

CAPITAL FACILITIES PLAN

2019 to 2024

**Tahoma School District
No. 409**

Adopted: June 25, 2019

TABLE OF CONTENTS

| | Page |
|--|-------------|
| Summary | 1 |
| Six-Year Enrollment Projection | 2 |
| Standard of Service and Availability of Space | 3 |
| Inventory of Permanent Facilities | 5 |
| Projected Enrollment and Capacity | 6 |
| Facility Needs and Financial Plan | 9 |
| Fee Calculations | 12 |
| Student Generation Data | 13 |
| Past and Future Enrollment Data | A-1 |
| Impact Fee Calculation | B-1 |
| District Map | C-1 |

TAHOMA SCHOOL DISTRICT NO. 409
2019
CAPITAL FACILITIES PLAN - UPDATE

Summary:

In accordance with King County Code 21A.43, this update has been prepared to reflect current conditions in facility usage and needs. District Board Policy 6900 requires that "changing demographic factors shall be monitored in order that students' needs are met when the future becomes the present." A Facilities Planning Committee reviews facility availability and demographics to place students in an environment that meets the educational needs of the students and that is consistent with the educational philosophy and the instructional goals of the District.

Following a period of modest growth, the District continues to receive healthy enrollment gains in each of the last six years. In 2013, the total student headcount was 7,612 and in October 2018 the count is 8,560 (8,383 FTE), an increase of 12.45 percent. Current enrollment, along with projections presented herein, indicates that the enrollment growth will continue over the next six years at all three grade levels.

Much of the District's growth is occurring within the City of Maple Valley. There is also ongoing, though limited, development in other areas of unincorporated area of King County that are located within the District. At this time, development plans are unknown for the remaining undeveloped portion of the Summit Pit area which has been annexed into the City of Maple Valley. At one time, a large residential development of 1,500 units was planned. Two apartment complexes were built recently within the city limits. One complex will has 200 various size apartments and the second complex has 126 apartments. The District is also aware of other planned homes being built currently within city limits. It is the District's experience that new houses tend to yield the largest number of students five or six years after the initial occupancy.

The District's voters approved a construction bond in 2013. The bond measure has paid for the following projects and enabled the District to implement the following programmatic changes:

- Built a new Tahoma High School for grades 9-12, the alignment used by most area high schools.
- Created a regional learning center at the new Tahoma High School that is offering more education choices to high school students during the day and evening classes to the community through partnerships with Green River Community College and Renton Technical College.
- Built a new Lake Wilderness Elementary School with enrollment of 759 students.
- Realigned grade levels at four of the district's eight schools to create two middle schools for grades 6-8 and six elementary schools, K-5, resulting in net new capacity.
- Greatly reduced the use of portable (temporary) classrooms at all sites.
- Safety and security improvements continue to be made at all schools.

SIX-YEAR ENROLLMENT PROJECTIONS

With the assistance of a professional demographer, the District has developed its own methodology for forecasting future enrollments. This methodology, a modified cohort survival method, considers a variety of factors to evaluate the potential student population growth for the years 2019 through 2028. These factors include: projected births, projected growth in the K-12 population, and a model which considers growth in population and housing within the District's boundaries. Because the demographer's projections do not exclude students in grades 9-12 who participate outside of District facilities in Running Start programs, the District has adjusted the demographer's grade 9-12 projections for the purposes of this Capital Facilities Plan. On average, the District's experience is that between 7% and 10% of high school students are participating in Running Start, with these percentages growing in recent years.

Calculations based on the 2018 enrollment data indicate that growth will consistently increase over the next six years. Current enrollment of 8,560 (October 2018) is projected to increase to 9,070 (FTE) in the 2024-2025 school year – an increase of 5.96 percent. All grade levels will experience enrollment growth.

The District will continue to monitor new residential development given the direct relationship to enrollment increases. The District will include updated information in future updates to this Plan.

Appendix A includes the District's enrollment history and six-year enrollment projections.

