
Six-Year Capital Facility Plan

2010 - 2015



Board Adopted: August 23, 2010

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

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**Lake Washington School District's
Six-Year Capital Facilities Plan
2010-2015**

**For information about this plan, call the District Support Services Center
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I. Executive Summary

This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington School District (the "district") 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 2010.

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.

While the current State budget crisis has impacted state funding, the district has made budgetary decisions to protect class size through reduction in other programs and services. Future state funding shortfalls could impact class sizes however those changes are anticipated to be temporary reductions and as such will likely not modify the district's standard of service.

I. Executive Summary *(continued)*

This plan reflects the current student/teacher standard of service ratio. The district's standard of service has been changed to reflect space needs to serve students in All Day Kindergarten, as currently 80% of district's students participate in this program.

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 25,629 students (22,170 for permanent and 3,063 for relocatables). For this same period of time, student enrollment is 23,782 headcount. Enrollment is projected to increase to 26,922 in 2015 (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 areas of growth in the City of Kirkland. In addition, the City of Kirkland will be annexing areas of unincorporated King County (the Finn

I. Executive Summary (*continued*)

Hill and Kingsgate areas) which we anticipate will result in additional growth.

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 continues to experience growth to the point that in addition to the four (4) relocatables that were added to Rosa Parks Elementary School in 2009, another four (4) relocatable classrooms will be added to the school in the summer of 2010.
- Homes have begun to be occupied in the Redmond Ridge East development which has resulted in additional student population. 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*). This school is planned to open in 2015.
- The City of Sammamish approved a land use plan known as the Sammamish Town Center. This plan allows 1,300 to 1,800 new residential dwelling units to be developed in the Town Center area. The District anticipates that development in this planning area will create additional capacity needs in this area of the District.
- The City of Kirkland will be annexing areas of unincorporated King County in July 2011. This includes the Finn Hill and the Kingsgate areas which are both within the boundaries of the District. It is anticipated that the annexation areas could create additional capacity needs in District schools in these areas.
- Enrollment continues to press for the addition of relocatable classrooms in several schools in the Kirkland and also the North Redmond areas.
- It is projected that other locations throughout the district will need relocatables to address capacity issues within the planning period of this report.

I. Executive Summary (*continued*)

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 re-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 remove any existing excess relocatable classrooms.
- Construct two new elementary schools, one in the Redmond Ridge East development area and the other in the North Redmond area.
- Add relocatable classrooms to address capacity when needed in the District. See *Section VI*.
- Is planning to undergo a change to school configuration (K-5, 6-8 and 9-12) in 2012. Because of this, the District is currently considering the need for High School additions at Redmond High School and Eastlake High School. Future updates to the District's Capital Facility Plan will provide more information if this plan moves forward.

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

II. Six-Year Enrollment Projection and Long Term Planning

Six-Year Enrollment Projection

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 2,837 students over the next six years. This is a 11.78% 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 3,507 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: (1) the *cohort survival* – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the district; then (2), *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. Development tracking uses 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 2008 are used to project kindergarten enrollment through the 2013-2014 school year.

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

After 2014, 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 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.

It is important to note that even though small 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 relocatables 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 0.436 elementary student, 0.099 junior high student, and 0.074 senior high student, for a total of 0.609 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.141 elementary student, 0.056 junior high student, and 0.047 senior high student for a total of 0.245 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers have increased since 2009 for new multi-family developments and decreased slightly for new single 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

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

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.

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)

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

- 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 may 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)
- 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 22,566 students and transitional (relocatable) capacity to house 3,063 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 23,782 and is expected to increase to 26,922 in 2015 (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 contemplates using the following strategies:

- 1) Movement from a grade configuration of K-6, 7-9, 10-12 to a grade configuration of K-5, 6-8, 9-12.
- 2) Construction of new schools
- 3) Additions at high schools to accommodate school configuration
- 4) Adjustments to the capacity of existing schools undergoing Modernization
- 5) Use of additional relocatables to provide for housing of students not provided for under other strategies.

Future updates to this plan will include specific information regarding adopted strategies.

