

ORDINANCE NO. **10633**

1  
2 AN ORDINANCE relating to school impact fees in  
3 the Issaquah School District; establishing  
4 school impact fees to be collected by King County  
5 on behalf of the district; adopting the Capital  
6 Facilities Plan of the district as an element of  
7 the King County Comprehensive Plan for purposes of  
8 implementing the impact fee program; providing for  
9 a school impact fee; adding a new section to  
10 K.C.C. 20.12; and amending Ordinance No. 10122,  
11 Section 2 and K.C.C. 27.44.010.

8 FINDINGS:

9 1. In compliance with the Growth Management Act and King County  
10 Ordinance No. 10162, the Board of Directors of Issaquah School  
11 District No. 411 adopted a Capital Facility Plan (Plan) on  
12 June 24, 1992 by Resolution No. 584.

13 2. The Plan has been reviewed by the King County School Technical  
14 Review Committee (STRC). The STRC has recommended certification of  
15 concurrency and the adoption of the Plan as part of the King County  
16 Comprehensive Plan.

17 3. The Plan contains the information required under the Growth  
18 Management Act and King County Ordinance No. 10162.

15 BE IT ORDAINED BY THE COUNCIL OF KING COUNTY:

16 SECTION 1. Authority. This ordinance is adopted to implement King  
17 County Comprehensive Plan policies, the 1990 Growth Management Act, and  
18 Ordinance No. 10162 with respect to Issaquah School District No. 411. This  
19 ordinance is necessary to address identified impacts of development on the  
20 District in order to protect the public health, safety and welfare, and to  
21 implement King County's authority to impose impact fees pursuant to  
22 RCW 82.02.050 through RCW 82.02.080.

23 NEW SECTION 2. A new section is hereby added to K.C.C. Chapter 20.12  
24 to read as follows:

25 The Capital Facilities Plan, Revised July 31, 1992 for the Issaquah  
26 School District, which is included in Attachment A and is incorporated  
27 herein by reference, is adopted as a subelement of the capital facilities  
28 element of the Comprehensive Plan for King County, and augments and  
29 amplifies the Plan.

30 SECTION 3. Ordinance No. 10122, Section 2, as amended, and  
31 K.C.C. 27.44.010 are hereby amended to read as follows:

32 A. Base Fee Schedule. The following fees shall be assessed for the  
33 indicated types of development:  
34

September 30, 1992

1	SCHOOL DISTRICT	SINGLE FAMILY	MULTIFAMILY
2		per dwelling	per dwelling
3		unit	unit
4	Tahoma, Dist 409	\$3,080	\$2,700
5	Federal Way, No. 210	\$1,587	\$ 715
6	Riverview, No. 407	\$2,099	\$1,584
7	<u>Issaquah, No. 411</u>	<u>\$1,767</u>	<u>\$1,108</u>

8 B. Assessment of Fees. The assessment and collection of Tahoma's  
9 impact fees are governed by K.C.C. 21.61A.060.

10 C. County's Administrative Costs. The county's costs of administering  
11 the impact fee program shall be sixty-five dollars per dwelling unit and  
12 shall be paid by the applicant to the county as part of the development  
13 application fee.

14 SECTION 4. Severability. Should any section, subsection, paragraph,  
15 sentence, clause or phrase of this ordinance or its application to any  
16 person or circumstance be held to be unconstitutional or invalid for any  
17 reason, such decision shall not affect the validity of the remainder of the  
18 ordinance or the application of the invalidated provision to other persons  
19 or circumstances.

20 INTRODUCED AND READ for the first time this 21<sup>st</sup> day  
21 of September, 1992.

22 PASSED this 16<sup>th</sup> day of November, 1992.

23 KING COUNTY COUNCIL  
24 KING COUNTY, WASHINGTON

25 Audrey Dugger  
26 Chair

27 ATTEST:

28  
29 Gerald A. Peterson  
30 Clerk of the Council

31 APPROVED this 25<sup>th</sup> day of November, 1992

32  
33 Jim Hill  
34 King County Executive

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MISSOURI SCHOOL DISTRICT # 45M  
MUSKOGEE, MISSOURI

OFFICE OF SUPERINTENDENT OF PUBLIC INSTRUCTION

June 24, 1992

Approved by Board Resolution # 580

Missouri School District #45M hereby certifies to the King County, Washington, Office of Superintendent of Public Instruction that the following personnel and other school officials are currently employed by the District. The list contains all elements required by the Revised Management Act and King County Ordinance No. 1152, including a five year training plan document.

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**CAPITAL FACILITIES PLAN**

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Issaquah School District #411

Standard of Service

Classrooms:

The level of service is based on the number of classrooms available at each school, and a desired average classload district-wide. This classload is expected to best promote the quality of education as expected by the residents of the Issaquah School District.

Different classrooms levels are used depending on the grade level or programs offered such as special education or gifted. For purposes of this analysis, rooms designed for special use, consistent with the provisions of King County Ordinance 10162, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service, and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements and available funding may also affect this level of service in years to come.

Portables:

Portables used as classrooms are used for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom, or used for other purposes such as child care programs.