STANDARD OF SERVICE AND AVAILABILITY OF SPACE

The Standard of Service identified by the Tahoma School District in keeping with Board Policy 6900 is to "...accommodate the educational needs of students and be consistent with the educational philosophy and instructional goals of the District." State legislation and contract agreement with the Tahoma Education Association identify the Certificated staff mandate for maximum classroom size.

The District's standard of service is based on funded implementation of K-3 class size reduction. The District has fully implemented All Day Kindergarten.

Standards of Service for Elementary School Students:

1. Class size for grades K-3 average 17 and class size for grades 4 – 6 average 26.
2. Special Education is delivered through both pull-out services and self-contained classrooms at all elementary sites.
3. All students are provided Art and STEM, music and physical education in separate classrooms.
5. Gifted education is offered as either pullout or self-contained classes (average class size is 22) at every elementary school.
6. Remedial services are offered as pull-out models and utilize space available in each school.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

Standards of Service for Senior and Middle School Students:

1. Class sizes for grades 6-8 average 30 and class sizes for grades 9-12 average 30.
2. Self-contained special education classes are offered in all buildings.
3. Computer labs are offered in all buildings.
4. Advanced vocational classes have less than average number of enrollees.
5. Classes are utilized during the day for planning and student consultation.
6. Certain specialty classes, such as visual and performing arts, health and fitness, drama, band, and all vocational courses are not conducive for scheduling general classes.
7. The District has/will relocate students of one grade level to facilities of another grade level to take advantage of available excess capacity. The District will continue such actions as necessary.

At this time, enrollment figures show the District has facility capacity for the following schools:

| | | |
|----------------------------|------|---|
| Cedar River | K-5 | Is over capacity by 132 students in permanent facilities and is 40 students over capacity when considering relocatable facilities. |
| Glacier Park | K-5 | Is over capacity by 43 students in permanent facilities and 95 students under capacity when considering relocatable facilities. |
| Lake Wilderness | K-5 | Is over capacity by 49 students in permanent facilities and 49 students under capacity when considering relocatable facilities. |
| Rock Creek | K-5 | Is over capacity by 83 students in permanent facilities and 55 under capacity when considering relocatable facilities. |
| Shadow Lake | K-5 | Is under capacity by 30 students in permanent facilities and 122 students under capacity when considering relocatable facilities. |
| Tahoma | K-5 | Is over capacity by 82 students in permanent facilities and 10 students under capacity when considering relocatable facilities. |
| Maple View Middle | 6-8 | Is under capacity by 278 students in permanent facilities. |
| Summit Trail Middle | 6-8 | Is under capacity by 107 students in permanent facilities and under capacity by 339 students when considering relocatable facilities. |
| Tahoma High | 9-12 | Is under capacity by 209 students in permanent facilities. |

INVENTORY OF PERMANENT FACILITIES**Instructional Facilities**

| | | | Permanent Capacity | Temporary Capacity | October 18 Head Enrollment |
|----------------------------|------|--|-----------------------|-----------------------|----------------------------------|
| Cedar River Elementary | K-5 | 22516 Sweeney Road SE Maple Valley, 98038 | 460 | 92 | 592 |
| Glacier Park Elementary | K-5 | 23700 SE 280 th Maple Valley, 98038 | 621 | 138 | 664 |
| Lake Wilderness Elementary | K-5 | 24216 Witte Road SE Maple Valley, 98038 | 759 | 0 | 790 |
| Rock Creek Elementary | K-5 | 25700 Maple Vly-Black Dmd Rd SE Maple Valley, 98038 | 621 | 138 | 704 |
| Shadow Lake Elementary | K-5 | 22620 Sweeney Road SE Maple Valley, 98038 | 506 | 92 | 476 |
| Tahoma Elementary | K-5 | 24425 S.E. 216 th Maple Valley, 98038 | 598 | 92 | 680 |
| Maple View Middle School | 6-8 | 18200 SE 240 th Kent, 98042 | 1,247 | 0 | 969 |
| Summit Trail Middle School | 6-8 | 25600 SE Summit-Landsburg Rd. Ravensdale, 98051 | 1,102 | 232 | 995 |
| Tahoma High School | 9-12 | 23499 SE Tahoma Way Maple Valley, 98038 | 2,693 | 0 | 2,484 |