The district's six-year construction plan includes the following capacity projects:

- During the last six years (2004-2009),
 - New growth in the Redmond and the Sammamish areas created the need to construct two elementary schools.
 - One of these new elementary schools (Rosa Parks Elementary School, Site 41), located within the Redmond Ridge development, was occupied in the fall of 2006.
 - The other new elementary school, Rachel Carson Elementary School, was opened on the Sammamish Plateau in the fall of 2008. Because of the growth in enrollment in that area, the school opened with four relocatables on the site.
 - 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 11 schools throughout the district. During the period of this Capital Facilities Plan, the district will begin the

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

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.

- Frost Elementary School was completed and opened in the fall of 2009.
- Lake Washington High School is in construction and will be opened in the fall of 2011.
- Finn Hill Junior High will start construction this summer (2010) with the goal of opening in 2011. Muir Elementary School will also start construction this summer and open in the winter of 2011/2012.
- The District anticipates the need for two new elementary schools within the period of this plan, one in the Redmond Ridge East area and the other in the North Redmond area. The plan was to have voters approve a bond measure in February 2010 which would have provided the funding for these schools. However, the bond measure did not pass. The two schools may be the subject of a future bond measure.
- Relocatable classrooms (as outlined in *Section VI*) will be added to address capacity needs until more permanent capacity can be constructed. Within the six-year planning window of this Capital Facility Plan, projections indicate that other relocatables may also 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*)

VI. Relocatable and Transitional Classrooms

The district inventory includes 136 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) relocatables.
- In the summer of 2009, four (4) relocatable classrooms were 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. Growth in this area is causing the need to place an additional four (4) relocatables at Rosa Parks Elementary during the summer of 2010.
- Within the six-year planning window of this 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 insufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has permanent capacity (classroom and special education) to serve 11,368 students at the elementary level, 5,481 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 2015.

Differing growth patterns throughout the district may cause some communities to experience overcrowding. This is especially true in the eastern portions of the district where significant housing development has taken place. Though the economy has slowed, there still is growth in these areas. The continued development of Redmond Ridge, Redmond Ridge East, northwest Redmond, the Sammamish Plateau 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 grade reconfiguration, new construction, adjusting capacity through modernization projects, modifications in the educational program, and changes in the number of relocatables. A boundary change of three of the elementary schools on the Sammamish plateau was accomplished in the 2007-2008 school year in anticipation of the opening of Rachel Carson (Site 52) Elementary School in September 2008. Though Rachel Carson Elementary School helps with capacity issues, the new school opened with four portables. In addition, the City of Sammamish will finish their planning for the new Sammamish Town Center that will provide authorization for up to 1,800 new housing units within the district on the Sammamish plateau.

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 2010 through 2015. The financing components include secured and unsecured funding. The plan is based on approved bond issues (approved in 1990, 1998 and 2006 by election), proposed and future bond issues, 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 purchased land within the Redmond Ridge East development to construct a new elementary school. Future updates to this plan will include information regarding this property and the associated school construction costs in the finance plan and school impact fee calculations.

For the purposes of this plan and the impact fee calculations, the District is using the actual cost data from Rachel Carson Elementary School built in 2008.

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 *	2009-2010 Enrollment **
Alcott	18	414	0	0	8	184	598	627
Audubon	17	391	0	0	2	46	437	508
Bell	15	345	0	0	3	69	414	402
Blackwell	21	483	0	0	3	69	552	556
Carson	18	414	0	0	4	92	506	557
Community	0	0	0	0	3	69	69	69
Dickinson	18	414	1	12	4	92	518	498
Discovery	3	69	0	0	1	23	92	73
Einstein	19	437	0	0	0	0	437	423
Explorer	3	69	0	0	1	23	92	72
Franklin	18	414	0	0	2	46	460	507
Frost	18	414	1	12	0	0	426	418
Juanita	13	299	0	0	0	0	299	383
Keller	15	345	3	36	4	92	473	350
Kirk	17	391	1	12	3	69	472	545
Lakeview	17	391	1	12	2	46	449	465
Mann	17	391	0	0	0	0	391	467
McAuliffe	21	483	0	0	7	161	644	512
Mead	19	437	1	12	6	138	587	645
Muir	14	322	0	0	6	138	460	406
Redmond	16	368	2	24	2	46	438	401
Rockwell	20	460	0	0	2	46	506	552
Rosa Parks	21	483	0	0	4	92	575	582
Rose Hill	17	391	2	24	0	0	415	417
Rush	15	345	0	0	4	92	437	401
Sandburg	21	483	0	0	5	115	598	496
Smith	19	437	0	0	8	184	621	550
Thoreau	18	414	0	0	0	0	414	390
Twain	20	460	0	0	4	92	552	593
Wilder	20	460	0	0	4	92	552	490
Totals	488	11,224	12	144	92	2,116	13,484	13,355

