



## CITY OF KIRKLAND

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

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### MEMORANDUM

**To:** David Ramsay, City Manager  
**From:** Eric Shields, Planning Director  
**Date:** May 7, 2009  
**Subject:** Request to Collect School Impact Fees

#### **RECOMMENDATION**

Consider the letter submitted by the Lake Washington School District (attachment 1) requesting the City to collect school impact fees on behalf of the district. Provide direction to staff on whether to prepare a school impact fee ordinance for consideration at a future Council meeting.

#### **BACKGROUND DISCUSSION**

State law authorizes the collection of impact fees to help defray the costs of new school facilities. The fees must be justified by a school district's adopted Capital Facilities Plan. The plan must document anticipated enrollment growth and capital needs and include a financing plan that identifies the role of impact fees. Collection of the fees occurs through the permitting process of general purpose governments, such as Kirkland. Those governments must agree to collect the fees and forward collected fees to the school district.

In January, 2008 the City Council met with representatives of the Lake Washington School District to discuss the District's request that the City collect school impact fees. (A copy of the previous request letter is included as attachment 2.) At that time, City Council members raised a number of questions and asked the District to provide additional information. In February, 2009, the District submitted a written response to the Council's questions (attachment 3); and on April 22, 2009, the District submitted a formal request for the City to adopt an impact fee ordinance (attachment 1) and a copy of a draft 2009 Capital Facilities Plan (attachment 4).

Lake Washington School District lies within the jurisdiction of four general purpose governments – Kirkland, Redmond, Sammamish and unincorporated King County. All of the jurisdictions except Kirkland collect school impact fees. The School District has requested that Kirkland collect fees at the following rates: \$6,492 for new single family dwelling units and \$887 for new multi-family dwelling units. The existing rates collected by the other jurisdictions are as follows:

- Sammamish: \$6,492 for SF \$887 for MF
  - King County: \$6,492 for SF \$887 for MF
  - Redmond:\* \$2,750 for SF \$280 for MF
- (\* Redmond will be considering increasing fees this summer)

Note that if the unincorporated Finn Hill, Kingsgate and North Juanita areas are annexed to Kirkland, they would be subject to Kirkland's impact fee rules. Consequently, unless Kirkland authorizes impact fees, the School District would lose impact fee revenue from the annexation area.

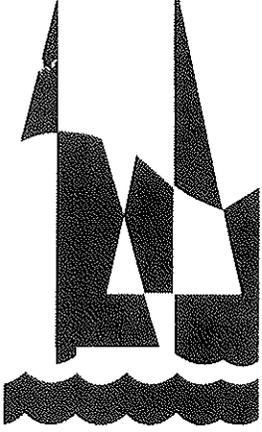
Although Kirkland has not authorized collection of school impact fees, the District has utilized the SEPA process to negotiate impact fee payment for larger developments. The City has provided the District with notices of new developments that are subject to SEPA. The District has appealed City issued Determinations of Nonsignificance on the grounds that the developments will have significant school impacts. The appeals have been forwarded for consideration by Hearing Examiner, but they are typically a settlement between the District and developer occurs prior to an appeal hearing.

Attachments:

1. Letter from LWSD requesting that City collect school impact fees
2. Request for impact fees submitted by LWSD prior to January 15, 2008 Council meeting.
3. LWSD response to Council questions
4. Draft 2009 LWSD Capital Facilities Plan

cc: Chip Kimball, LWSD Superintendent  
Forrest Miller, LWSD Director of Facilities and Transportation  
Denise Stiffarm, K&L Gates LLP

# Lake Washington School District No. 414



P.O. Box 97039  
Redmond, WA 98073  
425 702-3257  
www.lwsd.org

DR. CHIP KIMBALL  
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Deputy Superintendent

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April 22, 2009

Honorable James L. Lauinger  
City of Kirkland  
123 Fifth Avenue  
Kirkland, Washington 98033

RE: Request for Council Action - School Impact Fees

Dear Mayor Lauinger:

As you know, the Lake Washington School District (the "District") has worked for several months to provide the City of Kirkland with information related to a proposed school impact fee ordinance. Attached please find my February 13, 2009, letter summarizing the process to date and providing additional information (at the City Council's request) regarding the District's request that the City consider a school impact fee ordinance

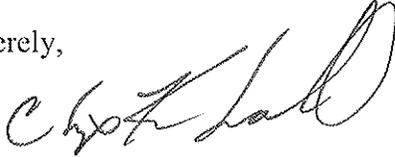
At this time, the District is formally requesting that the City Council adopt a school impact fee ordinance. Please note that there are two actions that the City must take in order to collect school impact fees on behalf of the District: (1) the City must adopt the District's Capital Facilities Plan by reference as a component of the City's Comprehensive Plan; and (2) the City must adopt a school impact fee ordinance.

