</i>	<i>Rosa Parks Elementary</i>
Cost	2006 Rosa Parks Elementary New Construction	\$18,137,316
	Future Value of Project in 2008 @ 6%	\$19,225,554
Size	2006 Project	483 (21 classrooms x 23 students per classroom)
	2008 Project	414 (18 classrooms x 23 students per classroom)
Capacity Adjustment	2006 Project	483 x \$37,551/per student space (based on Rosa Parks 2006 total project costs) = \$18,137,316*
	2008 Project	414 x \$37,551/per student space (based on Rosa Parks 2006 total project costs) = \$15,546,114
Adjusted Costs	2008 Project – Value Based on 2006 Project Costs	\$15,546,114
	Future Value of Project in 2008 @ 6%	\$17,467,614
	Present Value of Project in 2007	\$17,467,614

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

X. TABLES

Table 1: Six-Year Enrollment Projections

Table 2: Enrollment History

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

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

Six-Year Enrollment Projections

	<u>2006*</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>
County Live Births**	21,778	21,863	22,431	22,874	22,680	22,680	22,680
change		85	568	443	(194)	0	0
Kindergarten ***	1,789	1,806	1,887	1,955	1,970	1,997	2,014
Grade 1 ****	1,916	2,053	2,068	2,148	2,217	2,223	2,241
Grade 2	1,860	1,873	2,028	2,040	2,119	2,180	2,176
Grade 3	1,870	1,844	1,874	2,024	2,038	2,108	2,158
Grade 4	1,776	1,824	1,818	1,847	1,995	2,002	2,060
Grade 5	1,810	1,733	1,793	1,792	1,817	1,961	1,958
Grade 6	1,726	1,814	1,763	1,819	1,825	1,842	1,973
Grade 7	1,818	1,696	1,776	1,720	1,778	1,781	1,815
Grade 8	1,806	1,776	1,685	1,763	1,709	1,764	1,763
Grade 9	1,765	1,761	1,707	1,623	1,698	1,642	1,690
Grade 10	1,824	1,745	1,750	1,690	1,600	1,666	1,606
Grade 11	1,856	1,830	1,762	1,768	1,708	1,623	1,684
Grade 12	1,881	1,885	1,876	1,807	1,814	1,756	1,668
Total Enrollment	23,697	23,640	23,787	23,996	24,288	24,545	24,806
Total Enrollment with 1/2 K at .5	23,040	22,975	23,081	23,256	23,541	23,784	24,037
Yearly Increase		(65)	106	175	285	243	253
Yearly Increase		-0.28%	0.46%	0.76%	1.23%	1.03%	1.06%
Cumulative Increase		(65)	41	216	501	744	997

* Number of Individual Students (10/1/06 Headcount).

** County Live Births estimated based on OFM projections. 2010 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.49% 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 *