Junior High Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2009-2010 Enrollment
Environmental	6	126	0	0	0	0	126	140
Evergreen	31	651	2	24	9	189	864	748
Finn Hill	24	504	1	12	2	42	558	406
Inglewood	51	1071	2	24	0	0	1,095	1,036
International ***	12	360	0	0	1	30	390	380
Kamiakin	27	567	1	12	7	147	726	563
Kirkland ****	24	598	1	12	0	0	610	551
Northstar	0	0	0	0	5	105	105	95
Redmond ****	36	896	1	12	0	0	908	849
Renaissance	4	84	0	0	0	0	84	91
Rose Hill	24	504	2	24	6	126	654	440
Stella Schola	0	0	0	0	4	84	84	90
Totals	239	5,361	10	120	34	723	6,204	5,389

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2009-2010 Enrollment
BEST	8	179	0	0	2	45	224	132
Eastlake	66	1,478	4	48	0	0	1,526	1,350
Juanita	52	1,165	3	36	8	179	1,380	1,038
Lake Washington	60	1,344	3	36	0	0	1,380	1,076
Redmond ****	57	1,419	1	12	0	0	1,431	1,442
Totals	243	5,585	11	132	10	224	5,941	5,038

TOTAL	970	22,170	33	396	136	3,063	25,629	23,782
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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, contractual and transition 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, 2009 headcount

*** 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	414	\$0	0.4360	\$0
Junior	20	\$0	900	\$0	0.0990	\$0
Senior	40	\$0	1500	\$0	0.0740	\$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	\$19,593,227	414	\$47,327	0.4360	\$18,571
Junior	\$0	0	\$0	0.0990	\$0
Senior (additional capacity)	\$0	0	\$0	0.0740	\$0
TOTAL					\$18,571

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	0.4360	\$0
Junior	\$0	0	\$0	0.0990	\$0
Senior	\$0	0	\$0	0.0740	\$0
TOTAL					\$0

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	180.17	90.0	21.90%	\$3,551	0.4360	\$1,548
Junior	180.17	117.0	21.90%	\$0	0.0990	\$0
Senior	180.17	130.0	21.90%	\$0	0.0740	\$0
TOTAL						\$1,548

**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	\$490,294
Current Capital Levy Rate (2010)/\$1000	\$1.16
Annual Tax Payment	\$566.73
Years Amortized	10
Current Bond Interest Rate	4.33%
 Present Value of Revenue Stream	 \$4,522

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$18,571
Temporary Facility Cost	\$0
State Match Credit	(\$1,548)
Tax Payment Credit	(\$4,522)
 Sub-Total	 \$12,501
 50% Local Share	 \$6,250

SFR Impact Fee	\$6,250
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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	414	\$0	0.1410	\$0
Junior	20	\$0	900	\$0	0.0560	\$0
Senior	40	\$0	1500	\$0	0.0470	\$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	\$19,593,227	414	\$47,327	0.1410	\$6,006
Junior	\$0	0	\$0	0.0560	\$0
Senior (additional capacity)	\$0	0	\$0	0.0470	\$0
				TOTAL	\$6,006

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	0.1410	\$0
Junior	\$0	0	\$0	0.0560	\$0
Senior	\$0	0	\$0	0.0470	\$0
				TOTAL	\$0

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	180.17	90.0	21.90%	\$3,551	0.1410	\$501
Junior	180.17	117.0	21.90%	\$0	0.0560	\$0
Senior	180.17	130.0	21.90%	\$0	0.0470	\$0
					TOTAL	\$501

**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	\$221,340
Current Capital Levy Rate (2010)/\$1000	\$1.16
Annual Tax Payment	\$255.85
Years Amortized	10
Current Bond Interest Rate	4.33%