Please note that the District's 2008 Capital Facilities Plan contains the following school impact fee amounts: \$6,492 for single family dwelling units and \$887 for multi-family dwelling units. These amounts represent 50% of the calculated unfunded school capacity need related to students generated from new single family or multi-family dwelling units. Please note that the District's Capital Facilities Plan and fees are updated on an annual basis.

Honorable James L. Lauinger  
April 22, 2009  
Page 2

We look forward to continuing our discussion with the City of Kirkland regarding a school impact fee ordinance. We would be happy to meet with the City Council again in study session, if necessary, or to present this request at a regular City Council meeting. Please let us know the City's preference regarding this matter. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chip Kimball". The signature is fluid and cursive, with a large, stylized initial "C".

Chip Kimball  
Superintendent

Attachment:

- February 13, 2009 Letter

cc: Dave Ramsay, City of Kirkland, City Manager  
Eric Shields, City of Kirkland, Planning Director  
Teresa Swan, City of Kirkland, Senior Planner  
Forrest Miller, LWSD Director of Facilities & Transportation  
Denise Stiffarm, K&L Gates LLP

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>.

Ms. Teresa Swan  
 December 10, 2007  
 Page 2

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.<sup>1</sup> The total 4,810 Kirkland-residents in District schools represents 20.9% of the total District student population of 23,040 students.<sup>2</sup>

- **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.<sup>3</sup>

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

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<sup>1</sup> 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.

<sup>2</sup> 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.

<sup>3</sup> 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.

Ms. Teresa Swan  
 December 10, 2007  
 Page 3

District will growth 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 growth 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.<sup>4</sup> Based upon this 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

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

Ms. Teresa Swan  
December 10, 2007  
Page 4

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.<sup>5</sup> 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-

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<sup>5</sup> See Appendix A and Table 1 in the 2007 Capital Facilities Plan.

Ms. Teresa Swan  
 December 10, 2007  
 Page 5

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)
<b>TOTAL</b>	<b>3,312</b>	<b>3,659</b>	<b>(278)</b>

\*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

Ms. Teresa Swan  
 December 10, 2007  
 Page 6

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.<sup>6</sup>

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.

<sup>6</sup> 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.

Ms. Teresa Swan  
December 10, 2007  
Page 7

**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.

Ms. Teresa Swan  
December 10, 2007  
Page 8

**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.

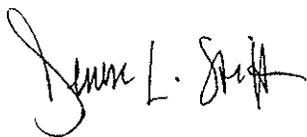
**8. Why did the District add portables to some schools in Kirkland instead of adding new permanent capacity at those same schools as a part of the recent modernization projects:**

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

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# Lake Washington School District No. 414



P.O. Box 97039  
Redmond, WA 98073  
425 702-3257  
www.lwsd.org

DR. CHIP KIMBALL  
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February 13, 2009

Honorable James L. Lauinger  
City of Kirkland  
123 Fifth Avenue  
Kirkland, Washington 98033

RE: Lake Washington School District School Impact Fees

Dear Mayor Lauinger:

As you know, the Lake Washington School District (the "District") met with the Kirkland City Council on January 15, 2008, to discuss a proposed school impact fee ordinance. The District's proposal was preceded by an information submittal to Teresa Swan at the City dated December 10, 2007. At the January 15 meeting, the Council requested additional information and action from the District. The following is a summary of the District's response to those requests.

❖ ***Request No. 1: In the last six years, how/where have impact fees been spent in the District?***

In the last six years, the District has used impact fee revenue to fund the following projects related to growth: portables at Alcott, Carson, Dickinson, and Redmond elementary schools; construction of Rosa Parks Elementary School; capacity improvements at Einstein, Lakeview, Frost, and Twain elementary schools; capacity improvements at Inglewood Junior High School, and capacity improvements at Redmond High School. These capacity improvements have enabled the District to accommodate students due to growth and to shift enrollment throughout the District in order to ensure available capacity at all District schools.