Support Facilities

| | |
|----------------------------|---|
| Central Services Center | 25720 Maple Valley Black Diamond Rd SE Maple Valley, 98038 |
| Transportation | 22050 SE Petrovitsky Road Maple Valley, 98038 |
| Central Kitchen | 25638 SR 169 Maple Valley, 98038 |
| Technology and Maintenance | 18200 SE 240 th Kent, 98042 |

PROJECTED ENROLLMENT AND CAPACITY

In 2005, the District completed its construction and remodeling program that began with passage of the 1997 construction bond measure. The \$45.5 million bond measure, combined with state matching funds and local construction impact fees, paid for: Tahoma Senior High School remodeling and expansion; Tahoma Junior High construction; Shadow Lake Elementary School remodeling and expansion; Cedar River Middle School expansion; and Tahoma Middle School renovation.

The District began a transition during the 2001-2002 school year to a District-wide grade reconfiguration of K-5, 6-7, 8-9 and 10-12. When the completion of the modernization of the old Tahoma Junior High School in 2004, that school re-opened as a middle school and all of the District's elementary schools now serve grades K-5. This configuration helped to create additional capacity at the elementary (K-5) level.

On November 5, 2013, the District passed a \$195 million bond measure to fund new capacity and noncapacity projects, including the rebuild and expansion of Lake Wilderness Elementary and a new comprehensive high school.

In September 2017, the District opened with two new schools – Tahoma Senior High School and the new Lake Wilderness Elementary School, along with substantial completion of construction and remodeling to the other existing schools to accommodate the new grade level configurations and needed net capacity.

The District will continue to use relocatable facilities to address growth needs. In particular, the District plans to closely monitor capacity needs and add relocatable capacity as necessary depending on actual enrollment growth. Note that the District uses relocatable capacity as a temporary remedy only.

The District continues to review enrollment increases and related housing needs. Future updates to this CFP will include any adopted adjustments.

Additional capacity improvements may be necessary to serve development in the Summit Pit area and other developing areas that have been planned recently. Future updates to this Capital Facilities Plan will provide information of any additional capacity improvements.

PROJECTED ENROLLMENT AND CAPACITY (2019-2024)

| Elementary (K-5) | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Permanent Program Capacity | 3,565 | 3,565 | 3,565 | 3,565 | 3,565 | 3565 |
| Total Relocatable Capacity | 552 | 552 | 552 | 552 | 552 | 552 |
| Total Capacity | 4,117 | 4,117 | 4,117 | 4,117 | 4,117 | 4,117 |
| Projected Enrollment | 3,992 | 4,004 | 4,039 | 4,058 | 4,113 | 4,137 |
| Available Capacity (Temp. & Perm. Facilities) | 125 | 113 | 78 | 59 | 4 | (20) |

*In 2017, New Lake Wilderness Elementary opened, and Cedar River Elementary and Tahoma Elementary opened for a total of six elementary schools.

| Middle Schools (6/8) | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Permanent Program Capacity | 2,349 | 2,349 | 2,349 | 2,349 | 2,349 | 2,349 |
| Total Relocatable Capacity | 232 | 232 | 232 | 232 | 232 | 232 |
| Total Capacity | 2,581 | 2,581 | 2,581 | 2,581 | 2,581 | 2,581 |
| Projected Enrollment | 2,181 | 2,303 | 2,295 | 2,301 | 2,241 | 2,238 |
| Available Capacity (Temp. & Perm. Facilities) | 400 | 278 | 286 | 280 | 340 | 343 |

*New grade configuration of 6-8 implemented in 2017; Summit Trail Middle School and Maple View Middle School opened.

| High School (9-12) | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 |
|--|-------------|-------------|-------------|-------------|-------------|-------------|
| Permanent Program Capacity | 2,693 | 2,693 | 2,693 | 2,693 | 2,693 | 2,693 |
| Total Relocatable Capacity | 0 | 0 | 0 | 0 | 0 | 0 |
| Total Capacity | 2,693 | 2,693 | 2,693 | 2,693 | 2,693 | 2,693 |
| Projected Enrollment | 2,390 | 2,411 | 2,513 | 2,537 | 2,639 | 2,695 |
| Available Capacity (Temp. & Perm. Facilities) | 303 | 282 | 180 | 156 | 54 | (2) |

*New grade configuration of 9-12 implemented in 2017; new High School opened.