	<u>1992</u>	<u>1993</u>	<u>1994</u>	<u>1995</u>	<u>1996</u>	<u>1997</u>	<u>1998</u>	<u>1999</u>	<u>2000</u>	<u>2001</u>	<u>2002</u>	<u>2003</u>	<u>2004</u>	<u>2005</u>	<u>2006</u>
County Live Births **	20,423	21,275	22,386	22,951	22,799	23,049	22,301	22,010	21,817	21,573	21,646	22,212	22,007	22,487	21,778
Kindergarten / Live Birth	8.41%	7.37%	7.16%	7.51%	7.39%	7.00%	7.61%	7.23%	6.96%	7.48%	7.26%	7.45%	7.54%	7.71%	8.21%
	Period Average														
Kindergarten	1,718	1,567	1,602	1,723	1,684	1,613	1,696	1,592	1,518	1,613	1,572	1,654	1,660	1,734	1,789
Grade 1	1,946	1,925	1,757	1,832	1,919	1,839	1,750	1,820	1,781	1,730	1,804	1,761	1,825	1,846	1,916
Grade 2	1,944	1,978	1,891	1,792	1,842	1,942	1,834	1,738	1,818	1,799	1,744	1,834	1,755	1,881	1,860
Grade 3	2,006	1,937	1,955	1,871	1,828	1,844	1,967	1,834	1,777	1,882	1,818	1,760	1,863	1,792	1,870
Grade 4	1,896	1,997	1,941	1,946	1,902	1,884	1,854	1,959	1,838	1,807	1,871	1,870	1,781	1,868	1,776
Grade 5	1,973	1,902	1,961	1,910	1,944	1,908	1,844	1,856	1,983	1,823	1,807	1,873	1,871	1,775	1,810
Grade 6	1,858	1,944	1,870	1,969	1,953	1,944	1,854	1,854	1,845	1,956	1,833	1,838	1,866	1,872	1,726
Grade 7	1,935	1,831	1,930	1,875	1,942	1,971	1,898	1,828	1,808	1,812	1,919	1,857	1,829	1,828	1,818
Grade 8	1,832	1,894	1,825	1,914	1,871	1,944	1,996	1,884	1,839	1,813	1,813	1,917	1,886	1,807	1,806
Grade 9	1,712	1,794	1,856	1,836	1,897	1,824	1,899	1,964	1,843	1,850	1,803	1,822	1,889	1,860	1,765
Grade 10	1,754	1,745	1,801	1,918	1,904	1,951	1,854	1,928	1,975	1,846	1,841	1,802	1,889	1,887	1,824
Grade 11	1,669	1,761	1,745	1,827	1,970	1,984	2,017	1,809	1,866	1,890	1,801	1,812	1,700	1,853	1,856
Grade 12	1,565	1,667	1,724	1,779	1,943	2,043	1,962	2,078	1,703	1,855	1,849	1,831	1,900	1,799	1,881
Total Enrollment	23,808	23,942	23,858	24,192	24,599	24,691	24,425	24,144	23,594	23,676	23,475	23,631	23,714	23,802	23,697
Yearly Change		134	(84)	334	407	92	(266)	(281)	(550)	82	(201)	156	83	88	(105)

* October 1st Headcount

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

Average increase in the number of students per year	-8
Total increase for period	-111
Percentage increase for period	0%
Average yearly increase	-0.03%

2006-2007 Inventory and Capacities of Existing Schools

* <u>Juanita Area</u>	<u>Address</u>	<u>Capacity (w/ portables)</u>
25 Frost Elementary	11801 NE 140th	507
03 Juanita Elementary	9635 NE 132nd	391
04 Keller Elementary	13820 108th NE	484
26 Muir Elementary	14012 132nd NE	506
06 Discovery Community School	12801 84th NE	92
06 Sandburg Elementary	12801 84th NE	575
02 Thoreau Elementary	8224 NE 138th	391
63 Finn Hill Jr. High	8040 NE 132nd	558
60 Environmental & Adventure School	8040 NE 132nd	126
67 Kamiakin Jr. High	14111 132nd NE	696
82 Juanita High School	10601 NE 132nd	1,380
<u>Kirkland Area</u>		
07 Bell Elementary	11212 NE 112th	414
96 Community School	11133 NE 65th	69
16 Franklin Elementary	12434 NE 60th	483
09 Kirk Elementary	1312 6th Street	529
10 Lakeview Elementary	10400 NE 68th	438
15 Rose Hill Elementary	8044 128th NE	369
18 Rush Elementary	6101 152nd NE	460
14 Twain Elementary	9525 130th NE	529
96 International Community School	11133 NE 65th	360
65 Kirkland Jr. High	430 18th Avenue	585
84 Northstar Jr. High	12033 NE 80th	105
69 Rose Hill Jr. High	13505 NE 75th	675
61 Stella Schola	13505 NE 75th	63
80 Best High School	10903 NE 53rd St	224
84 Lake Washington High	12033 NE 80th	1,492
<u>Redmond Area</u>		
19 Audubon Elementary	3045 180th NE	437
53 Alcott Elementary	4213 228th NE	598
54 Blackwell Elementary	3225 205th PL NE	552
46 Dickinson Elementary	7040 208th NE	541
24 Einstein Elementary	18025 NE 116th	414
46 Explorer Community School	7040 208th NE	92
22 Mann Elementary	17001 NE 104th	414
57 McAuliffe Elementary	23823 NE 22nd	644
58 Mead Elementary	1725 216th NE	587
23 Redmond Elementary	16800 NE 80th	415
21 Rockwell Elementary	11125 162nd NE	529
41 Rosa Parks Elementary	22845 NE Cedar Park Crescent Dr	483
56 Smith Elementary	23305 NE 14th	713
32 Wilder Elementary	22130 NE 133rd	575
74 Evergreen Jr. High	6900 208th NE	864
77 Inglewood Jr. High	24120 NE 8th	1,095
71 Redmond Jr. High	10055 166th NE	908
78 Renaissance Jr. High	400 228th NE	100
85 Redmond High School	17272 NE 104th	1,431
86 Eastlake High School	400 228TH NE	1,526