Trigger of Construction

The Issaquah School District Capital Facilities Plan proposes the construction of one elementary school, a middle school, and a high school, plus some modernization of existing facilities, site improvements, and land acquisition. Planning for a new school is triggered by comparing our enrollment forecasts with our capacity figures for the District. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. The potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues decide when the new facility can be constructed.

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ISSAQUAH SCHOOL DISTRICT #411

Impact Fees

Need for Impact Fees

Because impact fees have not been a reliable source of revenue, the Issaquah school district has asked its voters to front fund projected impact fee revenues for the new middle school as part of the 1990 bond issue. In addition, the delay in the arrival of state matching funds also requires the District to front fund state monies. If the District receives funds from the State and/or developer fees in the future to offset the costs of the capital improvements, such funds may be deposited in the capital projects fund and thereby reduce the need for future bond/capital levies or may be applied to reduce debt service on outstanding bonds. Board Resolution #500, adopted December 13, 1989 states "The Issaquah School District supports a new school funding system that includes state matching funds, local bonds, and developer mitigations. Funding new construction solely with local funds is not feasible."

The King County Council has created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.020 -.090, and section 19 of Ordinance No. 10162.

Impact Fees Will Not Be used to Correct Current Needs

This Capital Facilities Plan contains capital projects that will correct current needs. Also the financing plan for these projects clearly indicate that the projects were identified for funding in the 1992 bond issue and no impact fees will be used for their completion.

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INVENTORY

An inventory of existing school facilities:

EXISTING FACILITY	LOCATION
GRADE SPAN K-5	
Sunset Elementary	4229 180th
Sunny Hills	23232 Is PL Rd
Briarwood	17020 SE 134th
Maple Hills	15644 204th Ave
Issaquah Valley	555 NW Holly
Apollo	15025 SE 117th
Challenger	25200 Klahanie Bl
Cougar Ridge	SE 46th & 164th
Discovery	228th Ave SE/24th
Clark	500 2nd Ave
TOTAL GRADE K-5	
GRADE SPAN 6-8	
Issaquah Middle	400 1st Ave SE
Maywood Middle	14490 168th SE
Pine Lk Middle	3200 228th Ave SE
TOTAL SPAN 6-8	
GRADE SPAN 9-12	
Issaquah HS	700 2nd Ave
Liberty HS	16655 SE 136th
GRADE SPAN TOTAL	
K-12 TOTAL	

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Needs Forecast: Existing Facilities

<u>Existing Facility:</u>	<u>Future Needs</u>	<u>Anticipated Source of funds (e.g. state match, bonds, impact fees/mitigation payments)</u>
Issaquah HS	Remodel Phase II	Bond Issue authorized 1992 Election
Maywood Middle	Remodel	Bond Issue authorized 1992 Election
Issaquah Middle	Remodel	Bond Issue authorized 1992 Election
Apollo, Briarwood, Clark, Iss Valley, Maple Hills, Sunny Hills, Pine Lk Middle, Transportation	Upgrade Fire Alarm Systems	Bond Issue authorized 1992 Election
Apollo, Briarwood, Clark, Iss Valley, Maple Hills, Sunny Hills, Liberty HS, Ad Bldg	Handicapped Accessibility	Bond Issue authorized 1992 Election
Sunny Hills, Liberty High, and Transp	Parking Lot Upgrade	Bond Issue authorized 1992 Election
Apollo, Briarwood, Challenger, Clark Maple Hills, Sunny Hills	Playground Upgrades	Bond Issue authorized 1992 Election
Challenger, Iss Valley	Playfield Upgrade	Bond Issue authorized 1992 Election



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Needs Forecast: New Facilities

<u>New School Facility</u>	<u>Location</u>	<u>Capacity</u>	<u>Anticipated Source of funds (e.g. state match, bonds, impact fees/mitigation payments)</u>	<u>% Project New** Developments</u>
Middle*	Plateau	840	State Match, 1990 Bond Issue, Impact Fees	60
Elem	Plateau	550	State Match, 1996 Bond Issue, Impact Fees	70
High Sc	Plateau	1250	State Match, 1994 Bond Issue, Impact fees.	60

\*The Middle School is scheduled to open in 1994. Under State law, impact fees can be assessed for capital improvements incurred by the District to the extent that new growth and development will be served by the previously constructed improvements (RCW 82.02.060). In practice, the District is front funding any fees which may be collected through King County Ordinance No. 10162.

\*\*The "o/o Project New Development" represents the difference between a district enrollment with zero growth forecasted and the growth as projected by the district's pipeline studies.

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## Financing Plan

The District plans to finance improvements of and additions to school facilities for the years 1992 through 1997 in the following manner:

<u>PROJECT</u>	<u>STATE</u>	<u>BOND ISSUES</u>	<u>IMPACT FEES</u>
<u>MITIGATION</u>			
1993 Issaquah MS	-0-	3,000,000	-0-
1993 Maywood MS	-0-	2,000,000	-0-
1993 Issaquah HS	-0-	20,000,000	-0-
1993 Upgrade Fire Systems	-0-	1,000,000	-0-
1993 Handicapped Access	-0-	250,000	-0-
1993 Parking Lot Upgrades	-0-	350,000	-0-
1993 Playground Upgrades	-0-	200,000	-0-
1994 New Middle Sch	3,398,955	11,480,000	421,045
1995 New High Sch*	9,000,000	24,400,000	2,000,000
1997 New Elementary*	2,100,000	5,600,000	1,000,000

\*Estimated finance plan is based on successful passage of future bond issues and securement of state funding. Finance plan includes a project contingency.

