CITY OF SAMMAMISH
WASHINGTON
ORDINANCE NO. O2012-330

AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON, RELATING TO SCHOOL IMPACT FEES; AMENDING THE CITY'S COMPREHENSIVE PLAN TO ADOPT THE SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410 CAPITAL FACILITIES PLAN; ADOPTING THE ASSOCIATED SCHOOL IMPACT FEE SCHEDULE; AND, ESTABLISHING AN EFFECTIVE DATE.

WHEREAS, Chapter 82.02 RCW authorizes the City to impose and collect impact fees for public facilities which are addressed by a capital facilities plan element of a comprehensive plan adopted and revised in compliance with RCW 36.70A.070; and

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36A.70.130(2)(a)(4) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

WHEREAS, the City is adopting its biennial budget in December 2012; and

WHEREAS, Chapter 21A.105 of the Sammamish Municipal Code sets forth the administrative provisions applicable to the calculation, collection and adjustment of school impact fees on behalf of the school district; and

WHEREAS, Chapter 21A.105.080 of the Sammamish Municipal Code allows for an exemption or reduction to the fee for low or moderate income housing; and

WHEREAS, the Snoqualmie Valley School District has submitted to the City the District's Capital Facilities Plan for 2012 which establishes a revised impact fee schedule for single family housing units in the amount of $8,668.48 per unit and for multifamily housing units in the amount of $3,220.38 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-significance was issued by the City on October 1, 2012; and

WHEREAS, the fee schedule was calculated in accordance with SMC 21A.105.030 utilizing the formula set forth in SMC 21A.105.040; and

WHEREAS, the City Council conducted a public hearing on the 15th day of October 2012 regarding the proposed amendment to the City's Comprehensive plan, and finds that the

proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF SAMMAMISH, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. Adoption of District Capital Facilities Plan. The City hereby adopts and incorporates herein by this reference the Snoqualmie Valley School District No. 410, 2012 Financing Plan, attached hereto within Exhibit "A", into Appendix B of the city's comprehensive plan.

Section 2. Adoption of Fee Schedule. The City hereby adopts the Snoqualmie Valley School District No. 410 impact fee schedule for single family housing units in the amount of $8,668.48 per unit and for multifamily housing units in the amount of $3,220.38 per unit.

Section 2. Effective Date. This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2013.

ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE 6th DAY OF NOVEMBER 2012.

CITY OF SAMMAMISH

Mayor Thomas T. Odell

ATTEST/AUTHENTICATED:

Melonie Anderson, City Clerk

Approved as to form:

Bruce L. Disend, City Attorney

Filed with the City Clerk: October 8, 2012

Public Hearing:	October 15, 2012
First Reading:	October 15, 2012
Passed by the City Council:	November 6, 2012
Publication Date:	November 9, 2012
Effective Date:	January 1, 2013

SNOQUALMIE VALLEY SCHOOL DISTRICT 410

CAPITAL FACILITIES PLAN 2012

Snoqualmie Valley School District No. 410 hereby provides to the King County Council this Capital Facilities Plan documenting the present and future school facility requirements of the District. The Plan contains all elements required by the Growth Management Act and King County Code Title 21A.43, including a six (6) year financing plan component.

Adopted on June 28, 2012

Snoqualmie Valley School District No. 410
Snoqualmie, Washington
(425) 831-8000

Board of Directors

	Position Number	Term
G. Scott Hodgins, Vice President	1	1/1/10 – 12/31/13
Geoff Doy	2	1/1/12 – 12/31/15
Carolyn Simpson	3	1/1/12 – 12/31/15
Marci Busby	4	1/1/10 – 12/31/13
Dan Popp , President	5	1/1/12 – 12/31/15

Central Office Administration

Superintendent	G. Joel Aune
Assistant Superintendent of Curriculum, Instruction, and Staff Development	Don McConkey
Director of Student Services	Nancy Meeks
Executive Director of Instructional Technology	Jeff Hogan
Director of Business Services	Ryan Stokes

Administration Building
8001 Silva Ave S.E., P.O. Box 400
Snoqualmie, WA 98065
(425) 831-8000
G. Joel Aune, Superintendent

Mount Si High School
8651 Meadowbrook Way S.E.
Snoqualmie, WA 98065
(425) 831-8100
John Belcher, Principal

Two Rivers School
330 Ballarat Ave.
North Bend, WA 98045
(425) 831-4200
Amy Montanye-Johnson, Principal