For the District's internal planning review only, the following chart identifies the projected enrollment and capacity analysis for each grade band using the District's ten year enrollment projections (through the 2028-29 school year). The chart assumes that the District will not add or adjust any new permanent or temporary capacity, nor adjust programmatic requirements, within the ten year planning period. It also assumes that the enrollment projections prepared in the 2018-19 school year hold steady through the 2028-29 school year. However, **enrollment projections are generally most accurate for the initial years of the forecast period.** Moving further into the future, more assumptions about economic conditions, land use, and demographic trends in the area affect the projection. As such, the projected enrollment for 2028-29 should be viewed through that lens. The District will continue to update its projections on a regular basis. Finally, the chart assumes that all high school students are full FTE students with no participation in out-of-district programs such as Running Start.

The District is planning to form a housing committee in 2019 to review the District's long term facilities planning needs. Future updates to this CFP will include information from the housing committee's work.

PROJECTED ENROLLMENT AND CAPACITY (2028-29 school year)

| | K-5 | 6-8 | 9-12 |
|-----------------------------------|-------|-------|-------|
| Projected Enrollment | 4,214 | 2,296 | 2,900 |
| Permanent Capacity | 3,565 | 2,349 | 2,693 |
| Total Capacity (Temp/Perm) | 4,117 | 2,581 | 2,693 |
| Available Capacity (Temp/Perm) | (97) | 285 | (207) |

FACILITY NEEDS AND FINANCIAL PLAN

Needs Forecast:

In order to meet expected enrollment increases and to address other facility needs, the District is relying on recent capacity projects, capacity adjustments, and grade reconfiguration. The following charts summarize the District's remodeling, expansion and new construction projects. New building projects that were completed the Summer of 2017 include: Tahoma Senior High School and Regional Learning Center with a grade 9-12 configuration and the new Lake Wilderness Elementary School.

Conversion of the former Tahoma High School to Maple Valley Middle School (grades 6-8), renaming of and grade reconfiguration at the former Tahoma Junior High School to Summit Trail Middle School (grades 6-8), complete in August 2017, resulted in a net 214 new seats at the 6-8 level. The construction, conversion, and grade reconfiguration at the former Tahoma Middle School (to Tahoma Elementary School) and former Cedar River Middle School (to Cedar River Elementary School) were complete in August 2017. The Tahoma Elementary School and Cedar River Elementary School, together with the new Lake Wilderness Elementary School, increase K-5 capacity by nearly 800 net new seats. Tahoma Senior High School and Regional Learning Center adds nearly 1,450 net new seats at the 9-12 level.

The District, with the recent completion of the 2013 bond projects and associated grade reconfiguration, has remaining capacity to serve new students from growth in the next six years. As such, the growth-related projects at Tahoma Senior High School and the new Lake Wilderness Elementary School remain in the District's school impact fee formula. The District will monitor available capacity and make appropriate adjustments in future updates to this Capital Facilities Plan. In addition, the District may add or relocate portables for growth-related needs during the six years of this Plan.

The District recently completed non-capacity improvements at various schools throughout the District, as identified on the Finance Plan and described below:

- Cedar River Elementary: miscellaneous building upgrades.
- Glacier Park Elementary: miscellaneous building upgrades.
- Rock Creek Elementary: miscellaneous building upgrades.
- Shadow Lake Elementary: miscellaneous building upgrades.
- Maple View Middle School: miscellaneous building upgrades.

The Financial Plan reflects costs related to the projects and revenue based on the present District match ratio and impact fees projections.