Based on current value

Revised 7/31/92

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ENROLLMENT METHODOLOGY

Three basic techniques are used, with the results compared, to establish the most likely range.

1. The student 3-2-1 cohort of survival method.
2. Examine Issaquah enrollments for the last 30 years and determine the highest average cohort of survival for any consecutive 5 year period and the lowest average for any consecutive 5 year period. Both cohorts are then used to determine the upper and lower limits.
3. Based on information from King County, realtors, developers, etc., attempt to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
  - a. the number of actual new students as a percentage of actual new dwellings for the past several years.
  - b. determine the actual distribution of new students by grade level for the past several years, i.e. 10% to kindergarten, 20% to first grade, 0% to 11th grade, etc.
  - c. based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual students are moved forward from year to year with the arrived at additions.

One of the weaknesses of almost all projections techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population grows. The reason is that the population matures, i.e. the number of kindergarteners will go down as the number of 10th graders increases. To attempt to adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because we are still assuming kindergarten growth while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even in a growing population. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actuals indicates the cohorts tend to be more accurate over a 10 year time span while dwelling units tend to be more accurate over a short period. The probable reason is that over a 10 year period things tend to average out even though there are radical ups and downs within the period.

<b>ISSAQUAH SCHOOL DISTRICT NO. 411</b>																	
<b>ENROLLMENT PROJECTIONS</b>																	
<b>1991 - 2006</b>																	
Grade	District	1991	1992	1993	1994	1995	1996	1997	1998	1999	2000	2001	2002	2003	2004	2005	2006
K		729/365	758/379	792/396	826/413	849/425	869/435	886/443	896/448	913/457	937/469	961/481	978/489	988/494	962/481	964/482	974/487
1		775	801	826	878	934	938	939	937	967	1004	1048	1053	1051	1042	1036	1058
2		799	799	824	855	913	963	961	956	960	997	1041	1079	1077	1069	1066	1067
3		760	827	825	857	896	947	990	980	983	995	1039	1076	1107	1098	1097	1102
4		741	791	856	862	904	934	977	1012	1011	1022	1043	1079	1108	1130	1130	1138
5		827	771	820	892	908	941	964	999	1041	1049	1069	1082	1110	1130	1161	1170
6		705	852	795	849	929	938	965	981	1023	1073	1087	1100	1107	1128	1156	1194
7		686	736	881	832	896	967	968	986	1012	1062	1120	1127	1131	1130	1160	1196
8		649	702	751	900	855	915	982	979	1002	1032	1087	1141	1143	1143	1146	1181
9		677	661	714	766	918	870	927	991	991	1018	1050	1102	1153	1152	1156	1162
10		638	684	668	722	776	927	877	932	998	1000	1028	1059	1109	1158	1159	1165
11		615	585	681	664	717	772	924	875	929	994	995	1024	1056	1107	1155	1155
12		536	599	570	662	640	697	756	912	859	908	969	974	1008	1044	1090	1134
K-5		4267	4368	4547	4757	4980	5158	5274	5332	5419	5536	5721	5858	5947	5950	5972	6022
6 to 8		2040	2290	2427	2581	2680	2820	2915	2946	3037	3167	3294	3367	3381	3402	3462	3571
9 to 12		2466	2529	2633	2814	3051	3266	3484	3710	3777	3920	4042	4159	4326	4460	4560	4616
FTE		8773	9187	9607	10152	10711	11244	11673	11988	12233	12623	13057	13384	13654	13812	13994	14209

\*Totals represent an FTE count, not an actual body count. The "K" number is given first as a body count, the second number is an FTE count. Kindergarten students count as a .5 FTE by state standards.

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**STUDENT FACTORS**

**SINGLE FAMILY:**

ELEMENTARY	.262
MIDDLE/JUNIOR	.114
HIGH SCHOOL	.087
TOTAL	.463

**MULTI FAMILY**

ELEMENTARY	.156
MIDDLE/JUNIOR	.059
HIGH SCHOOL	.034
TOTAL	.249

The method used to determine student factors is based on district records of actual student generated rates for new developments constructed over a period of not more than five years prior to the date of the fee calculation.

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ISSAQUAH SCHOOL DISTRICT NO. 411