Letter to Mayor Lauinger  
 Lake Washington School District School Impact Fees  
 February 13, 2009

❖ *Request No. 2: Identify how many students are typically generated from studio apartments.*

The District prepares aggregate student generation rates for all multi-family dwelling units. The District's data is not segregated based upon the number of bedrooms in each multi-family unit due to the fact that this information is generally not available from the permitting jurisdictions. (In fact, when we requested information from the City of Kirkland regarding the number of studio apartments permitted within the City in the last five years, Teresa Swan indicated that the City does not track this information.) It should be noted, however, that the District's student generation rate for multi-family dwelling units includes all multi-family dwelling units. As a result, if fewer students are being generated from studio apartments, this will directly affect the student generation rate. Specifically, if few to no students are being generated from studio apartments in the District, the District's multi-family student generation rate will capture this low figure in the total for all multi-family units and the aggregate total will reflect a proportionately small per unit impact per multi-family dwelling unit.

❖ *Request No. 3: Identify why the District has portable facilities at schools.*

The District utilizes portable facilities for several reasons, including:

- Planning flexibility and building schools for long term operation – All District schools are master planned with portables in mind. Portables help to accommodate short-term enrollment increases, special program needs, and permit the District to plan for future capacity needs. The District does not build new permanent facilities unless it has the enrollment (including projected enrollment) to support such facilities. Portables are used as an interim housing device in this planning process.
- Providing capacity during periods when the District does not yet have sufficient funding to build larger schools. In some cases, the District must wait to receive voter approval of construction bonds before it can build new permanent capacity. Portables facilities help to bridge the time between the established capacity need and voter approval of a construction bond.
- Allowing for the placement of special programs at schools across the District – The District's goal is to ensure equity across the District with the regard to the placement of special programs. At some schools, due to the building design or capacity, portables are the only option for siting special programs that exist at other District schools. The nature of these programs is constantly evolving and portables serve a critical role in that evolution.
- Providing capacity necessary to accommodate new programmatic requirements (i.e. state mandated programs; programs funded by special initiative of the voters) at the District could not have anticipated when the school was constructed.

Letter to Mayor Lauinger  
 Lake Washington School District School Impact Fees  
 February 13, 2009

At the schools currently serving Kirkland-residents, the following portable inventory exists:

- Lakeview Elementary – two portables are used to accommodate increased enrollment and two portables are dedicated to special needs students.
  - Twain Elementary – four portables (including two recently added) are used to accommodate increased enrollment, including recent increased kindergarten enrollment.
  - Bell Elementary – four portables are used to accommodate special programs (large preschool and art docent programs).
  - Franklin Elementary – two portables are used for long term enrollment planning.
  - Kirk Elementary – three portables are used to accommodate increased enrollment and the placement of special programs at the school.
  - Lake Washington High School – portables are used for Northstar alternative school and Store Front school.
- ❖ ***Request No. 4: Coordinate a public input process regarding the proposed school impact fee ordinance similar to the public process used by the City to coordinate input with regard to the traffic impact fee ordinance.***

Following the format of the City's impact fee review process, the District advertised and held a public informational meeting on the proposed school impact fee ordinance on June 9, 2008. The District provided public notice of the meeting via the City of Kirkland Chamber of Commerce, the City's own website and developer list service, the District's website, and an advertisement in the Kirkland Courier.

The meeting was held on June 9, at 7:00 p.m., in the Peter Kirk Room at Kirkland City Hall. The District provided an overview of the school funding system and how impact fees are a critical component of school funding. The District also explained the components of the school impact fee calculation. Finally, the District discussed how a school impact fee program could be implemented within the City of Kirkland if the City Council were to decide to adopt a school impact fee ordinance. [Note that the District's notice of the meeting made clear that the consideration of any such ordinance would be subject to the City's public review process.]

Two individuals attended the public briefing. Attached please find the contact information for the attendees. The District's Superintendent, Deputy Superintendent, Director of Facilities and Transportation, and legal counsel also participated in the meeting.

Letter to Mayor Lauinger  
Lake Washington School District School Impact Fees  
February 13, 2009

We look forward to continuing our discussion with the City of Kirkland regarding the consideration of a school impact fee ordinance. Please let us know if there is any additional information that we can provide to the City at this time and when we can expect subsequent action regarding the request. Thank you.

