

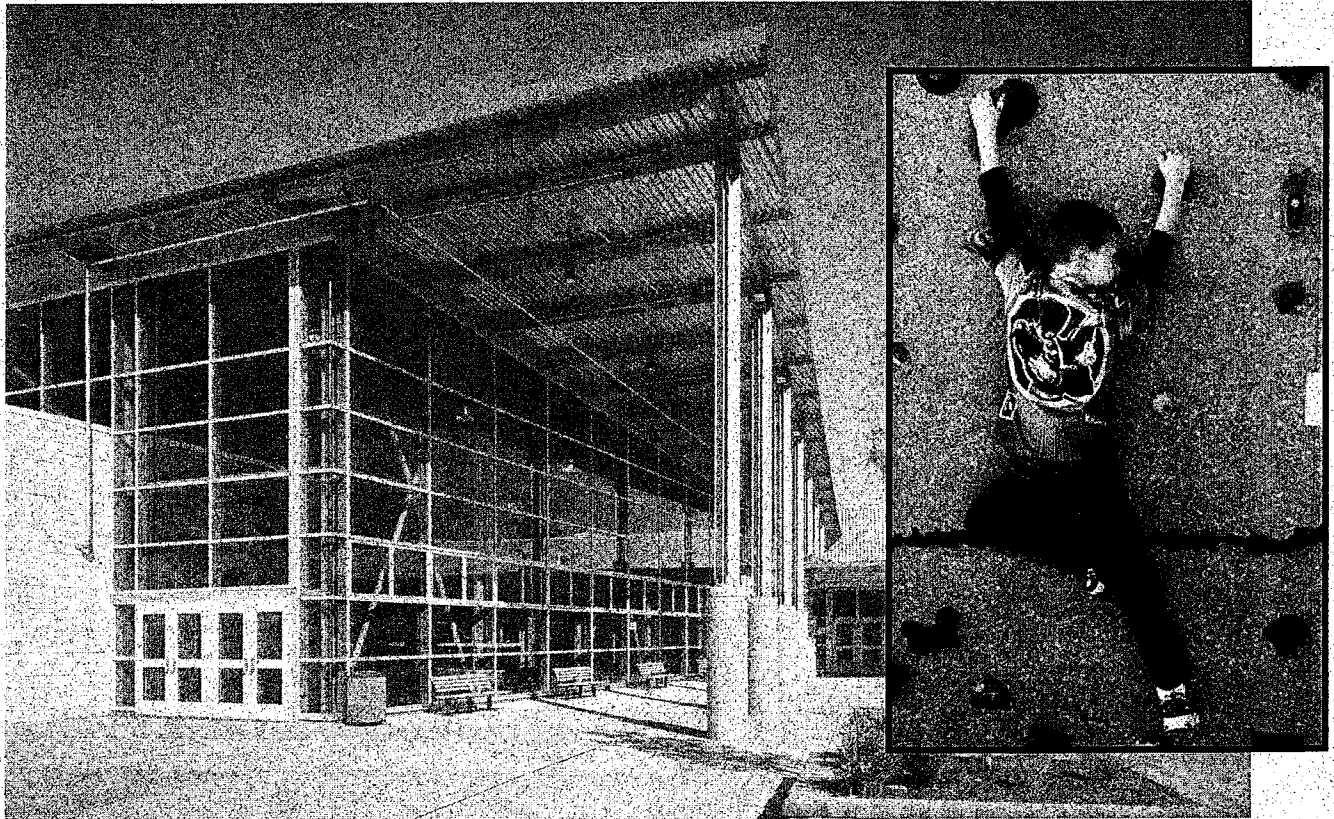
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2007-491

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# *Six-Year Capital Facility Plan*

## *2007 - 2012*



**Board Approved**  
**August 27, 2007**

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

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

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**Lake Washington School District's  
Six-Year Capital Facilities Plan  
2007 - 2012**

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

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## I. Executive Summary

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This Six-Year Capital Facilities Plan (the "plan") has been prepared by the Lake Washington School District (the "district") as the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. It was prepared using data available in Spring 2007.