OCCUPANCY COUNT TO DEVELOP

SINGLE FAMILY AND MULTI FAMILY

STUDENT FACTORS

	Elem	Middle	Senior	Total	Units	Elem	Middle	Senior	Total
1 Forrest Ridge	8	9	5	22	143	.056	.063	.035	.154
1 Sky Mountain	50	44	29	123	446	.112	.099	.065	.276
1 China Creek	34	19	14	67	218	.156	.087	.064	.307
1 Olypus	25	2	8	35	107	.234	.019	.075	.327
1 Squak Mt / Forrest Rim	27	4	7	38	100	.270	.040	.070	.380
1 South Firs	12	7	4	23	56	.214	.125	.071	.411
1 Sunset Farms	11	15	7	33	80	.138	.188	.088	.413
1 Brookshire	32	13	11	56	135	.237	.096	.081	.415
1 Tibbets Station	18	16	10	44	105	.171	.152	.095	.419
1 Hunters Ridge	54	19	13	86	190	.284	.100	.068	.453
1 Tiger Mountain Estates	25	15	9	49	100	.250	.150	.090	.490
1 San Highlands-Kemp D	34	21	18	73	137	.248	.153	.131	.533
1 High Country	36	15	9	60	112	.321	.134	.080	.536
1 Klahanie	452	145	82	679	1200	.377	.121	.068	.566
1 Sannarish Woods	47	32	44	123	217	.217	.147	.203	.567
1 Collingswood	32	16	7	55	94	.340	.170	.074	.585
1 Pine Lake Highlands	47	20	35	102	165	.285	.121	.212	.618
New Developments	944	412	312	1668	3605	.262	.114	.087	.463
Avrg Units/Grade									
2 Sunset Multi Family	14	5	6	25	284	.049	.018	.021	.088
2 Iss Valley Multi	34	15	8	57	214	.159	.070	.037	.266
2 Connowara - Multi	71	25	12	108	265	.268	.094	.045	.408
New Multi Family	119	45	26	190	763	.156	.059	.034	.249
Avrg Units/Grade									
4 Overdale	8	11	8	27	146	.055	.075	.055	.185
4 Mountain Park Area	200	84	148	432	989	.202	.085	.150	.437
3 Mirrormont	104	49	52	205	396	.263	.124	.131	.518
3 South Cove	256	108	126	490	839	.305	.129	.150	.584
4 Briarwood Area	257	130	186	573	957	.269	.136	.194	.599
4 Maple Hills Area	152	46	63	261	430	.353	.107	.147	.607
Established Areas	977	428	583	1988	3757	.260	.114	.155	.529
Avrg Units/Grade									
Total	2040	885	921	3846	8125	0.2511	0.1089	0.1134	0.4734
DISTRICT	4399	1924	2322	8645	18912	.233	.102	.123	.457

ISSAQUAH SCHOOL DISTRICT #411  
ACTUAL CLASSROOM USAGE

PERMANENT FACILITIES:	REGULAR	SP ED	OTHER	TOTAL
APOLLO	15	6	3	24
BRIARWOOD	16	2	2	20
CHALLENGER	21	4	1	26
CLARK	16	2	2	20
COUGAR RIDGE	20	4	3	27
DISCOVERY	20	3	1	24
ISSAQUAH VALLEY	20	1	2	23
MAPLE HILLS	20	3	0	23
SUNNY HILLS	20	0	0	20
SUNSET	22	1	3	26
ISSAQUAH MIDDLE	27	4	0	31
MAYWOOD MIDDLE	23	3	1	27
PINE LK MIDDLE	26	2	0	28
LIBERTY HS	37	2	7	46
ISSAQUAH HS	47	7	7	61
TIGER MTN ALT	0	0	7	7
<b>TOTAL</b>	<b>350</b>	<b>44</b>	<b>39</b>	<b>433</b>

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PORTABLE	REGULAR	SP ED	OTHER	TOTAL
APOLLO				0
BRIARWOOD		1	2	3
CHALLENGER	3		1	4
CLARK				0
COUGAR RIDGE				0
DISCOVERY				0
ISSAQUAH VALLEY		2	2	4
MAPLE HILLS	2		1	3
SUNNY HILLS	3	1	5	9
SUNSET	4	1	1	6
ISSAQUAH MIDDLE				0
MAYWOOD MIDDLE	4		5	9
PINE LK MIDDLE	1	2	3	6
ISSAQUAH HS	8			8
LIBERTY S				0
TIGER MTN HS				0
TOTAL	25	7	20	52

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ISSAQUAH SCHOOL DISTRICT #411  
CURRENT SCHOOL CAPACITY CALCULATIONS

CLASS SIZE	K-3 (23)	4-5 (28)	6-8 (26)	9-12 (29)	SP ED (12)	CAPACITY	OTHER
<b>FACILITIES</b>							
<b>Apollo</b>							
Classrooms	15				6	417	3
Portables	0					0	0
<b>BRIARWOOD</b>							
Classrooms		16			2	472	2
Portables					1	12	2
<b>Challenger</b>							
Classrooms	15	6			4	561	1
Portables	1	2				79	1
<b>Clark</b>							
Classrooms	10	6			2	422	2
Portables					0	0	0
<b>Cougar Ridge</b>							
Classrooms	11	9			4	553	3
Portables						0	0
<b>Discovery</b>							
Classrooms	15	5			3	521	1
Portables						0	0
<b>Issaquah Valley</b>							
Classrooms	13	7			1	507	2
Portables					2	24	2
<b>Maple Hills</b>							
Classrooms	13	7			3	531	
Portables	2					46	1
<b>Sunny Hills</b>							
Classrooms	12	8			0	500	
Portables	3				1	81	5