Sincerely,



Chip Kimball  
Superintendent

Attachment

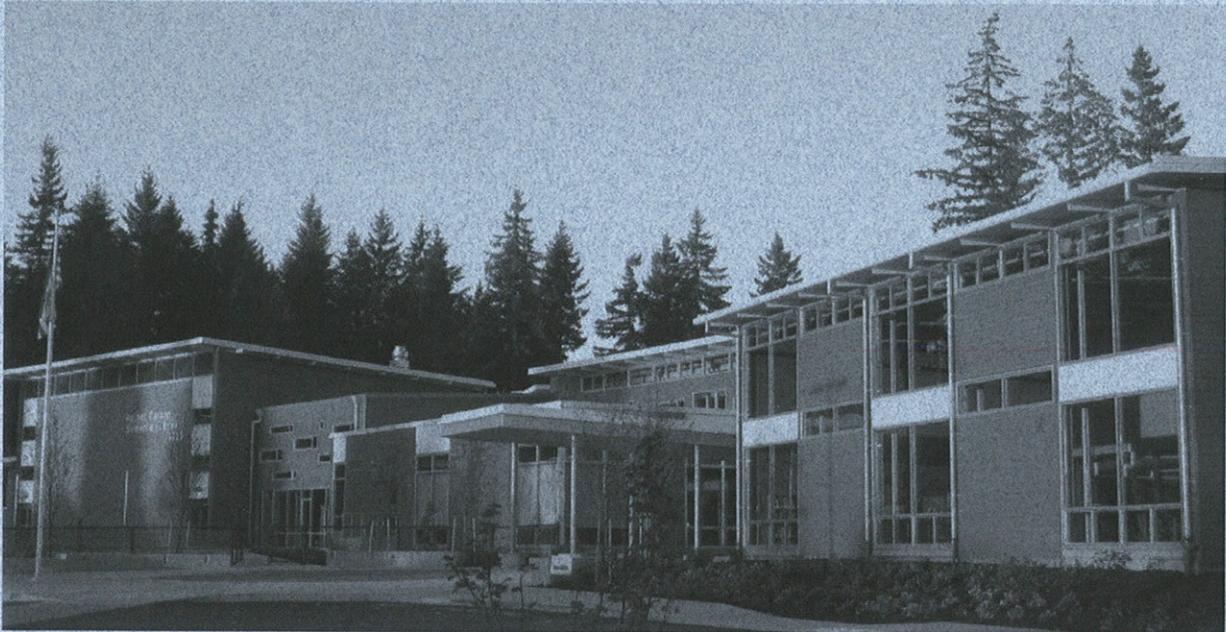
cc: Teresa Swan, City of Kirkland  
Forrest Miller, LWSO Director of Facilities & Transportation  
Denise Stiffarm, K&L Gates LLP



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# *Six-Year Capital Facility Plan*

## *2009 - 2014*



Draft  
April 28, 2009

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

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

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

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

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**TABLE OF CONTENTS**

	<b>Section</b>	<b>Page Number</b>
I.	Executive Summary	2-5
II.	Six-Year Enrollment Projection and Long Term Planning	6-8
III.	Current District "Standard Of Service" <i>(As Defined by King County Code 21A.06)</i>	9-11
IV.	Inventory and Evaluation of Current Facilities	12
V.	Six-Year Planning and Construction Plan	13-14
VI.	Relocatable and Transitional Classrooms	15
VII.	Six-Year Classroom Capacities: Availability / Deficit Projection	16
VIII.	Finance Plan	17
IX.	Appendices A - E	
X.	Tables 1 - 6	

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## I. Executive Summary

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This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington School District (the "district") as the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. This plan was prepared using data available in Spring 2009.

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

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

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

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

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

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

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

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

School capacity is based on the district standard of service and the existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). As seen in *Appendix A*, the district's overall capacity is 26,135 Full-Time Equivalent (FTE) students (22,484 for permanent and 3,219 for relocatables). For this same period of time, student enrollment is 23,483 FTE. Enrollment is projected to increase to 25,167 FTE in 2014 (see *Table 1*). Though areas of growth are seen in various areas of the district, the most notable growth continues to be in the Redmond and Sammamish areas along with some areas of growth in of Kirkland.