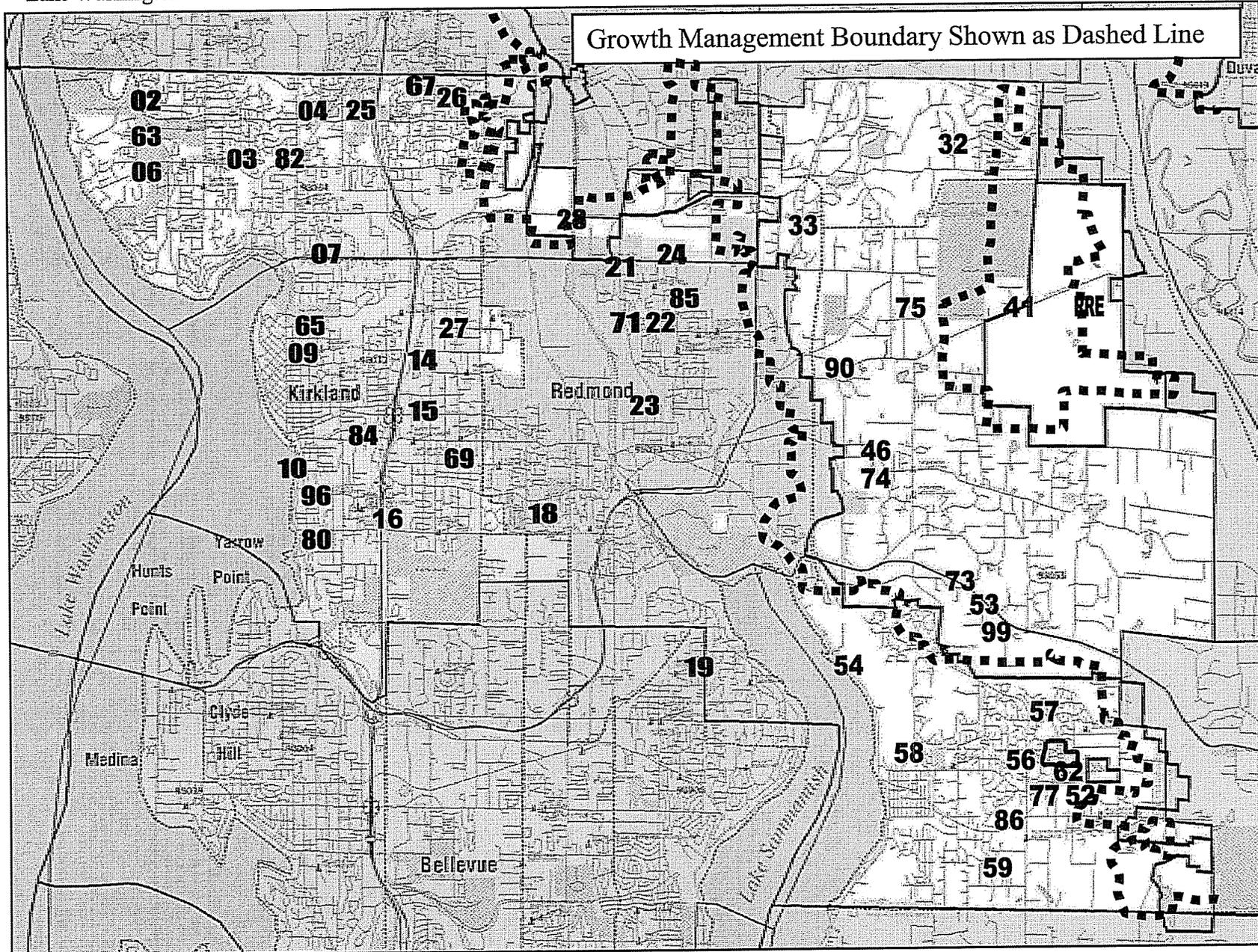
* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