Chief Kanim Middle School
32627 S.E. Redmond-Fall City Rd.
P.O. Box 639
Fall City, WA 98024
(425) 831-4000
Kirk Dunckel, Principal

Snoqualmie Middle School
9200 Railroad Ave S.E.
Snoqualmie, WA 98065
(425) 831-8450
Vernie Newell, Principal

Twin Falls Middle School
46910 SE Middle Fork Road
North Bend, WA 98045
(425) 831-4150
Ruth Moen, Principal

Cascade View Elementary
34816 SE Ridge Street
Snoqualmie, WA 98065
(425) 831-4100
Ray Wilson, Principal

Fall City Elementary
33314 S.E. 42nd
Fall City, WA 98027
(425) 831-4000
Dan Schlotfeldt, Principal

North Bend Elementary
400 East Third Street
North Bend, WA 98045
(425) 831-8400
Jim Frazier, Principal

Opstad Elementary
1345 Stilson Avenue S.E.
North Bend, WA 98045
(425) 831-8300
John Jester, Principal

Snoqualmie Elementary
39801 S.E. Park Street
Snoqualmie, WA 98065
(425) 831-8050
Cori Pflug, Principal

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2012-2017
SIX-YEAR CAPITAL FACILITIES PLAN

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For information about this plan, call the District Business Services Office
(425.831.8011)

Section 1. Executive Summary

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Snoqualmie Valley 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 2012 and is consistent with prior capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all of the organization's needs.

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 Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

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

The District's Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. While the District would strive to be able to attain lower class sizes District-wide, prolonged and ongoing reductions in funding from the State have significantly impacted our ability to do so. The District has, and will continue to make budgetary decisions to attempt to protect class size through reduction in other programs and services, where possible. Future state and other funding shortfalls could impact future class sizes.

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 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	24 Students
Middle	27 Students
High	27 Students

School capacity is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). The District's current overall permanent capacity is 5,201 students (with 1,309 student capacity available in portable classrooms). October enrollment for the 2011-12 school year was 5,765 full time equivalents ("FTE"). FTE enrollment is projected to increase by 16% to 6,703 in 2017, based on the mid-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the State to convert to full day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016. This transition will double the number of classrooms needed for kindergarteners, including those which require additional special educational services. Kindergartners who are currently considered ½ FTE will count as a full FTE, which will increase FTE projected enrollment to 6,963 students in 2017.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge area, which has approximately 800-850 planned housing units that are yet to be constructed. United States Census data was recently released, which indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. In addition, the City of North Bend recently lifted its water moratorium and is adding sewer infrastructure, which will create additional growth opportunities in that area of our District, including approximately 200 homes currently approved for the Cedar Falls and Tannerwood developments.

Such large and sustained growth continues to create needs for additional classroom inventory. Previously, those needs have been addressed via the construction of Cascade View Elementary in 2005 and Twin Falls Middle School in 2008. In February 2009, voters in the Snoqualmie Valley School District passed a bond which funded the addition of 12 relocatables at Mount Si High School. This measure was meant to be a stopgap to address immediate overcrowding at the high school while a long-term solution was developed for the capacity needs at the high school level. After a two-year study which involved staff, parents and members of the community, a plan was developed and approved by the School Board to annex Snoqualmie Middle School and convert it into a 9th grade campus as part of Mount Si High School in the fall of 2013. While this plan was initiated to provide a long-term capacity solution for high school students, the creation of a 9th grade campus is also expected to facilitate a more successful transition into high school, increase overall graduation rates, provide leadership opportunities for 9th graders, and allow for STEM (science, technology, engineering and math) focused delivery of instruction.

In order to address the immediate resulting capacity needs at the middle school level caused by the annexation, the District anticipates utilizing additional relocatables until a replacement middle school can be constructed in Snoqualmie. In addition, the District's elementary population continues to approach capacity, and the District anticipates needing to construct a sixth elementary school, to be located in Snoqualmie, in order to provide short and long-term solutions in those grade levels. In the meantime, the District anticipates needing to provide additional relocatable classrooms at the elementary schools serving our largest growth areas.

Section 2. Current District "Standard of Service"

(as defined by King County Code 21A.06

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 in order to account for those needs.