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CLASS SIZE	K-3 (23)	4-5 (28)	6-8 (26)	9-12 (29)	SP ED (12)	CAPACITY	OTHER
Sunset							
Classrooms	15	7			1	553	3
Portables	2	2			1	114	1
Issaquah Middle							
Classrooms			27		4	750	
Portables						0	
Maywood Middle							
Classrooms			23		3	634	1
Portables			4		0	104	5
Pine Lk Middle							
Classrooms			26		2	700	
Portables			1		2	50	3
Issaquah HS							
Classrooms				47	7	1447	7
Portables				8		232	
Liberty HS							
Classrooms				37	2	1097	
Portables					0		
Tiger Mtn Hs							
Classrooms					7	84	
<b>TOTAL</b>	<b>127</b>	<b>75</b>	<b>81</b>	<b>92</b>	<b>58</b>	<b>10491</b>	<b>45</b>

Note: Class size is based on contract language and actual state funding levels

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ISSAQUAH SCHOOL DISTRICT #411  
 ACTUAL CLASSROOM USAGE WITH  
 NEW MIDDLE SCHOOL ADDED

PERMANENT FACILITIES:	REGULAR	SP ED	OTHER	TOTAL
APOLLO	15	6	3	24
BRIARWOOD	16	2	2	20
CHALLENGER	21	4	1	26
CLARK	16	2	2	20
COUGAR RIDGE	20	4	3	27
DISCOVERY	20	3	1	24
ISSAQUAH VALLEY	20	1	2	23
MAPLE HILLS	20	3	0	23
SUNNY HILLS	20	0	0	20
SUNSET	22	1	3	26
ISSAQUAH MIDDLE	27	4	0	31
MAYWOOD MIDDLE	23	3	1	27
PINE LK MIDDLE	26	2	0	28
LIBERTY HS	37	2	7	46
ISSAQUAH HS	47	7	7	61
TIGER MTN ALT	0	0	7	7
<b>TOTAL</b>	<b>350</b>	<b>44</b>	<b>39</b>	<b>433</b>
<b>NEW MS</b>	<b>27</b>	<b>3</b>	<b>3</b>	<b>33</b>
<b>TOTAL 1994</b>	<b>377</b>	<b>47</b>	<b>42</b>	<b>466</b>

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ISSAQUAH SCHOOL DISTRICT #411  
CURRENT SCHOOL CAPACITY CALCULATIONS  
WITH NEW MIDDLE SCHOOL ADDED

CLASS SIZE	K-3 (23)	4-5 (28)	6-8 (26)	9-12 (29)	SP ED CAPACITY (12)	OTHER	
<b>FACILITIES</b>							
<b>Apollo</b>							
Classrooms	15				6	417	3
Portables	0					0	0
<b>BRIARWOOD</b>							
Classrooms		16			2	472	2
Portables					1	12	2
<b>Challenger</b>							
Classrooms	15	6			4	561	1
Portables	1	2				79	1
<b>Clark</b>							
Classrooms	10	6			2	422	2
Portables					0	0	0
<b>Cougar Ridge</b>							
Classrooms	11	9			4	553	3
Portables						0	0
<b>Discovery</b>							
Classrooms	15	5			3	521	1
Portables						0	0
<b>Issaquah Valley</b>							
Classrooms	13	7			1	507	2
Portables					2	24	2
<b>Maple Hills</b>							
Classrooms	13	7			3	531	
Portables	2					46	1
<b>Sunny Hills</b>							
Classrooms	12	8			0	500	
Portables	3				1	81	5

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PAGE 2

CLASS SIZE	K-3 (23)	4-5 (28)	6-8 (26)	9-12 (29)	SP ED (12)	CAPACITY	OTHER
<b>Sunset</b>							
Classrooms	15	7			1	553	3
Portables	2	2			1	114	1
<b>Issaquah Middle</b>							
Classrooms			27		4	750	
Portables						0	
<b>Maywood Middle</b>							
Classrooms			23		3	634	1
Portables			4		0	104	5
<b>Pine Lk Middle</b>							
Classrooms			26		2	700	
Portables			1		2	50	3
<b>Issaquah HS</b>							
Classrooms				47	7	1447	7
Portables				8		232	
<b>Liberty HS</b>							
Classrooms				37	2	1097	
Portables					0		
<b>Tiger Mtn Hs</b>							
Classrooms					7	84	
<b>TOTAL</b>	<b>127</b>	<b>75</b>	<b>81</b>	<b>92</b>	<b>58</b>	<b>10491</b>	<b>45</b>
<b>NEW MIDDLE</b>			<b>27</b>		<b>3</b>	<b>738</b>	<b>3</b>
<b>TOTAL 1994</b>	<b>127</b>	<b>75</b>	<b>108</b>	<b>92</b>	<b>61</b>	<b>11229</b>	<b>48</b>

Note: Class size is based on contract language and actual state funding levels

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1991

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1991 DIST	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	2511	
Regular 4-5	71	28	4	28	2100	1458	
Sp Needs K-5	26	12	5	12	372	298	
Sub Total					5393	4267	1126
Regular 6-8	76	26	5	26	2106	1897	
Regular 9-12	84	29	8	29	2668	2293	
Sp Needs 6-12	25	12	2	12	324	316	
Sub Total					5098	4506	592
Total					10491	8773	1718

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1992

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1992 DIST	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	2611	
Regular 4-5	71	28	4	28	2100	1453	
Sp Needs K-5	26	12	5	12	372	305	
Sub Total					5393	4369	1024
Regular 6-8	76	26	5	26	2106	2130	
Regular 9-12	84	29	8	29	2668	2352	
Sp Needs 6-12	25	12	2	12	324	337	
Sub Total					5098	4819	279
Total					10491	9188	1303