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

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Some examples include:

- Growth has necessitated the construction of one elementary school (a.k.a. Site 52, Rachel Carson Elementary School) on the Sammamish plateau which opened in the fall of 2008. Due to capacity issues, this school opened with four relocatable classrooms on the site.
- The Redmond Ridge development has experienced growth to the point that four (4) additional portables will be added to Rosa Parks Elementary School in the summer of 2009.
- Homes have begun to be completed and occupied in the Redmond Ridge East development which has resulted in some student generation. In anticipation of the potential student growth from that development, the District secured property within that development in 2007 for a future elementary school, Site 31 (see *Tables 4, 5 and 6*).
- The City of Sammamish approved a land use plan known as the Sammamish Town Center. This plan allows 1,300 to 2,000 new residential dwelling units to be developed in the Town Center area. The District anticipates that this plan will create additional capacity needs in this area of the District.
- Enrollment continues to press for the addition of portables in several schools in the Kirkland area.
- It is projected that other locations throughout the district will need relocatables to address capacity issues within the planning period of this report.

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

In the timeframe of this plan, the district will:

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

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

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- Add relocatable classrooms to address capacity when needed in the District. See *Section VI*.

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

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

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### Six-Year Enrollment Projection

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 2,033 students over the next six years. This is a 8.49% increase over the current student population. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 1,961 students. This projection contemplates the full development of Redmond Ridge and the Redmond Ridge East development. Other developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned development. The District expects that some of the new residential development in the Sammamish Town Center will begin to occur in the six-year planning period. Therefore, the enrollment projections also include the first anticipated phase of the Sammamish Town Center development.

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

### Cohort Survival

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2007 are used to project kindergarten enrollment through the 2011-2012 school year.

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

*(continued)*

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After 2013, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, past cohort survival trends were analyzed.

### Development Tracking

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 64 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a new single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

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

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

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<b>II. Six-Year Enrollment Projection and Long Term Planning</b> <i>(continued)</i>
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anticipated development schedule. There is limited data from projects five years or newer. Historically, the district has seen student growth accelerate in developments after five years.

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

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

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

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

**I-728**

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

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

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<b>III. Current District "Standard of Service" (continued)</b>
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impact the District's student/teacher standard of service for the 2009-2010 school year and subsequent years.

**Standard of Service for Elementary Students**

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

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

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

**Standard of Service for Secondary Students**

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

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

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

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Preschool and daycare programs

**Room Utilization at Secondary Schools**

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

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

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The district currently has permanent capacity to house 22,484 students and transitional (relocatable) capacity to house 3,219 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 23,483 and is expected to increase to 25,167 in 2014 (see *Table 1*).

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

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

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## V. Six-Year Planning and Construction Plan

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

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

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

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indicate that other relocatables may also be needed in the Sammamish, Redmond, Kirkland and unincorporated King County areas.

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

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**VI. Relocatable and Transitional Classrooms**

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

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

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

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

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

## 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 permanent capacity (classroom and special education) to serve 11,760 students at the elementary level, 5,439 students at the junior high school level, and 5,717 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. As depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have an increasing insufficient permanent capacity through 2014. Differing growth patterns throughout the district may cause some communities to experience overcrowding. FORREST: I suggest you think about using just permanent capacity figures here as the first time I read through this I wondered how you were going to qualify for impact fees. The common reader will likely understand easier if you just use permanent capacity figures

This is especially true in the eastern portions of the district where significant housing development has taken place. Though the economy has slowed, there still is growth in these areas. The continued development of the Sammamish Plateau, Redmond Ridge, Redmond Ridge East, northwest Redmond, and also the in-fill and short plats in Kirkland will put pressure on schools in those areas. To meet the needs associated with overcrowding or under utilization, the district will utilize a number of solutions. Those solutions include the movement of relocatables, boundary changes, reconfiguration, new construction, modernization, and modifications in the educational program. A boundary change of three of the elementary schools on the Sammamish plateau was accomplished in the 2007-2008 school year in anticipation of the opening of the New Site 52 Elementary School in September 2008. Though the Site 52 Elementary School will help with the capacity issues, the new school is planned to open with four portables. In addition, the City of Sammamish will finish their planning for the new Sammamish Town Center that will add up to 2,000 housing units within the district on the Sammamish plateau.