Standard of Service for Elementary Students

- Average target class size for grades K – 2: 21 students
- Average target class size for grade 3: 24 students
- Average target class size for grades 4-5: 27 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

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

- Resource rooms
- Computer rooms
- English Language Learners (ELL)
- Education for disadvantaged students (Title I)
- Gifted education (Hi-C)
- District remediation programs
- Learning assisted programs
- Severely behavior disordered
- Transition room
- Mild, moderate and severe disabilities
- Preschool programs

Standard of Service for Secondary Students

- Average target class size for grades 6-8: 27 students
- Average target class size for grades 9-12: 27 students
- Average target class size for Two Rivers School: 20 students
- Special Education for students with disabilities may be provided in a self-contained classroom. Average target class size: 12 students

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
- Daycare programs

The District's ultimate goal is to provide a standard of service of 18 students per classroom for kindergarten through grade 3; 23 students per classroom in grades 4 through 5; and 25 students per classroom in grades 6 through 8. However, in light of recent reductions in state funding for teaching positions and the lack of current classroom capacity, it will take a number of years before the District's goal is feasible.

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 due to these considerations, the district has determined a standard utilization rate of 83% (5 out of 6 periods) for secondary schools.

Section 3. Inventory and Evaluation of Current Permanent Facilities

The District's current overall capacity is 6,510 students (5,201 in permanent classrooms and 1,309 in relocatable classrooms). October student enrollment for the 2011-12 school year was 5,765 full time equivalents ("FTE"). FTE enrollment is projected to increase to by 16% to 6,703 in 2017, based on the mid-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the state to convert to full-day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016, which will double the kindergarten enrollment (as they only currently are counted as ½ FTE). As such, FTE enrollment after consideration of full-day kindergarten transition is projected to total 6,963 students in 2017.

Calculations of elementary, middle, and high school capacities have been made in accordance with the current standards of service. Due to changes in instructional programs, student needs (including special education) and other current uses, some changes in building level capacity have occurred at some schools. An inventory of the District's schools arranged by level, name, and current permanent capacity are summarized in the following table. In addition, a summary of overall capacity and enrollment for the next six years is discussed further is Section 7.

The physical condition of the District's facilities was evaluated by the 2012 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.

Inventory of Permanent School Facilities and Related Program Capacity
2012

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2011-12 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	564	620
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	384	544
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	396	491
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5 & Preschool	480	512
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	408	591
Total Elementary School			**2,232**	**2,758**

MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2011-12 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	407
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	448	449
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	637	577
Total Middle School			**1,678**	**1,433**

HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2011-12 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,191	1,478
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	100	99
Total High School			**1,291**	**1,577**

TOTAL DISTRICT	5,201	5,768

* *Does not include capacity for special programs as identified in Standards of Service section.*
** *Difference between enrollment (pg.11) is due to middle school students at Two Rivers, and rounding.*

Section 4. Relocatable Classrooms

For a definition of relocatables and permanent facilities, see Section 2 of King County Code 21A.06.

The District inventory includes 59 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional relocatables during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new and modernized school sites are all planned for the potential of adding relocatables to accommodate temporary fluctuations in enrollment. In addition, the use and need for relocatables will be balanced against program needs. Relocatables are not a solution for housing students on a permanent basis, and the District would like to reduce the percentage of students that are housed in relocatable classrooms.

The cost of relocatables also varies widely based on the location and intended use of the classrooms.

Currently, three of the relocatables in our inventory are not intended for regular classroom use and have not been included in the capacity to house student enrollment.

Section 5. Six Year Enrollment Projections

The District contracts with Calm River Demographics ("CRD") to project student enrollment over the next six years. CRD provides the District a low and high-range projection that is based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the average of these projections (or mid-range), enrollment is projected to increase approximately 938 students over the next six years. This is a 16.3% increase over the current student population.

The enrollment projections shown below have been adjusted in 2016 and 2017 to account for the conversion of half-day kindergarten students to full-day kindergarten students, as required by Washington State House Bill 2776, which was enacted in 2010. While this change does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of 260 FTE kindergarteners in 2017. After this adjustment, our District is projected to need to be able to provide classroom capacity for approximately 1,198 additional students in order to serve 6,963 anticipated students by 2017.