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1993

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1993 DIST	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	2672	
Regular 4-5	71	28	4	28	2100	1559	
Sp Needs K-5	26	12	5	12	372	318	
Sub Total					5393	4549	844
Regular 6-8	76	26	5	26	2106	2257	
Regular 9-12	84	29	8	29	2668	2448	
Sp Needs 6-12	25	12	2	12	324	354	
Sub Total					5098	5059	39
Total					10491	9608	883

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1994

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1994 DIST	SURPLUS, OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	2793	
Regular 4-5	71	28	4	28	2100	1631	
Sp Needs K-5	26	12	5	12	372	333	
Sub Total					5393	4757	636
Regular 6-8	103	26	5	26	2808	2400	
Regular 9-12	84	29	8	29	2668	2617	
Sp Needs 6-12	28	12	2	12	360	377	
Sub Total					5836	5394	442
Total					11229	10151	1078

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1995

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1995 DIST	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	2945	
Regular 4-5	71	28	4	28	2100	1685	
Sp Needs K-5	26	12	5	12	372	349	
Sub Total					5393	4979	414
Regular 6-8	103	26	5	26	2808	2492	
Regular 9-12	84	29	8	29	2668	2837	
Sp Needs 6-12	28	12	2	12	360	402	
Sub Total					5836	5731	105
Total					11229	10710	519

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1996

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1996 DIST	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	3053	
Regular 4-5	71	28	4	28	2100	1744	
Sp Needs K-5	26	12	5	12	372	361	
Sub Total					5393	5158	235
Regular 6-8	103	26	5	26	2808	2623	
Regular 9-12	84	29	8	29	2668	3039	
Sp Needs 6-12	28	12	2	12	360	424	
Sub Total					5836	6086	-250
Total					11229	11244	-15 *

\*The deficit currently shown for years 1996 and 1997 should be eradicated by the construction of the new high school as noted earlier in the plan.

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY CALCULATIONS  
 1997

	TEACHING STATIONS PERMANENT DISTRICT X	CLASS SIZE DIST	TEACHING STATIONS PORTABLES DISTRICT X	CLASS SIZE DIST =	TOTAL CAPACITY	1997 DIST	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
Regular K-3	119	23	8	23	2921	3100	
Regular 4-5	71	28	4	28	2100	1804	
Sp Needs K-5	26	12	5	12	372	369	
Sub Total					5393	5273	120
Regular 6-8	103	26	5	26	2808	2712	
Regular 9-12	84	29	8	29	2668	3240	
Sp Needs 6-12	28	12	2	12	360	448	
Sub Total					5836	6400	-564
Total					11229	11673	-444 *

\*See note on page 23

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ISSAQUAH SCHOOL DISTRICT #411  
 CAPACITY SUMMARY  
 ALL YEARS

	TOTAL CAPACITY	ENROLLMENT	SURPLUS OR UNHOUSED CAPACITY DISTRICT WIDE
YEAR 1991	10491	8773	1718
YEAR 1992	10491	9188	1303
YEAR 1993	10491	9608	883
YEAR 1994	11229	10151	1078
YEAR 1995	11229	10710	519
YEAR 1996	11229	11244	-15 *
YEAR 1997	11229	11673	-444 *

\*The deficient currently shown for years 1996 and 1997 should be eradicated by the construction of the new high school as noted earlier in the plan.

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ISSAQUAH SCHOOL DISTRICT #411  
 SINGLE FAMILY UNIT  
 IMPACT FEE CALCULATIONS  
 KING COUNTY ORDINANCE NO. 10162

<b>A1= ELEMENTARY COST FEE FOR SITE ACQUISITION:</b>			
a.	Elementary student factor - single family	0.262	
b.	Site cost per student		
	Elem site acquisition 715,000		
	Elem school design capacity 550	1,300	341
<b>A2= MIDDLE/JUNIOR COST FEE FOR SITE ACQUISITION</b>			
a.	Middle student factor - single family	0.114	
b.	Middle cost per student		
	Middle site acquisition 1,300,000		
	Middle school design capacity 840	1,548	177
<b>A3= SENIOR COST FEE FOR SITE ACQUISITION</b>			
a.	Senior student factor	.087	
b.	Senior cost per student		
	Construction cost 2,600,000		
	Senior design capacity 1,200	2,167	189
<b>A=</b>	<b>A1+A2+A3</b>		<b>707</b>
<b>B1= ELEMENTARY COST FOR CONSTRUCTION</b>			
a.	Elementary student factor	0.262	
b.	Construction cost per student		
	Construction cost 7,800,000*		
	Design capacity 550	14,182	3,716
<b>B2= MIDDLE/JUNIOR COST FOR CONSTRUCTION</b>			
a.	Middle student factor	0.114	
b.	Middle construction cost per student		
	Construction cost 15,300,000 *		
	Design capacity 840	18,214	2,076
<b>B3= HIGH SCHOOL COST FOR CONSTRUCTION</b>			
a.	Senior student factor	0.087	
b.	Senior cost per student		
	Construction cost 33,300,000*		
	Design capacity 1,200	27,750	2,414

\*Fees represent all estimated costs for on and off site development, construction costs, all fees and equipment projected at date of construction. The high school will be designed at 140 square feet per student.