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

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

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2009 through 2014. The financing components include secured and unsecured funding. The plan is based on approved bond issues (approved in 1990, 1998 and 2006 by election), securing of state funding, collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

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

**IX. Appendices**

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

Appendix B: Calculations of Impact Fees for Single Family Residences

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

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

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

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

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

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

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

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

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

"SS" = Special Services self-contained classrooms

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

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

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

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

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

**Single Family Residence ("SFR")**

**School Site Acquisition Cost:**

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10	\$0	483	\$0	0.4570	\$0
Junior	20	\$0	900	\$0	0.1250	\$0
Senior	40	\$0	1500	\$0	0.0930	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

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

**Temporary Facility Cost:**

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

**State Matching Credit Calculation:**

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

Lake Washington School District

Capital Facilities Plan 2009-2014

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

**Single Family Residence ("SFR")**

**Tax Payment Credit Calculation:**

Average SFR Assessed Value	\$597,904
Current Capital Levy Rate (2009)/\$1000	\$0.84
Annual Tax Payment	\$501.52
Years Amortized	10
Current Bond Interest Rate	4.96%

Present Value of Revenue Stream	\$3,880
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**Impact Fee Summary for Single Family Residence:**

Site Acquisition Cost	\$0
Permanent Facility Cost	\$19,499
Temporary Facility Cost	\$0
State Match Credit	(\$1,538)
Tax Payment Credit	(\$3,880)

Sub-Total	\$14,080
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50% Local Share	\$7,040
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<b>SFR Impact Fee</b>	<b>\$7,040</b>
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**Estimated School Impact Fee Calculation  
Based on King County Code 21.A.43**

**Multiple Family Residence ("MFR")**

**School Site Acquisition Cost:**

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10	\$0	483	\$0	0.1320	\$0
Junior	20	\$0	900	\$0	0.0490	\$0
Senior	40	\$0	1500	\$0	0.0310	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

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

**Temporary Facility Cost:**

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

**State Matching Credit Calculation:**

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

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

**Multiple Family Residence ("MFR")**

**Tax Payment Credit Calculation:**

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

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

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

<b>MFR Impact Fee</b>	<b>\$1,813</b>
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**2009 MITIGATION DEVELOPMENT SUMMARY**  
**STUDENT GENERATION FACTORS**  
**Five Year History**

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

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

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

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

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

## Calculation Back-Up

Elementary school construction cost estimated to be built in 2008.

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

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

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

Table 2: Enrollment History

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

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

### Six-Year Enrollment Projections

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

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

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

\*\*\* Kindergarten enrollment is calculated at 7.48% of County Live Births plus anticipated developments.

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

**Enrollment History \***

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

\* October 1st Headcount

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

<b>Average increase in the number of students per year</b>	<b>-6</b>
<b>Total increase for period</b>	<b>-89</b>
<b>Percentage increase for period</b>	<b>0%</b>
<b>Average yearly increase</b>	<b>-0.03%</b>