Snoqualmie Valley School District No. 410
Actual Full-Time Equivalent Enrollment through 2011 and Projected Enrollment from 2012 through 2017

	Actual	Actual	Actual	Actual	Actual	Actual	Enrollment Projections through 2017 *					
GRADE:	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Kindergarten **	239	205	223	234	236	233	237	240	244	249	506	520
1st Grade	495	508	480	504	505	490	505	512	522	532	542	556
2nd Grade	486	497	511	489	530	501	499	511	518	528	538	550
3rd Grade	493	477	504	512	491	522	509	505	517	524	534	547
4th Grade	430	479	481	505	527	493	514	514	511	523	531	543
5th Grade	446	425	484	481	506	517	503	518	520	517	530	539
K-5 Subtotal	**2,589**	**2,591**	**2,683**	**2,725**	**2,795**	**2,756**	**2,767**	**2,800**	**2,832**	**2,873**	**3,181**	**3,255**
6th Grade	435	444	414	472	475	491	517	508	524	526	524	538
7th Grade	407	433	437	416	469	480	498	520	514	531	533	532
8th Grade	417	422	441	426	430	473	491	504	526	520	537	541
6-8 Subtotal	**1,259**	**1,298**	**1,292**	**1,314**	**1,374**	**1,444**	**1,506**	**1,532**	**1,564**	**1,577**	**1,594**	**1,611**
9th Grade	446	423	431	476	431	408	468	495	510	533	527	545
10th Grade	385	429	402	403	420	400	413	476	501	516	539	535
11th Grade	330	372	415	391	383	385	389	399	462	487	502	527
12th Grade	308	310	306	359	346	372	378	375	384	448	473	490
9-12 Subtotal	**1,469**	**1,534**	**1,554**	**1,629**	**1,580**	**1,565**	**1,648**	**1,745**	**1,857**	**1,984**	**2,041**	**2,097**
K-12 TOTAL	**5,317**	**5,423**	**5,529**	**5,668**	**5,749**	**5,765**	**5,921**	**6,077**	**6,253**	**6,434**	**6,816**	**6,963**
	6.5%	*2.0%*	*2.0%*	*2.5%*	*1.4%*	*0.3%*	*2.7%*	*2.6%*	*2.9%*	*2.9%*	*5.9%*	*2.2%*

* *Enrollment Projections above relfect imputed mid-range enrollment projections provided by Calm River Demographics (CRD) in Oct, 2011.*

** *Kindergartenters are considered 1/2 FTE, except for 2016 and 2017 when kindergarten classes are expected to be required to transition to full-day kindergarten per State House Bill 2776. CRD enrollment projections have been adjusted to reflect this change.*

Section 6. Six-Year Planning and Construction Plan

To address existing and future capacity needs, as well as to provide appropriate and enhanced programming opportunities for our students, the District plans to use the following strategies:

- Annexation of Snoqualmie Middle School (SMS) into Mount Si High School (MSHS) to serve as a Freshman Learning Center
- Construction of new schools: middle and elementary in Snoqualmie
- Use of additional relocatables to provide housing of students not provided for under other strategies

Following a failed bond proposal meant to increase the high school capacity via construction of a second high school, alternative long-term solutions were developed and analyzed over a two year period by a Long-Term Facilities Planning Committee composed of building and district administrators, a construction project manager, and two Board members. After considering a number of solutions, the committee focused most of its work on two alternatives: modernization and expansion of MSHS, and annexation of SMS as a satellite campus to MSHS. Modernization and upward expansion at the current MSHS facility was deemed to be cost prohibitive and highly disruptive to the student population during the multi-year construction timeline. Due to perceived educational improvements and advantages, better cost effectiveness – both operationally to the district and financially to taxpayers, and less overall disruption, the Committee's recommended solution was the annexation of SMS as a satellite campus to MSHS.

After annexation was proposed by the Long-Term Facilities Planning Committee and accepted by the School Board, a High School Educational Program Study Committee (HSEPSC) was convened to study the best use of SMS as part of MSHS. This committee included citizens representing all schools in our District, staff, MSHS students, and a School Board member. After six months of work, the HSEPSC recommended that the Board utilize SMS as a 9th grade campus and recommended that the campus programming include a STEM (Science, Technology, Engineering and Mathematics) emphasis, differentiated instruction, opportunities to develop freshman leadership skills, and systematic intervention programs. The School Board accepted this recommendation and began plans to annex SMS in the Fall of 2013, including plans for a replacement middle school in Snoqualmie, which is necessary in order to replace lost middle school capacity due to the annexation.

After a 2011 bond proposition for the replacement middle school failed by one vote, the Board revisited the timing of the annexation of SMS. In March 2012, the Board approved a resolution to continue to move forward with annexation in the Fall of 2013.