FINANCE PLAN

Capacity Projects^

| Facility | Proposed Start Date | Proposed End Date | Location | Capacity Change | % of Facilities to Serve New Growth | Anticipated Source of Funds** | Site Cost* | Construction Cost |
|--------------------------------|---------------------|-------------------|---------------------|-----------------|-------------------------------------|---------------------------------|----------------------|-------------------|
| New Lake Wilderness Elementary | 2016 | 2017 | 24216 Witte Road SE | 759 | 100% | State Match, Bonds, Impact Fees | Previously purchased | \$41,000,000 |
| New High School | 2015 | 2017 | Summit Pit | 2,693 | 100% | State Match, Bonds, Impact Fees | \$9,000,000 | \$144,000,000 |
| TOTAL | | | | | | | \$9,000,000 | \$185,000,000 |

^See additional note on following page regarding net new capacity in existing facilities.

Noncapacity Projects^

| Facility | Proposed Start Date | Proposed End Date | Location | Anticipated Source of Funds | Site Cost* | Construction Cost |
|---|---------------------|-------------------|------------------------------|-----------------------------|----------------------|---------------------|
| Rock Creek Elementary Improvements | 2014 | 2018 | 25700 MV-Blk Diamond Rd SE | Bonds | Previously purchased | \$2,000,000 |
| Glacier Park Elementary Improvements | 2014 | 2018 | 23700 SE 280 th | Bonds | Previously purchased | \$2,000,000 |
| Shadow Lake Elementary Improvements | 2014 | 2019 | 22620 Sweeny Road SE | Bonds | Previously purchased | \$8,000,000 |
| Cedar River Elementary Improvements | 2015 | 2017 | 22516 Sweeny Road SE | Bonds | Previously Purchased | \$7,000,000 |
| Tahoma Elementary Improvements | 2015 | 2017 | 24425 SE 216 th | Bonds | Previously Purchased | \$8,000,000 |
| Summit Trail Middle School Improvements | 2014 | 2017 | 25600 SE Summit-Landsburg Rd | Bonds | Previously purchased | \$2,000,000 |
| Maple View Middle School Improvements | 2015 | 2017 | 18200 SE 240 th | Bonds | Previously purchased | \$4,000,000 |
| TOTAL | | | | | | \$34,000,000 |

* Previously purchased property paid from earlier bond issues unless otherwise noted.

^ While labeled "noncapacity projects," the District's construction of new capacity projects facilitates the reconfiguration of existing school facilities to result in a net add of new capacity at the elementary and middle school levels.

FEE CALCULATIONS

School Impact Fees Under the Washington State Growth Management Act

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands.

Methodology and Variables Used to Calculate School Impact Fees

The Tahoma School District calculates school impact fees pursuant to the formula adopted by King County Ordinance No. 10162 and under the authority of Chapter 21A.43 of the King County Code and the Washington State Growth Management Act. The formula calculates fees for single family dwelling units and multi-family dwelling units.

Impact fees are calculated based on the District's cost per dwelling unit for capacity projects that will serve the student from new development (including, as applicable, the purchase of land for school sites, making site improvements, constructing schools and purchasing/installing portable facilities). As required under GMA, credits have also been applied for State Match Funds to be reimbursed to the District and property taxes to fund the projects that will be proposed for future bond measures. Assessed values for single and multi-family housing in the Tahoma School District were provided by the King County Assessor in February 2019.

The King County Ordinance includes a fifty (50) percent "discount rate," which operates to set the final fee at 50% of the calculated unfunded need.

Appendix B includes the District's fee calculation. Single Family Housing will yield a fee of \$7,073 and multi-family housing will yield a fee of \$3,870.

STUDENT FACTORS

The student factor (or student generation rate), a significant factor in determining impact fees, is the average number of students generated by each housing type—single-family and multiple-family housing. The student factors are indicated below.

The District was unable to obtain sufficient permit data to calculate its own student generation factors. In accordance with K.C.C. 21A.06.1260, the District has chosen to use the average student generation rate of neighboring school districts in King County.