Present Value of Revenue Stream	\$2,041
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Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	\$0
Permanent Facility Cost	\$6,006
Temporary Facility Cost	\$0
State Match Credit	(\$501)
Tax Payment Credit	(\$2,041)

Sub-Total	\$3,464
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50% Local Share	\$1,732
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MFR Impact Fee	\$1,732
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**2010 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2010 STUDENTS			2010 RATIO				
					ELEM.	JUNIOR	SENIOR	TOTAL	ELEM.	JUNIOR	SENIOR	TOTAL
Asbery Place	S	25	25	25	15	3	1	19	0.600	0.120	0.040	0.760
Bear Creek Meadows	R	13	13	13	5	3	1	9	0.385	0.231	0.077	0.692
Castle Pines	S	62	62	62	57	13	9	79	0.919	0.210	0.145	1.274
Central Park North	R	18	18	18	2	0	1	3	0.111	0.000	0.056	0.167
Conover Commons	R	25	25	25	2	0	0	2	0.080	0.000	0.000	0.080
Evergreen Lane	R	24	19	19	3	2	1	6	0.158	0.105	0.053	0.316
Fox Hollow	R	18	18	18	7	3	3	13	0.389	0.167	0.167	0.722
Hedges	KC	35	35	35	21	3	4	28	0.600	0.086	0.114	0.800
Illalhee	S	88	88	88	40	10	9	59	0.455	0.114	0.102	0.670
Indigo	S	24	6	3	2	0	0	2	0.667	0.000	0.000	0.667
Kensington	R	121	121	121	45	13	8	66	0.372	0.107	0.066	0.545
Kirkwood	KN	17	17	17	3	1	1	5	0.176	0.059	0.059	0.294
Lynden Lane	KC	11	11	11	0	0	0	0	0.000	0.000	0.000	0.000
Meadow Creek	S	27	27	27	14	3	4	21	0.519	0.111	0.148	0.778
Mondavio	R	67	40	35	13	5	1	19	0.371	0.143	0.029	0.543
Monticello	R	115	115	115	47	10	9	66	0.409	0.087	0.078	0.574
Muirfield	S	29	29	29	29	8	3	40	1.000	0.276	0.103	1.379
Northstar	R	133	120	122	45	13	14	72	0.369	0.107	0.115	0.590
One Eagle Place	KC	14	14	14	1	1	0	2	0.071	0.071	0.000	0.143
Palmermo (Overlook Ridge)	S	19	17	14	15	4	2	21	1.071	0.286	0.143	1.500
Portico on Finn Hill	KC	20	20	20	4	3	1	8	0.200	0.150	0.050	0.400
Prescott at English Hill	R	70	19	19	5	1	1	7	0.263	0.053	0.053	0.368
Redmond Ridge	KC	987	987	987	519	116	88	723	0.526	0.118	0.089	0.733
Redmond Ridge East	KC	665	146	135	56	5	5	66	0.415	0.037	0.037	0.489
Reserve at Patterson Creek	KC	29	25	23	11	4	3	18	0.478	0.174	0.130	0.783
Retreat at Crosswater	S	46	46	46	9	2	2	13	0.196	0.043	0.043	0.283
Rosemont at Timberline	S	14	14	12	11	2	1	14	0.917	0.167	0.083	1.167
Sable & Aspen Ridge	R	43	24	22	1	0	1	2	0.045	0.000	0.045	0.091
Sequoia	R	33	33	33	3	0	0	3	0.091	0.000	0.000	0.091
The Villages at Redmond Heights I&II	R	27	27	27	8	1	1	10	0.296	0.037	0.037	0.370

**2010 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2010 STUDENTS			2010 RATIO				
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Tyler's Creek	R	90	90	86	24	3	2	29	0.279	0.035	0.023	0.337
Waterbrook	S	114	114	114	47	12	10	69	0.412	0.105	0.088	0.605
Whistler Ridge	R	62	62	62	16	5	3	24	0.258	0.081	0.048	0.387
Woodbridge Division IV	R	126	126	126	37	3	1	41	0.294	0.024	0.008	0.325
Woodlands	R	69	69	69	23	4	2	29	0.333	0.058	0.029	0.420
Woodlands West	R	74	74	21	0	1	0	1	0.000	0.048	0.000	0.048
Wynstone	R	46	46	46	20	5	5	30	0.435	0.109	0.109	0.652
TOTALS		3,400	2,692	2,659	1,160	262	197	1,619	0.436	0.099	0.074	0.609