The annexation of SMS to address high school capacity needs will create immediate capacity needs at the middle school level. The District will address those needs initially with the purchase and siting of relocatables at the two remaining middle school sites. However, certain aspects of the permanent facilities are not sufficient to support the amount of relocatables that will be required to provide for future enrollment growth, and the District does not believe that such a large quantity of portable classrooms will sufficiently support the educational programming needs and goals of the District. As such, the District anticipates the need to construct a replacement middle school on District-owned land in Snoqualmie, within the period of this Plan, and has passed a resolution to propose a bond proposition for a new middle school by February, 2013.

Enrollment at the elementary level also continues to increase. The District has gone through a number of recent reboundary efforts in order to maximize the use of existing capacity. However, due to continued expected enrollment growth and the newly enacted State law requiring all schools to transition to full-day kindergarten by 2018 (beginning in 2016 for SVSD), the District anticipates elementary enrollment will exceed capacity during the period of this Plan. As such, the District anticipates the need to construct an additional elementary school on District-owned land in Snoqualmie, within the period of this Plan. Additionally, the District anticipates the need for a separate preschool facility that will serve the special education needs of our District. This contemplated facility would increase the capacity at the elementary schools which currently house our preschool program, and will allow for expansion of our preschool capacity in response to overall population growth. Due to the full-day kindergarten transition mandated by the State, all of our elementary schools could potentially need additional capacity. The District's current plan does not include consideration for this potential additional capacity. Future updates to the Plan may consider these needs.

Section 7. Six-Year Classroom Capacities: Availability/Deficit Projections

Applying the enrollment projections, current capacity, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and relocatable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at the elementary and high school levels. Even after the annexation of SMS, the anticipated construction of a replacement middle school and an additional elementary school, the District will have continuing permanent capacity needs. Those additional capacity needs will need to be addressed in the short-term with relocatables. As summarized in the table, the District currently has 20% of its classroom capacity in relocatable classrooms. With the addition of relocatable classrooms and the construction of two new facilities over the period of this Plan, the District will have 22% of its classroom capacity in relocatable classrooms in 2017. The District will continue to work towards reducing the percentage of students housed in relocatable classrooms.

PROJECTED CAPACITY TO HOUSE STUDENTS

Elementary School K-5

PLAN YEARS: *	2012	2013	2014	2015	2016	2017
Permanent Capacity	**2,232**	**2,232**	**2,232**	**2,232**	**2,232**	**2,232**
New Construction: *Elementary School #6*	-	-	-	-	-	600
Permanent Capacity subtotal:	**2,232**	**2,232**	**2,232**	**2,232**	**2,232**	**2,832**
Projected Enrollment:	2,767	2,800	2,832	2,873	3,181	3,255 **
Surplus/(Deficit) of Permanent Capacity:	(535)	(568)	(600)	(641)	(949)	(423)
Portable Capacity Available:	816	816	864	912	960	960
Portable Capacity Changes (+/-):	-	48	48	48	-	-
Surplus/(Deficit) with Portables:	281	296	312	319	11	537

Middle School 6-8

PLAN YEARS: *	2012	2013	2014	2015	2016	2017
Permanent Capacity	**1,678**	**1,678**	**1,230**	**1,230**	**1,880**	**1,880**
New Construction: *New Snoqualmie M.S.*	-	(448)	-	650	-	-
Permanent Capacity subtotal:	**1,678**	**1,230**	**1,230**	**1,880**	**1,880**	**1,880**
Projected Enrollment:	1,506	1,532	1,564	1,577	1,594	1,611
Surplus/(Deficit) of Permanent Capacity:	172	(302)	(334)	303	286	269
Portable Capacity Available:	67	67	314	314	314	314
Portable Capacity Changes (+/-):	-	247	-	-	-	-
Surplus/(Deficit) with Portables:	239	12	(20)	617	600	583

High School 9-12

PLAN YEARS: *	2012	2013	2014	2015	2016	2017
Permanent Capacity	**1,291**	**1,291**	**1,739**	**1,739**	**1,739**	**1,739**
New Construction: *Annexation SMS*	-	448	-	-	-	-
Total Capacity:	**1,291**	**1,739**	**1,739**	**1,739**	**1,739**	**1,739**
Projected Enrollment:	1,648	1,745	1,857	1,984	2,041	2,097
Surplus/(Deficit) Permanent Capacity:	(357)	(6)	(118)	(245)	(302)	(358)
Portable Capacity Available:	426	426	493	493	493	493
Portable Capacity Changes (+/-):	-	67	-	-	-	-
Surplus/(Deficit) with Portables:	69	487	375	248	191	135