STUDENT FACTOR RATES

2019 Composite Student Generation Rates

Single Family Dwelling Units:

| | Auburn | Issaquah | Lake Washington | Northshore | Average |
|-------------------|--------|----------|--------------------|------------|--------------|
| Elementary | 0.237 | 0.308 | 0.436 | 0.359 | 0.335 |
| Middle | 0.096 | 0.157 | 0.182 | 0.120 | 0.139 |
| High | 0.128 | 0.173 | 0.159 | 0.094 | 0.139 |
| Total | 0.460 | 0.638 | 0.777 | 0.573 | 0.613 |

Multi-Family Dwelling Units:

| | Auburn | Issaquah | Lake Washington | Northshore | Average |
|-------------------|--------|----------|--------------------|------------|--------------|
| Elementary | 0.382 | 0.195 | 0.058 | 0.062 | 0.174 |
| Middle | 0.153 | 0.087 | 0.023 | 0.031 | 0.074 |
| High | 0.151 | 0.098 | 0.017 | 0.042 | 0.077 |
| Total | 0.686 | 0.380 | 0.099 | 0.135 | 0.325 |

APPENDIX A – ENROLLMENT PROJECTIONS

Tahoma Enrollment History

| Births | 2004 | 2005 | 2006 | 2007 | 2008 | 2009 | 2010 | 2011 | 2012 | 2013 |
|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| King County | 22,874 | 22,860 | 24,244 | 24,898 | 25,190 | 25,057 | 24,514 | 24,630 | 25,032 | 24,910 |
| K-Enroll as % | 2.03% | 2.20% | 2.04% | 2.11% | 2.16% | 2.35% | 2.19% | 2.25% | 2.34% | 2.48% |
| City of Maple Valley | 319 | 354 | 405 | 379 | 393 | 348 | 334 | 342 | 329 | 325 |
| K-Enroll % of City | 145.8% | 142.4% | 122.2% | 128.8% | 138.7% | 169.5% | 151.1% | 161.7% | 178.4% | 189.8% |

Medium Range Forecast

| Projected Births | | | | | | | | | | |
|----------------------|--------|--------|--------|--------|--------|--------|--------|--------|--------|--------|
| | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 |
| Births | 25,348 | 25,487 | 26,011 | 25,273 | 25,692 | 25,847 | 26,012 | 25,935 | 25,864 | 25,795 |
| K-Enroll as % | 2.46% | 2.46% | 2.47% | 2.49% | 2.51% | 2.52% | 2.52% | 2.52% | 2.52% | 2.52% |
| City of Maple Valley | 369 | 393 | 390 | 365 | 390 | 362 | 364 | 363 | 362 | 361 |
| K-Enroll % of City | 165.8% | 165.6% | 168.7% | 172.3% | 179.4% | 180.2% | 180.2% | 180.2% | 180.2% | 180.2% |

October P223 Enrollment (Headcount)