2010 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2010 STUDENTS			2010 RATIO			TOTAL
					ELEM	JUNIOR	SENIOR	ELEM	JUNIOR	SENIOR	
Avalon Bay at Juanita	KC	211	95%	200	3	0	0	0.015	0.000	0.000	0.015
Avondale Park Townhouses	R	85	100%	85	33	6	9	0.388	0.071	0.106	0.565
Cleveland Street Condos	R	84	84	72	0	0	2	0.000	0.000	0.028	0.028
Cobblestone Court	K	72	72	72	15	2	3	0.208	0.028	0.042	0.278
Element Townhomes	R	94	94	71	2	1	0	0.028	0.014	0.000	0.042
Kirkland Central Condos	K	110	110	85	6	1	0	0.071	0.012	0.000	0.082
Redmond Park Townhomes	R	26	26	26	16	10	9	0.615	0.385	0.346	1.346
Redmond Ridge Apartments - The Lodge	KC	272	98%	267	30	15	7	0.113	0.056	0.026	0.195
Redmond Ridge Condominiums	KC	242	242	242	51	28	17	0.211	0.116	0.070	0.397
Redmond Ridge East Duplex	KC	135	26	26	3	2	0	0.115	0.077	0.000	0.192
Towne Pointe Condos	R	20	20	20	8	2	7	0.400	0.100	0.350	0.850
Urbane Redmond Townhomes	R	22	22	22	1	0	2	0.045	0.000	0.091	0.136
TOTALS		1,373		1,188	168	67	56	0.141	0.056	0.047	0.245

Calculation Back-Up

Elementary school construction cost estimated to be built in 2015.

	<i>Comparable Project</i>	<i>Rachel Carson Elementary School</i>
<i>Cost</i>	2008 Rachel Carson Elementary New Construction	\$17,654,022
	Future Value of Project in 2010 @ 1.5%	\$18,187,615
<i>Size</i>	2015 Project	414 (18 classrooms x 23 students per classroom)
	2015 Project	414 x \$44,590/per student space (based on Rachel Carson 2008 total project costs) = \$18,460,429*
<i>Capacity Adjustment</i>	2010 Project – Value Based on 2008 Project Costs	\$18,187,615
	Future Value of Project in 2015 @ 1.5%	\$19,593,277

*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>2009*</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>	<u>2015</u>
County Live Births**	22,874	22,680	24,244	24,899	25,222	25,474	25,824
change		(194)	1,564	655	323	252	350
Kindergarten ***	1,865	1,826	1,962	2,025	2,067	2,105	2,145
Grade 1 ****	2,047	2,086	2,044	2,192	2,261	2,315	2,353
Grade 2	1,936	2,024	2,063	2,022	2,170	2,240	2,291
Grade 3	2,036	1,938	2,022	2,060	2,024	2,170	2,236
Grade 4	1,937	2,033	1,933	2,016	2,057	2,021	2,163
Grade 5	1,897	1,890	1,986	1,887	1,970	2,011	1,971
Grade 6	1,838	1,942	1,948	2,045	1,953	2,021	2,066
Grade 7	1,726	1,822	1,923	1,940	2,044	1,933	1,991
Grade 8	1,819	1,717	1,811	1,912	1,928	2,037	1,930
Grade 9	1,660	1,802	1,708	1,799	1,901	1,920	2,026
Grade 10	1,780	1,681	1,827	1,736	1,825	1,926	1,940
Grade 11	1,742	1,783	1,679	1,823	1,739	1,830	1,929
Grade 12	1,802	1,789	1,828	1,724	1,869	1,791	1,881
Total Enrollment	24,085	24,333	24,734	25,181	25,808	26,320	26,922
Yearly Increase		248	401	447	627	512	602
Yearly Increase		1.03%	1.65%	1.81%	2.49%	1.98%	2.29%
Cumulative Increase		248	649	1,096	1,723	2,235	2,837

* Number of Individual Students (10/1/09 Headcount).