K-12 TOTAL

PLAN YEARS: *	2012	2013	2014	2015	2016	2017
Total Permanent Capacity:	**5,201**	**5,201**	**5,201**	**5,851**	**5,851**	**6,451**
Total Projected Enrollment:	5,921	6,077	6,253	6,434	6,816	6,963
Surplus/(Deficit) Permanent Capacity:	(720)	(876)	(1,052)	(583)	(965)	(512)
Total Portable Capacity	1,309	1,671	1,719	1,767	1,767	1,767
Total Permanent and Portable Capacity	6,510	6,872	6,920	7,618	7,618	8,218
Surplus/(Deficit) with Portables:	589	795	667	1,184	802	1,255

** Each plan year spans two school years (e.g. the 2011 plan year includes half of the 2010-11 and 2011-12 School Years)*
*** 2016 and 2017 projected enrollment includes consideration for state-mandated transition to full-day Kindergarten*

Section 8. 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 following impact fee calculations examine the costs of housing the students generated by each new single family dwelling unit (or each new multi-family dwelling unit). These are determined using student generation factors, which indicate the number of students that each dwelling produces based on recent historical data. The student generation factor is applied to the anticipated school construction costs (construction cost only, not total project cost), which is intended to calculate the construction cost of providing capacity to serve each new dwelling unit during the six year period of this Plan. The formula does not require new development to contribute the costs of providing capacity to address needs created by existing housing units.

The construction cost, as described above, is reduced by any state match dollars anticipated to be awarded to the District and the present value of future tax payments of each anticipated new homeowner, which results in a total cost per new residence of additional capacity during the six year period of this Plan.

However, in accordance with the regulations of King County and the cities of Sammamish, Snoqualmie and North Bend, the local community must share 50% of each cost per new residence. As such, the final impact fee proposed by the District to its respective municipalities for collection reflects this additional required reduction to the cost per new residence.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2012 through 2017. The financing components are primarily composed of unsecured funding. The District currently owns land in Snoqualmie for both the replacement middle school and new elementary school. Future updates to this Plan will include updated information regarding these properties and the associated school construction costs summarized in the finance plan.

For the purposes of this Plan's construction costs, the District is using cost estimates obtained in the Spring 2012. These cost estimates include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State Match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) New Construction, and 2) Modernization/New-in-Lieu Construction. For purposes of the Impact Fee calculation, only New Construction matching funds are applicable. OSPI has estimated that after annexation of SMS into MSHS, the District would currently be eligible for approximately 6,000 square feet of K-8 new construction State matching funds. As the District plans to construct an 87,600 square ft. middle school, the District will thus be eligible to apply for State Match for approximately 6.8% of the middle school construction. For purposes of calculating the impact fee credit for available state matching funds, we have applied 6.8% to the 43.22% match percentage rate per eligible square foot that the District qualifies for, in order to accurately reflect anticipated state match per residence (2.94%).

2012 FINANCING PLAN

Facility:	Estimated Cost		Unsecured Source of Funds:			Secured Source of Funds:		
			Bonds	State Match	Impact Fees	Bonds	State Match	Impact Fees
Annexation of Snoqualmie MS	*$3,000,000*		*$0*	*$0*	*$0*	*$3,000,000*	*$0*	*$0*
New Snoqualmie Middle School	*$52,350,000*	[1]	*$51,764,475*	*$485,525*	*$100,000*	*$0*	*$0*	*$0*
Elementary School #6, with preschool capacity	*$33,700,000*	[1]	*$33,600,000*	*$0*	*$100,000*	*$0*	*$0*	*$0*
Portable Classrooms - ES-MS	*$2,300,000*	[1]	*$1,100,000*	*$0*	*$500,000*	*$0*	*$0*	*$700,000*

[1] *Listed here are estimated total project costs as adjusted for cost escalation through anticipated bid year.*
Please note that only construction cost (not total anticipated project cost) are used in the calculation of school impact fees. Those are estimated as follows:

Added Elementary School Capacity: *Estimated total project cost = $33,700,000 Estimated cost of construction = $23,100,000.*
Added Middle School Capacity: *Estimated total project cost = $52,350,000 Estimated cost of construction = $34,000,000.*

Appendix A: Single Family Residence Impact Fee Calculation

Site Aquisition Cost Per Single-Family Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	$0	n/a	0.4260	$0.00
Middle	25	$0	n/a	0.1320	$0.00
High	40	$0	n/a	0.1490	$0.00
				A---------->	$0.00