| | 2009 | 2010 | 2011 | 2012 | 2013 | 2014 | 2015 | 2016 | 2017 | 2018 | 2019 | 2020 | 2021 | 2022 | 2023 | 2024 | 2025 | 2026 | 2027 | 2028 |
|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|-------|
| K | 465 | 504 | 495 | 526 | 545 | 590 | 538 | 553 | 587 | 617 | 623 | 634 | 641 | 629 | 645 | 652 | 656 | 654 | 653 | 651 |
| 1 | 553 | 495 | 551 | 572 | 592 | 614 | 641 | 603 | 581 | 588 | 629 | 633 | 647 | 654 | 645 | 658 | 665 | 670 | 668 | 666 |
| 2 | 547 | 570 | 524 | 587 | 569 | 645 | 621 | 647 | 542 | 644 | 626 | 659 | 663 | 677 | 682 | 671 | 684 | 692 | 696 | 694 |
| 3 | 571 | 554 | 588 | 552 | 606 | 600 | 653 | 656 | 691 | 668 | 676 | 657 | 688 | 692 | 704 | 708 | 697 | 711 | 718 | 723 |
| 4 | 568 | 580 | 557 | 624 | 575 | 625 | 615 | 688 | 688 | 720 | 695 | 704 | 678 | 710 | 711 | 722 | 726 | 714 | 729 | 737 |
| 5 | 561 | 591 | 585 | 576 | 640 | 580 | 642 | 645 | 707 | 710 | 743 | 717 | 722 | 695 | 725 | 725 | 737 | 740 | 729 | 743 |
| 6 | 556 | 555 | 605 | 609 | 604 | 643 | 602 | 637 | 656 | 743 | 730 | 764 | 736 | 741 | 711 | 740 | 740 | 752 | 755 | 743 |
| 7 | 616 | 569 | 574 | 621 | 613 | 622 | 681 | 630 | 664 | 670 | 771 | 757 | 787 | 758 | 760 | 728 | 758 | 758 | 770 | 773 |
| 8 | 580 | 647 | 580 | 587 | 629 | 618 | 631 | 689 | 644 | 634 | 680 | 782 | 772 | 802 | 770 | 770 | 737 | 768 | 768 | 780 |
| 9 | 646 | 601 | 645 | 601 | 597 | 627 | 632 | 652 | 696 | 673 | 684 | 700 | 804 | 794 | 821 | 787 | 787 | 753 | 785 | 785 |
| 10 | 553 | 627 | 585 | 630 | 583 | 580 | 620 | 624 | 657 | 687 | 665 | 676 | 687 | 788 | 775 | 800 | 767 | 767 | 734 | 765 |
| 11 | 582 | 534 | 570 | 540 | 569 | 522 | 529 | 570 | 587 | 618 | 633 | 613 | 629 | 639 | 731 | 717 | 740 | 709 | 710 | 679 |
| 12 | 531 | 547 | 504 | 545 | 528 | 539 | 498 | 491 | 544 | 548 | 588 | 603 | 582 | 596 | 605 | 691 | 678 | 699 | 670 | 671 |
| Total | 7,329 | 7,394 | 7,364 | 7,570 | 7,650 | 7,805 | 7,913 | 8,085 | 8,354 | 8,550 | 8,743 | 8,899 | 9,036 | 9,178 | 9,286 | 9,369 | 9,372 | 9,388 | 9,384 | 9,410 |

| | | | | | | | | | | | | | | | | | | | | |
|----------|------|------|-------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| Change | 79 | 65 | -30 | 206 | 80 | 155 | 108 | 172 | 259 | 205 | 163 | 155 | 137 | 142 | 108 | 83 | 3 | 16 | -4 | 26 |
| % Change | 1.1% | 0.9% | -0.4% | 2.8% | 1.1% | 2.0% | 1.4% | 2.2% | 3.3% | 2.5% | 2.1% | 1.8% | 1.5% | 1.6% | 1.2% | 0.9% | 0.0% | 0.2% | 0.0% | 0.3% |

Totals by Level

| | | | | | | | | | | | | | | | | | | | | |
|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|------|
| K-5 | 3265 | 3304 | 3330 | 3437 | 3527 | 3654 | 3720 | 3792 | 3905 | 3957 | 3992 | 4004 | 4032 | 4058 | 4113 | 4137 | 4165 | 4181 | 4182 | 4214 |
| 6-8 | 1752 | 1781 | 1759 | 1817 | 1846 | 1983 | 1914 | 1956 | 1964 | 2077 | 2181 | 2303 | 2295 | 2301 | 2241 | 2238 | 2235 | 2276 | 2203 | 2296 |
| 9-12 | 2312 | 2309 | 2305 | 2316 | 2277 | 2268 | 2279 | 2337 | 2434 | 2526 | 2570 | 2592 | 2702 | 2619 | 2932 | 2994 | 2977 | 2929 | 2899 | 2900 |