** County Live Births estimated based on OFM projections. 2013 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 7.55% 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>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>	<u>2009</u>
County Live Births **	21,817	21,573	21,646	22,212	22,007	22,487	21,778	21,863	22,431	22,874
Kindergarten / Live Birth	6.96%	7.48%	7.26%	7.45%	7.54%	7.71%	8.21%	7.76%	7.95%	8.15%
										7.65%

Kindergarten	1,518	1,613	1,572	1,654	1,660	1,734	1,789	1,696	1,783	1,865
Grade 1	1,781	1,730	1,804	1,761	1,825	1,846	1,916	1,959	1,903	2,047
Grade 2	1,818	1,799	1,744	1,834	1,755	1,881	1,860	1,901	2,020	1,936
Grade 3	1,777	1,882	1,818	1,760	1,863	1,792	1,870	1,853	1,934	2,036
Grade 4	1,838	1,807	1,871	1,870	1,781	1,868	1,776	1,857	1,901	1,937
Grade 5	1,983	1,823	1,807	1,873	1,871	1,775	1,810	1,753	1,854	1,897
Grade 6	1,845	1,956	1,833	1,838	1,866	1,872	1,726	1,825	1,738	1,838
Grade 7	1,808	1,812	1,919	1,857	1,829	1,828	1,818	1,692	1,805	1,726
Grade 8	1,839	1,813	1,813	1,917	1,886	1,807	1,806	1,811	1,673	1,819
Grade 9	1,843	1,850	1,803	1,822	1,889	1,860	1,765	1,755	1,782	1,660
Grade 10	1,975	1,846	1,841	1,802	1,889	1,887	1,824	1,763	1,739	1,780
Grade 11	1,866	1,890	1,801	1,812	1,700	1,853	1,856	1,811	1,728	1,742
Grade 12	1,703	1,855	1,849	1,831	1,900	1,799	1,881	1,890	1,909	1,802
Total Enrollment	23,594	23,676	23,475	23,631	23,714	23,802	23,697	23,566	23,769	24,085

Yearly Change

	82	(201)	156	83	88	(105)	(131)	203	316
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* October 1st Headcount

** Number indicates actual births

5 years prior to enrollment year.

Average increase in the number of students per year

Total increase for period

Percentage increase for period

Average yearly increase

55

491

2%

0.23%

2009-2010 Inventory and Capacities of Existing Schools

* <u>Juanita Area</u>	<u>Address</u>	<u>Capacity (w/ portables)</u>
25 Frost Elementary	11801 NE 140th	426
03 Juanita Elementary	9635 NE 132nd	299
04 Keller Elementary	13820 108th NE	473
26 Muir Elementary	14012 132nd NE	460
06 Discovery Community School	12801 84th NE	92
06 Sandburg Elementary	12801 84th NE	598
02 Thoreau Elementary	8224 NE 138th	414
63 Finn Hill Jr. High	8040 NE 132nd	558
60 Environmental & Adventure School	8040 NE 132nd	126
67 Kamiakin Jr. High	14111 132nd NE	726
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	460
09 Kirk Elementary	1312 6th Street	472
10 Lakeview Elementary	10400 NE 68th	449
15 Rose Hill Elementary	8044 128th NE	415
18 Rush Elementary	6101 152nd NE	437
14 Twain Elementary	9525 130th NE	552
96 International Community School	11133 NE 65th	390
65 Kirkland Jr. High	430 18th Avenue	610
84 Northstar Jr. High	12033 NE 80th	105
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	1,380
<u>Redmond Area</u>		
53 Alcott Elementary	4213 228th NE	598
19 Audubon Elementary	3045 180th NE	437
46 Dickinson Elementary	7040 208th NE	518
24 Einstein Elementary	18025 NE 116th	437
46 Explorer Community School	7040 208th NE	92
22 Mann Elementary	17001 NE 104th	391
23 Redmond Elementary	16800 NE 80th	438
21 Rockwell Elementary	11125 162nd NE	506
41 Rosa Parks Elementary	22845 NE Cedar Park Crescent Dr	575
32 Wilder Elementary	22130 NE 133rd	552
74 Evergreen Jr. High	6900 208th NE	864
71 Redmond Jr. High	10055 166th NE	908
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	506
57 McAuliffe Elementary	23823 NE 22nd	644
58 Mead Elementary	1725 216th NE	587
56 Smith Elementary	23305 NE 14th	621
77 Inglewood Jr. High	24120 NE 8th	1,095
78 Renaissance Jr. High	400 228th NE	84
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