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B= B1+B2+B3 x square footage of permanent facilities over  
total square footage of facilities  
Permanent 389,700 over portable 46,800 89.3 7,328

C1= ELEM COST OF PORTABLES

a. Elementary student factor 0.262  
b. Elem cost of portables per student  
Purchase and set up 100,000  
Student capacity 50 2,000 524

C2= MIDDLE/JUNIOR COST OF PORTABLES

a. Middle student factor 0.114  
b. Middle cost of portables per student  
Purchase and set up 100,000  
Student capacity 54 1,852 211

C3= HIGH SCHOOL COST OF PORTABLES

a. Senior student factor .087  
b. Senior cost of portables per student  
Purchase and set up 100,000  
Student capacity 60 1,667 145

C=C1+C2+C3 x square footage of portable facilities  
over total square footage of facilities 10.7 94

D. CREDIT FOR STATE MATCHING MONEY TO DISTRICT

D1= STATE MATCH CREDIT - ELEM

a. Boeckh index 79.53  
b. SPI match per sq ft per stu 80  
c. State match percentage 43.65%  
d. Elem student factor 0.262 728

D2= STATE MATCH CREDIT - MIDDLE

a. Boeckh index 79.53  
b. SPI match per sq ft per stu 110  
c. State match percentage 43.65%  
d. Middle student factor 0.114 435

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D3= STATE MATCH CREDIT - SENIOR

a. Boechk index	79.53	
b. SPI match per sq ft per stu	120	
c. State match percentage	43.65%	
d. Senior student factor	0.087	362

D= TOTAL CREDIT 1,525 CR

E = TAX PAYMENT CREDIT

e1= Average assessed value in thousands	183,600	
E2= Latest interest rate	0.0657	
E3= 1992 "Capital" property levy rate	2.12	
E4= Present value of Average property tax		2,790 CR

F= FACILITIES CREDIT

F1= Value of school site or facilities provided by the development		0.00
F2= Number of dwelling units in development		0.00
F3= Per dwelling unit value of sites/facilities provided		0.00

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SUMMARY OF SCHOOL DISTRICT'S MITIGATION FEE COMPUTATIONS  
SINGLE FAMILY

A. TOTAL UNFUNDED NEED

1. Full cost fee for SITE ACQUISITION FROM A	707
2. Full cost fee for SCHOO CONSTRUCTION FROM B	7,328
3. Full cost fee for TEMPORARY FACILITIES FROM C	94
4. (Less) STATE MATCH CREDIT FROM D	(1,525)
5. (Less) TAX PAYMENT CREDIT FROM E	(2,790)

B. DEVELOPER FEE OBLIGATION 3,814

TOTAL UNFUNDED NEED DIVIDED BY 2 PER ORDINANCE 4066/2 1,907

NET OBLIGATION:

1. Developer obligation	1,907
2. (Less) Facilities Credit	0.00

TOTAL 1,907

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ISSAQUAH SCHOOL DISTRICT #411  
 MULTI FAMILY UNIT  
 IMPACT FEE CALCULATIONS  
 KING COUNTY ORDINANCE NO. 10162

<b>A1= ELEMENTARY COST FEE FOR SITE ACQUISITION:</b>			
a.	Elementary student factor - multi family	0.156	
b.	Site cost per student		
	Elem site acquisition 715,000		
	Elem school design capacity 550	1,300	203
<b>A2= MIDDLE/JUNIOR COST FEE FOR SITE ACQUISITION</b>			
a.	Middle student factor - multi family	0.059	
b.	Middle cost per student		
	Middle site acquisition 1,300,000		
	Middle school design capacity 840	1,548	91
<b>A3= SENIOR COST FEE FOR SITE ACQUISITION</b>			
a.	Senior student factor	0.034	
b.	Senior cost per student		
	Construction cost 2,600,000		
	Senior design capacity 1,200	2,167	74
<b>A=</b>	<b>A1+A2+A3</b>		<b>368</b>
<b>B1= ELEMENTARY COST FOR CONSTRUCTION</b>			
a.	Elementary student factor	0.156	
b.	Construction cost per student		
	Construction cost 7,800,000*		
	Design capacity 550	14,182	2,212
<b>B2= MIDDLE/JUNIOR COST FOR CONSTRUCTION</b>			
a.	Middle student factor	0.059	
b.	Middle construction cost per student		
	Construction cost 15,300,000*		
	Design capacity 840	18,214	1,075
<b>B3= HIGH SCHOOL COST FOR CONSTRUCTION</b>			
a.	Senior student factor	0.034	
b.	Senior cost per student		
	Construction cost 33,300,000*		
	Design capacity 1,200	27,750	944

\*Fees represent all estimated costs for on and off site development, construction costs, all fees and equipment projected at date of construction. The high school will be designed at 140 square feet per student.