Permanent Facility Construction Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$23,100,000	600	0.4260	0.9228	$15,134.84
Middle	$34,000,000	650	0.1320	0.9228	$6,371.58
High	$0	0	0.1490	0.9228	$0.00
			.	B--------->	$21,506.42

Temporary Facilities Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$140,000	24	0.4260	0.0772	$191.84
Middle	$120,000	27	0.1320	0.0772	$45.29
High	$0	0	0.1490	0.0772	$0.00
				C--------->	$237.13

State Match Credit Per Single-Family Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	n/a	90	n/a	0.4260	n/a
Middle	$188.55	108	2.94%	0.1320	$79.01
High	n/a	130	n/a	0.1490	n/a
				D---------->	$79.01

Tax Credit Per Single-Family Residence

Average Residential Assessed Value	$385,906	
Current Debt Service Tax Rate	$1.3716	
Annual Tax Payment	$529.31	
Bond Buyer Index Annual Interest Rate	3.84%	
Discount Period (Years Amortized)	10	
	TC-------->	$4,327.57

Fee Per Residence Recap:

Site Acquisition Cost	A	$0.00	
Permanent Facility Cost	B	$21,506.42	
Temporary Facility Cost	C	$237.13	
Subtotal			$21,743.55
State Match Credit	D	($79.01)	
Tax Payment Credit	TC	($4,327.57)	
Subtotal			$17,336.97
50% Local Share			($8,668.48)
Impact Fee, net of Local Share			**$8,668.48**

Appendix A: Multi-Family Residence Impact Fee Calculation

Site Aquisition Cost Per Single-Family Residence

Formula: ((Acres x Cost per Acre) / Facility Size) x Student Factor

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	$0	n/a	0.1620	$0.00
Middle	25	$0	n/a	0.0470	$0.00
High	40	$0	n/a	0.0660	$0.00
				A---------->	$0.00

Permanent Facility Construction Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Permanent/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$23,100,000	600	0.1620	0.9228	$5,755.50
Middle	$34,000,000	650	0.0470	0.9228	$2,268.67
High	$0	0	0.0660	0.9228	$0.00
			.	B--------->	$8,024.17

Temporary Facilities Cost Per Single-Family Residence

Formula: ((Facility Cost / Facility Capacity) x Student Factor) x (Temporary/Total Footage Ratio)

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	$140,000	24	0.1620	0.0772	$72.95
Middle	$120,000	27	0.0470	0.0772	$16.13
High	$0	0	0.0660	0.0772	$0.00
				C--------->	$89.08

State Match Credit Per Single-Family Residence (if applicable)

Formula: Current Construction Cost Allocation x SPI Footage x District Match x Student Factor

	CCCA	SPI Footage	District Match %	Student Factor	
Elementary	n/a	90	n/a	0.1620	n/a
Middle	$188.55	108	2.94%	0.0470	$28.13
High	n/a	130	n/a	0.0660	n/a
				D---------->	$28.13

Tax Credit Per Single-Family Residence

Average Residential Assessed Value	$146,634	
Current Debt Service Tax Rate	$1.3716	
Annual Tax Payment	$201.12	
Bond Buyer Index Annual Interest Rate	3.84%	
Discount Period (Years Amortized)	10	
	TC-------->	$1,644.36

Fee Per Residence Recap:

Site Acquisition Cost	A	$0.00	
Permanent Facility Cost	B	$8,024.17	
Temporary Facility Cost	C	$89.08	
Subtotal			$8,113.25
State Match Credit	D	($28.13)	
Tax Payment Credit	TC	($1,644.36)	
Subtotal			$6,440.76
50% Local Share			($3,220.38)
Impact Fee, net of Local Share			**$3,220.38**