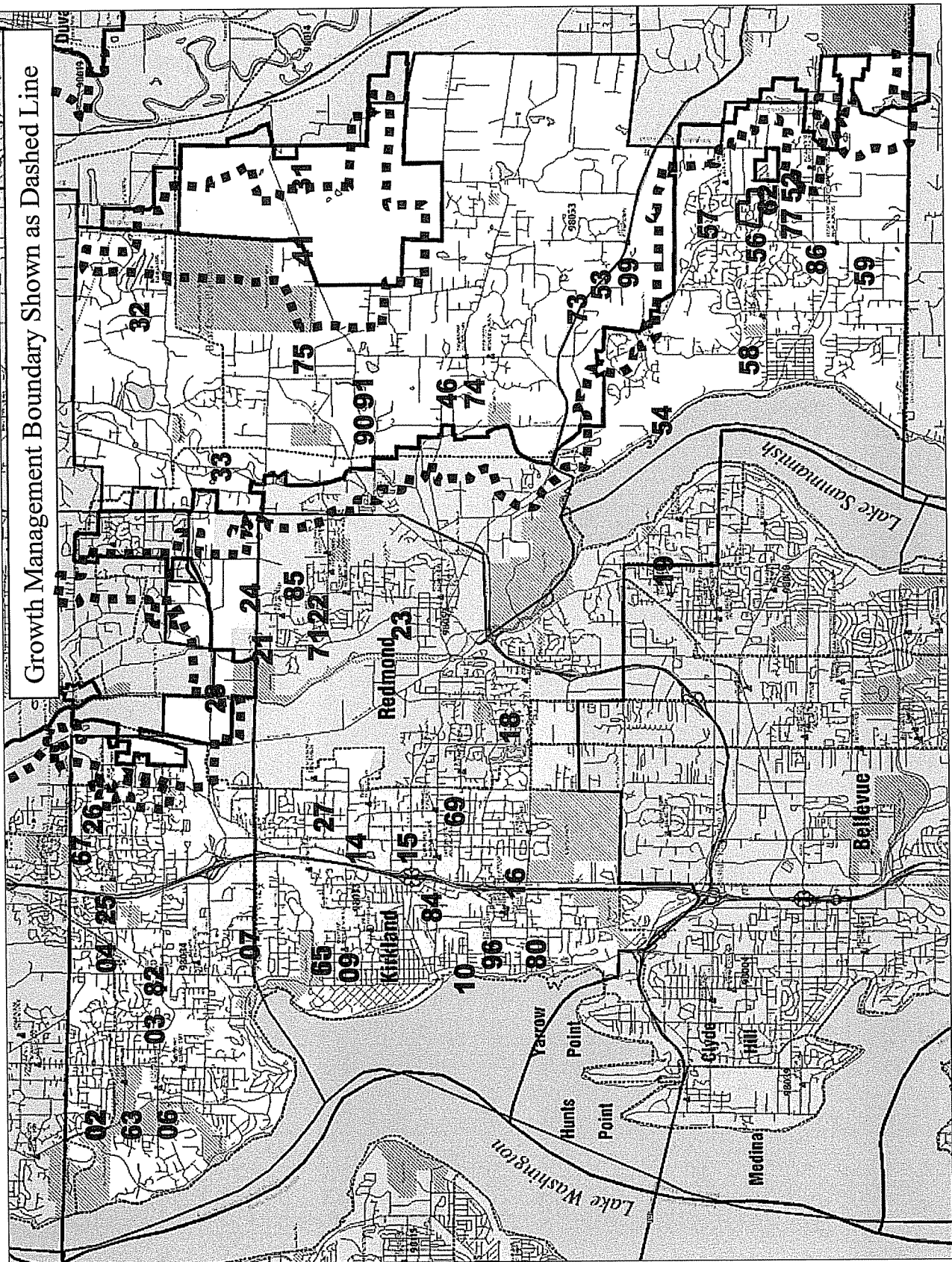
Inventory of Undeveloped Land

<i>Site # *</i>	<i>Area</i>	<i>Address</i>	<i>Jurisdiction</i>	<i>Status</i>
	<u>Juanita Area</u>			
	None			
	<u>Kirkland Area</u>			
27	Elementary	10638 – 134 th Ave. NE	Redmond	In reserve ***
	<u>Redmond Area</u>			
28	Elementary	172 nd NE & NE 122 nd	King County	In reserve ***
31	Elementary	Redmond Ridge East	King County	In reserve ***
33	Elementary	194 th NE above NE 116 th	King County	In reserve ***
59	Elementary	Main & 228 th NE	Sammamish	In reserve ***
73	Undetermined	4213 – 228 th NE	King County	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
90	Undetermined	NE 95 th & 195 th NE	King County	In reserve ***
91	Undetermined	NE 95 th Street & 173 rd Place NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

Footnotes

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

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



Growth Management Boundary Shown as Dashed Line

Table 4a

Projected Capacity to House Students

	2009	2010	2011	2012	2013	2014	2015
Permanent Capacity	22,566						
New Construction*:							
Redmond Ridge East Elementary #31							414
North Redmond Elementary #28							414
Modernization:							
Finn Hill Jr. #63			67				
Lake Washington High School #84			120				
Muir Elementary #26				(46)			
Rush Elementary #18					(23)		
Sandburg Elementary #06				(184)			
Rose Hill Jr. #69					146		
Keller Elementary #04				(59)			
Permanent Capacity Subtotal (Permanent + SS)	22,566	22,566	22,753	22,464	22,587	22,587	23,415
Total Enrollment	24,085	24,333	24,734	25,181	25,808	26,320	26,922
Permanent Surplus / (Deficit Capacity)	(1,519)	(1,767)	(1,981)	(2,717)	(3,221)	(3,733)	(3,507)