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B= B1+B2+B3 x square footage of permanent facilities over  
total square footage of facilities  
Permanent 389,700 over portable 46,800            89.3            3,778

C1= ELEM COST OF PORTABLES

a. Elementary student factor                            0.156  
b. Elem cost of portables per student  
Purchase and set up                            100,000  
Student capacity    50            2,000            312

C2= MIDDLE/JUNIOR COST OF PORTABLES

a. Middle student factor                                    0.059  
b. Middle cost of portables per student  
Purchase and set up                            100,000  
Student capacity    54            1,852            109

C3= HIGH SCHOOL COST OF PORTABLES

a. Senior student factor                                    0.034  
b. Senior cost of portables per student  
Purchase and set up                            100,000  
Student capacity    60            1,667            57

C=C1+C2+C3 x square footage of portable facilities  
over total square footage of facilities            10.7            \$51

D. CREDIT FOR STATE MATCHING MONEY TO DISTRICT

D1= STATE MATCH CREDIT - ELEM

a. Boeckh index    79.53  
b. SPI match per sq ft per stu                            80  
c. State match percentage                                43.65%  
d. Elem student factor                                    0.156            433

D2= STATE MATCH CREDIT - MIDDLE

a. Boeckh index    79.53  
b. SPI match per sq ft per stu                            110  
c. State match percentage                                43.65%  
d. Middle student factor                                    0.059            225

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D3= STATE MATCH CREDIT - SENIOR

a. Boechk index	79.53	
b. SPI match per sq ft per stu	120	
c. State match percentage	43.65%	
d. Senior student factor	0.034	141

D= TOTAL CREDIT 799 CR

E = TAX PAYMENT CREDIT

e1= Average assessed value in thousands	77,750	
E2= Latest interest rate	0.0657	
E3= 1992 "Capital" property levy rate	2.12	
E4= Present value of Average property tax		1,182 CR

F= FACILITIES CREDIT

F1= Value of school site or facilities provided by the development		0.00
F2= Number of dwelling units in development		0.00
F3= Per dwelling unit value of sites/facilities provided		0.00

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SUMMARY OF SCHOOL DISTRICT'S MITIGATION FEE COMPUTATIONS  
MULTI FAMILY

A. TOTAL UNFUNDED NEED

1. Full cost fee for SITE ACQUISITION FROM A	368
2. Full cost fee for SCHOO CONSTRUCTION FROM B	3,778
3. Full cost fee for TEMPORARY FACILITIES FROM C	51
4. (Less) STATE MATCH CREDIT FROM D	(799)
5. (Less) TAX PAYMENT CREDIT FROM E	(1,182)

B. DEVELOPER FEE OBLIGATION 2,216

TOTAL UNFUNDED NEED DIVIDED BY 2 PER ORDINANCE 2216/2 1,108

NET OBLIGATION:

1. Developer obligation	1,108
2. (Less) Facilities Credit	0.00

TOTAL 1,108

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PORTABLE.XLS

ISSAQUAH SCHOOL DISTRICT

PORTABLE SCHEDULE 3/91 - REVISED 9/91

	CURR. ON SITE	1991				1992				1993				1994				FUT. ON SITE
		1ST Q	2ND Q	3RD Q	4TH Q	1ST Q	2ND Q	3RD Q	4TH Q	1ST Q	2ND Q	3RD Q	4TH Q	1ST Q	2ND Q	3RD Q	4TH Q	
APOLLO:	0s 0d																	0s 0d
BRIARWOOD	1s 0d	>>	>>	+1d (from CHE)	( plus 1 office trailer )													1s 1d
CHALLENGER	0s 7d	>>	>>	-5d ( 1 to BWE, 2 to SUE, 1 to MMS, 1 to IHS )														0s 2d
CLARK	2s 2d	>>	>>	( to remain as Transition Center )														2s 0d
ISS. VALLEY	0s 2d																	0s 2d
MAPLE HILLS	1s 1d	DIFFICULT PLACEMENT FOR ADDITIONAL PORTABLES.																
SUNNY HILLS	9s 0d	DIFFICULT PLACEMENT FOR ADDITIONAL PORTABLES.																
SUNSET	0s 1d	>>	>>	+2 ( from CHE)														0s 3d
IMS	0s 0d	DIFFICULT PLACEMENT FOR PORTABLES.																
PLMS	0s 1d	>>	>>	+4 ( 4 NEW )														4s 1d

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PORTABLE.XLS

ISSAQUAH SCHOOL DISTRICT

PORTABLE SCHEDULE 1/91

	CURR. ON SITE	1991				1992				1993				1994				FUT. ON SITE
		1ST Q	2ND Q	3RD Q	4TH Q	1ST Q	2ND Q	3RD Q	4TH Q	1ST Q	2ND Q	3RD Q	4TH Q	1ST Q	2ND Q	3RD Q	4TH Q	
MMS	3s 1d	>>	>>	+2s ( from IHS )													5s 2d	
IHS	4s 5d	>>	>>	-4s ( 2 to MMS, DEMO 2 existing )													0s 4d	
LHS	0s 0d	DIFFICULT PLACEMENT FOR PORTABLES.															0s 0d	
MT. VIEW CHS	0s 0d	>>	>>	+7 ( 2 from CLE, 5 NEW )													0s 7d	
DISCOVERY ELEM HERITAGE ELEM PLATEAU SITE MS																		
			+2s +3d			+0s +0d				+0s +0d						NET CHG =	+2s +3d	
	20s 20d		22s 23d			22s 23d				22s 23d							22s 23d	

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