Appendix A: Composite Student Generation Factors

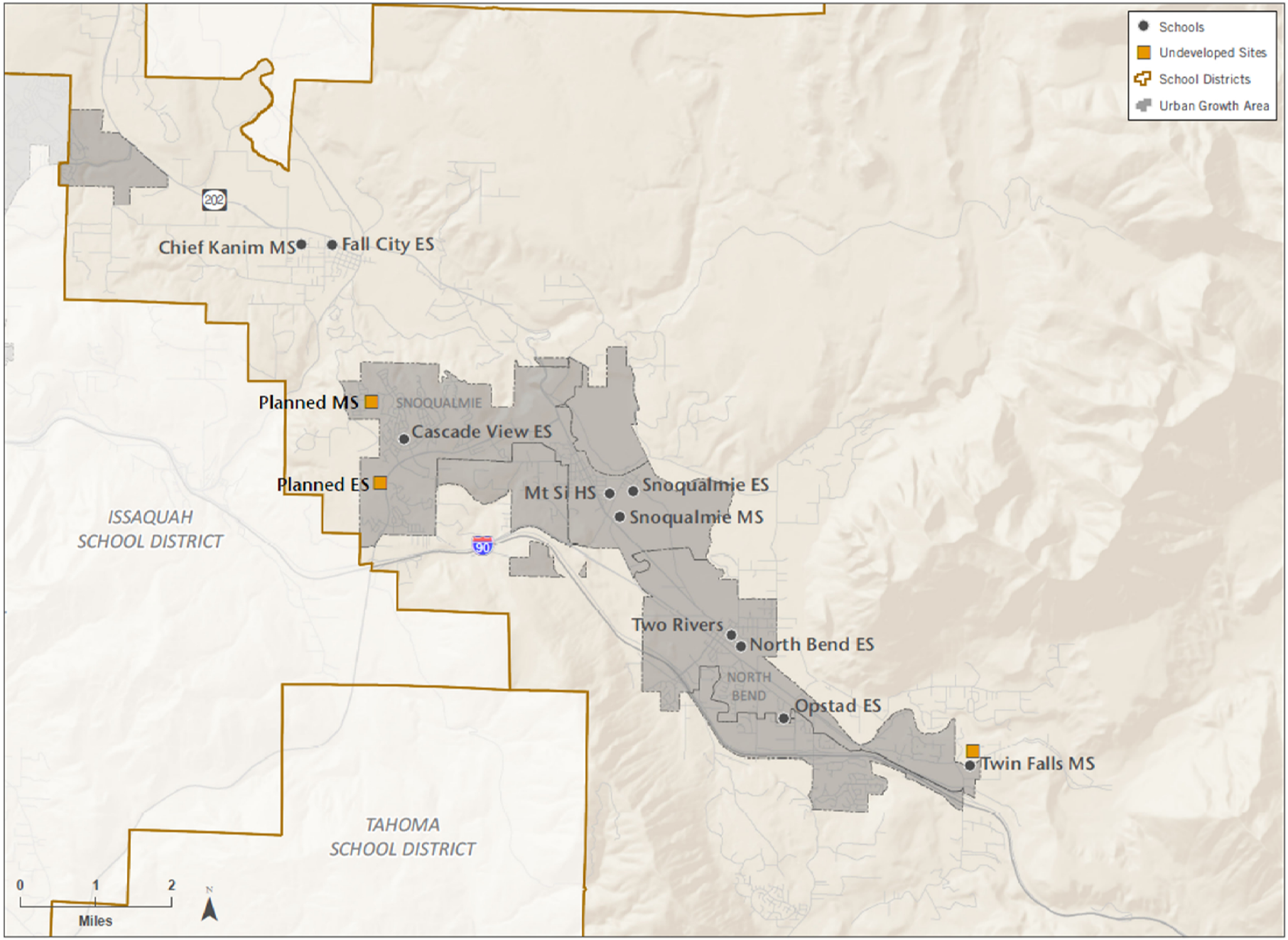
Single Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	**Average:**
Elementary	0.261	0.502	0.486	0.454	**0.426**
Middle	0.130	0.159	0.130	0.108	**0.132**
High	0.134	0.136	0.250	0.077	**0.149**
Total:	**0.525**	**0.797**	**0.866**	**0.639**	**0.707**

Multi Family Dwelling Unit:

	Auburn	Issaquah	Kent	Lake Wash.	**Average:**
Elementary	0.172	0.092	0.331	0.051	**0.162**
Middle	0.070	0.033	0.067	0.018	**0.047**
High	0.090	0.032	0.124	0.017	**0.066**
Total:	**0.332**	**0.157**	**0.522**	**0.086**	**0.275**

Notes: The above student generation rates represent unweighted averages, based on neighboring school districts.

Ordinance No. 10162, Section R., Page 5: lines 30 thru 35 & Page 6: line 1: "Student factors shall be based on district records of average actual student generation rates for new developments constructed over a period of not more than five (5) years prior to the date of the fee calculation: provided that, if such information is not available in the district, data from adjacent districts, districts with similar demographics, or county wide averages may be used."

Schools and Undeveloped Sites in Snoqualmie Valley School District