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

Inventory of Undeveloped Land

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

* See Table 4a for District Map. Locations indicated by numbers stated in this column.
 ** These sites are identified in the Bear Creek Community Plan
 *** "In reserve" refers to sites owned by the district. While the district does not anticipate constructing school facilities on these sites within these six years, they are being held for the district's long term needs.



August 27, 2007

Table 4a

Projected Capacity to House Students

	2006	2007	2008	2009	2010	2011	2012
Permanent Capacity	22,573						
New Construction*:							
Close Old Dickinson		(138)					
Sammamish Plateau Elementary #52			414				
Redmond Ridge East Elementary #34							414
Modernization:							
Frost Elementary #25				42			
Muir Elementary #26					42		
Rush Elementary #18						42	
Finn Hill Jr. #63					(50)		
Lake Washington High School #84						(200)	
Permanent Capacity Subtotal (Permanent + SS)	22,573	22,435	22,849	22,891	22,883	22,725	23,139
Total Enrollment with .5 K**	23,040	22,975	23,081	23,256	23,541	23,784	24,037
Permanent Surplus / (Deficit Capacity)	(467)	(540)	(232)	(365)	(658)	(1,059)	(898)
Transitional Capacity [Relocatables]	2,846	2,731	2,616	2,501	2,386	2,271	2,156
Change in number of Classrooms***	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Total Surplus / Deficit Capacity	2,846	2,191	2,384	2,136	1,728	1,212	1,258
Total Permanent and Transitional Capacity	25,419	25,166	25,465	25,392	25,269	24,996	25,295

*New schools and additional permanent capacity through modernization.

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

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

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

Six-Year Finance Plan

	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>Total</u>	<u>Local</u>	<u>Est Secured State</u>	<u>Unsecured Local *</u>
Site 52 New - Sammamish Plateau El		24,600,000					24,600,000	21,600,000	0	3,000,000
Site 25 Mod - Frost Elementary			25,600,000				25,600,000	24,000,000	1,600,000	
Site 63 Mod - Finn Hill Junior				53,300,000			53,300,000	50,300,000	3,000,000	
Site 26 Mod - Muir Elementary				26,500,000			26,500,000	24,800,000	1,700,000	
Site 84 Mod - Lake Washington High					95,200,000		95,200,000	89,200,000	6,000,000	
Site 34 New - Redmond Ridge East El						29,300,000	29,300,000	24,900,000 **	0	4,400,000
Site 18 Mod - Rush Elementary					25,700,000		25,700,000	23,900,000	1,800,000	
Site 69 Mod - Rose Hill Junior						67,050,000	67,050,000	63,050,000	4,000,000	
Totals	\$0	\$24,600,000	\$25,600,000	\$79,800,000	\$120,900,000	\$96,350,000	\$347,250,000	\$296,850,000	\$18,100,000	\$7,400,000

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

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

Note 1: Dollars are adjusted for expected inflation.

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