## 2008-2009 Inventory and Capacities of Existing Schools

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

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

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

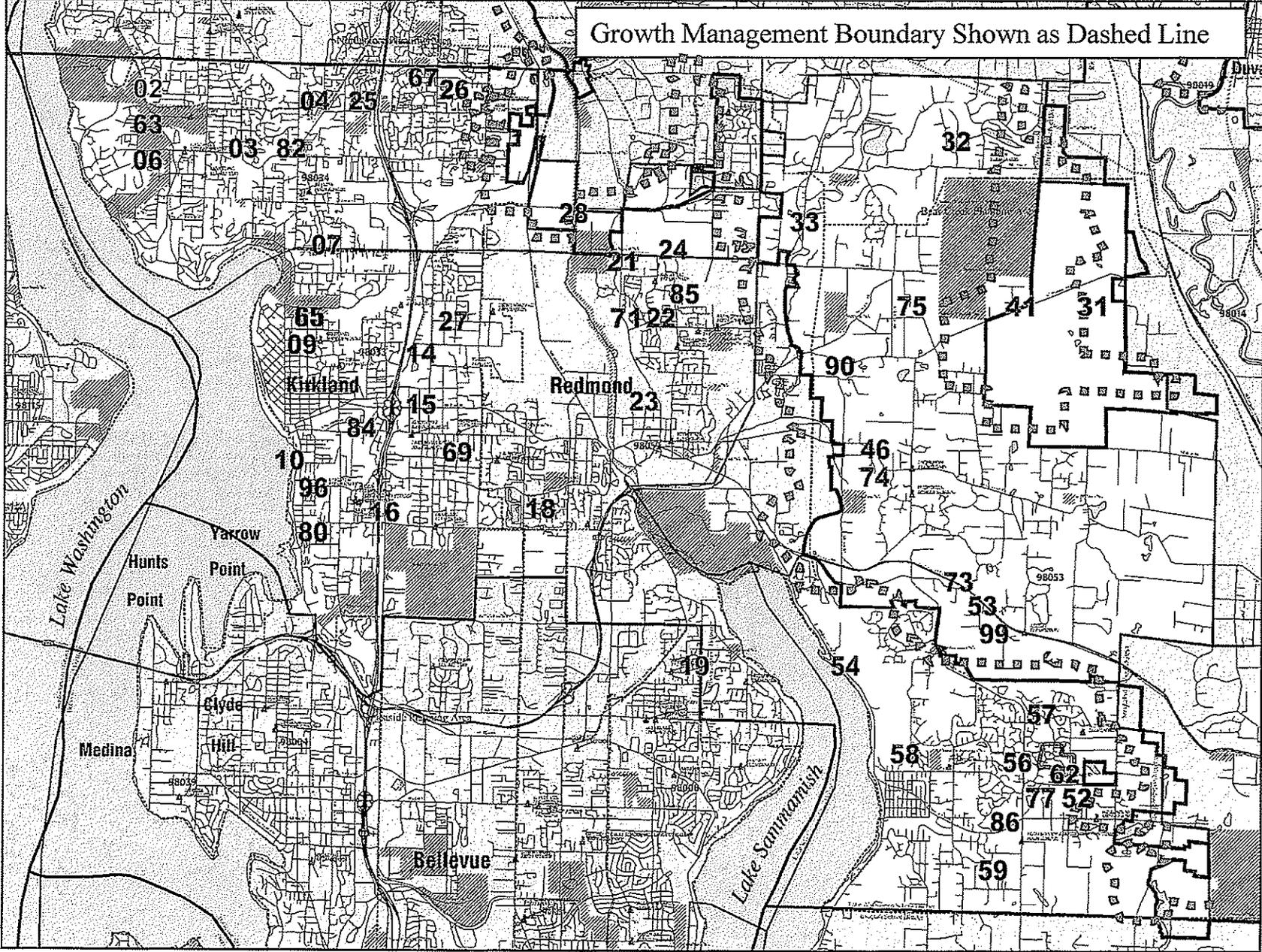
## Inventory of Undeveloped Land

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

### Footnotes

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

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



### Projected Capacity to House Students

	2008	2009	2010	2011	2012	2013	2014
<b>Permanent Capacity</b>	22,916						
<b>New Construction*:</b>							
Close-Old-Dickinson	(138)						
Sammamish Plateau Elementary #52	444						
Redmond Ridge East Elementary #31							414
<b>Modernization:</b>							
Frost Elementary #25		42					
Finn Hill Jr. #63				(50)			
Lake Washington High School #84				(200)			
Muir Elementary #26					42		
Rush Elementary #18				42			
Sandburg Elementary #06							
Rose Hill Jr. #69							
Bell Elementary #07							
Keller Elementary #04							
ICS/Community #96							
Permanent Capacity Subtotal (Permanent + SS)	22,916	22,958	22,958	22,750	22,792	22,792	23,206
Total Enrollment with .5 K**	23,134	23,205	23,512	23,908	24,441	24,948	25,167
<b>Permanent Surplus / (Deficit Capacity)</b>	<b>(218)</b>	<b>(247)</b>	<b>(554)</b>	<b>(1,158)</b>	<b>(1,649)</b>	<b>(2,156)</b>	<b>(1,961)</b>
<b>Transitional Capacity [Relocatables]</b>	3,219	3,104	2,989	2,874	2,759	2,644	2,529
Change in number of Classrooms***	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Total Surplus / Deficit Capacity	3,219	2,857	2,435	1,716	1,110	488	568
<b>Total Permanent and Transitional Capacity</b>	<b>26,135</b>	<b>26,062</b>	<b>25,947</b>	<b>25,624</b>	<b>25,551</b>	<b>25,436</b>	<b>25,735</b>

\*New schools and additional permanent capacity through modernization.

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

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

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

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

\* 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.