Transitional Capacity [Relocatables]	3,063	2,948	2,833	2,718	2,603	2,488	2,373
Change in number of Classrooms**	(5)	(5)	(5)	(5)	(5)	(5)	(5)
Total Surplus / Deficit Capacity	1,544	1,181	852	1	(618)	(1,245)	(1,134)
Total Permanent and Transitional Capacity	25,629	25,514	25,586	25,182	25,190	25,075	25,788

*New schools and additional permanent capacity through modernization.

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

Six-Year Finance Plan

	2010	2011	2012	2013	2014	2015	Total	Local	Est Secured State	Unsecured Local *
Site 84 Mod - Lake Washington High		88,878,000					88,878,000	82,580,833	6,297,167	
Site 63 Mod - Finn Hill Junior		53,600,000					53,600,000	50,600,000	3,000,000	
Site 26 Mod - Muir Elementary			27,825,000				27,825,000	26,025,000	1,800,000	
Site 06 Mod - Sandburg Elementary			30,555,000				30,555,000	28,755,000	1,800,000	
Site 04 Mod - Keller Elementary			29,242,500				29,242,500	27,442,500	1,800,000	
Site 18 Mod - Rush Elementary				31,920,000			31,920,000	30,120,000	1,800,000	
Site 69 Mod - Rose Hill Junior				69,195,000			69,195,000	65,195,000	4,000,000	
Site 96 Mod - ICS/Community				15,277,500			15,277,500	13,477,500	1,800,000	
Site 07 Mod - Bell Elementary				33,285,000			33,285,000	31,485,000	1,800,000	
Site 31 New - Redmond Ridge East EI						30,532,868	30,532,868	0	0	30,532,868
Site 28 New - North Redmond EI						31,282,868	31,282,868	0	0	31,282,868
Portables	500,000						500,000	0	0	500,000
Totals	\$500,000	\$142,478,000	\$87,622,500	\$149,677,500	\$0	\$61,815,736	\$442,093,736	\$355,680,833	\$24,097,167	\$62,315,736

* 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 & North Redmond EI 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.