APPENDIX B – SCHOOL IMPACT FEE CALCULATION

TAHOMA SCHOOL DISTRICT NO. 409 SCHOOL IMPACT FEE CALCULATION

| School Site Acquisition Cost: | | | | | | | |
|--|---------------------|---------------------|--------------------|--------------------|--------------------|-----------------|-----------------|
| ((Acre x Cost per Acre) / Facility Capacity) x Student Factor | | | | | | | |
| | Facility Acreage | Cost/ Acre | Facility Capacity | Student Factor SFR | Student Factor MFR | Cost/ SFR | Cost/ MFR |
| Elementary | 20.00 | \$ - | 759 | 0.335 | 0.174 | \$0 | \$0 |
| Middle | 35.00 | \$ - | 800 | 0.139 | 0.074 | \$0 | \$0 |
| High | 35.00 | \$0 | 2,693 | 0.139 | 0.077 | \$0 | \$0 |
| | | | | | | \$0 | \$0 |
| School Construction Cost: | | | | | | | |
| ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent / Total Sq Ft) | | | | | | | |
| | %Perm/ Total Sq.Ft. | Facility Cost | Facility Capacity | Student Factor SFR | Student Factor MFR | Cost/ SFR | Cost/ MFR |
| Elementary | 100.00% | \$ 42,000,000 | 759 | 0.335 | 0.174 | \$18,538 | \$9,628 |
| Middle | 100.00% | \$ - | 600 | 0.139 | 0.074 | \$0 | \$0 |
| High | 100.00% | \$ 146,000,000 | 2,693 | 0.139 | 0.077 | \$7,536 | \$4,175 |
| | | | | | | \$26,073 | \$13,803 |
| Temporary Facility Cost: | | | | | | | |
| ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary / Total Square Feet) | | | | | | | |
| | %Temp/ Total Sq.Ft. | Facility Cost | Facility Size | Student Factor SFR | Student Factor MFR | Cost/ SFR | Cost/ MFR |
| Elementary | 0.00% | \$ - | 20 | 0.335 | 0.174 | \$0 | \$0 |
| Middle | 0.00% | \$ - | 25 | 0.139 | 0.074 | \$0 | \$0 |
| High | 0.00% | \$ - | 25 | 0.139 | 0.077 | \$0 | \$0 |
| | | | | | TOTAL | \$0 | \$0 |
| State Funding Assistance Credit: | | | | | | | |
| CCA x OSPI Square Footage x Funding Assistance % x Student Factor | | | | | | | |
| | Current CCA | OSPI Square Footage | District Funding % | Student Factor SFR | Student Factor MFR | Cost/ SFR | Cost/ MFR |
| Elementary | \$ 225.97 | 90 | 61.85% | 0.335 | 0.174 | \$4,214 | \$2,189 |
| Middle | \$ 225.97 | 108 | 0.00% | 0.139 | 0.074 | \$0 | \$0 |
| Sr. High | \$ 225.97 | 130 | 0.00% | 0.139 | 0.077 | \$0 | \$0 |
| | | | | | TOTAL | \$4,214 | \$2,189 |
| Tax Payment Credit: | | | | | | | |
| Average Assessed Value | | | | | | \$462,537 | \$242,366 |
| Capital Bond Interest Rate | | | | | | 4.09% | 4.09% |
| Net Present Value of Average Dwelling | | | | | | \$3,896,331 | \$1,957,027 |
| Years Amortized | | | | | | 10 | 10 |
| Property Tax Levy Rate | | | | | | \$1.98 | \$1.98 |
| | | | | | | \$7,713 | \$3,874 |
| Fee Summary: | | | | | | | |
| | | | | Single Family | Multi-Family | | |
| Site Acquisition Costs | | | | \$0 | \$0 | | |
| Permanent Facility Cost | | | | \$26,073 | \$13,803 | | |
| Temporary Facility Cost | | | | \$0 | \$0 | | |
| State Funding Credit | | | | (\$4,214) | (\$2,189) | | |
| Tax Payment Credit | | | | (\$7,713) | (\$3,874) | | |
| FEE (AS CALCULATED) | | | | \$14,147 | \$7,740 | | |
| 50% LOCAL SHARE | | | | \$7,073 | \$3,870 | | |