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

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

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

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

<b>I. Executive Summary (continued)</b>
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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 authorizes the district to make adjustments to the standard of service based on the district's specific needs.

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

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

School capacity is based on the district standard of service and the existing inventory. Existing inventory includes both permanent and relocatable classrooms. As seen in *Appendix A*, the district's overall capacity is 25,419 Full-Time Equivalent (FTE) students (22,165 for permanent and 2,846 for relocatables - i.e. portable classroom units). For this same period of time, student enrollment is 23,040 FTE. Enrollment is projected to increase to 24,037 FTE in 2012 (see *Table 1*). Though areas of growth are seen in various areas of the district, the most notable growth continues to be in the Redmond and Sammamish areas. The growth will necessitate the construction of one elementary school on the plateau and the planning for one elementary school in the Redmond Ridge East development.

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

**I. Executive Summary (continued)**

In the past year, the District completed the modernization of one elementary school, an addition to one junior high school, and opened the new Rosa Parks Elementary School.

In the timeframe of this plan, the district will modernize three elementary schools, two junior high schools, and one high school from Phase II of the district's school modernization program. In addition, the District will construct a new elementary school on the plateau at Site 52 and begin planning for an elementary school for the Redmond Ridge East area. All are planned to receive appropriate permanent capacity and, if possible, will have existing relocatable classrooms removed.

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

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

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### **Six-Year Enrollment Projection**

Based on the district's forecasts (see *Table 1*), enrollment is projected to increase approximately 997 students over the next six years. This is a 4.3% increase over the current student population. Applying the enrollment projections contained in *Table 5* to the district's existing capacity, the district will be over permanent capacity by 898 students. This projection contemplates the full development of Redmond Ridge and the Redmond Ridge East development. Other developments that are expected to generate students and affect the district are also included in the projection. The numbers anticipated for the Redmond Ridge East development show the need for a future elementary school within that planned Development.

Student enrollment projections have been developed using a two methods: first, the cohort survival - historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the district; then, development tracking - the enrollment projections are modified to include students anticipated from new development in the district. The cohort survival method was used to determine base enrollments. This mechanism uses historical enrollment data to forecast the number of students who will be attending school the following year. Information on known and anticipated housing development was used as a second means in determining enrollment projections. This method allows the district to more accurately project student enrollment by school attendance area. (See *Table 2*)

### **Cohort Survival**

A percentage of King County live births is used to predict future kindergarten enrollment. Actual King County live births through 2005 are used to project kindergarten enrollment through the 2010-2011 school year. After 2011, the number of live births is based on King County projections. Historical data is used to estimate the future number of kindergarten students that will generate from county births. For other grade levels, past cohort survival trends were analyzed.

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

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### Development Tracking

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 80 known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a new single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed over the last five years are used to forecast the number of students who will attend our schools from future developments. District wide statistics show that new single-family homes currently generate 0.422 elementary student, 0.124 junior high student, and 0.087 senior high student, for a total of 0.633 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.077 elementary student, 0.022 junior high student, and 0.022 senior high student for a total of 0.120 school age child per multi-family home (see *Appendix C*). The totals of the student generation numbers increased for new single family developments, particularly at the elementary level, and remained about the same for the multi-family developments. Information obtained from the cities and county provides the foundation for a database of all known future developments in the district and is consistent with the comprehensive plans of the local permitting jurisdictions. Contact has been made with each developer to determine the number of homes to be built and the anticipated development schedule. There is limited data from projects five years or newer. Historically, the district has seen student growth accelerate in developments after five years.

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



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

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**Long Term Planning**

In November 1994, the district prepared a long-term plan called "Plan 2010: Lake Washington School District's Blueprint for Facilities." In addition to the district's six-year enrollment projections, the plan included enrollment projections and facility needs through the year 2010. The long-term plan is incorporated in this report by reference. The plan is divided into three phases with the years corresponding to the beginning of the school year. Phase I and Phase II have been completed and the district is commencing Phase II.

- Phase I (1997-2001) represents the "active phase" in which actual construction and redevelopment projects occur.
- Phase II (2002-2006) is the "planning phase" for which plans are developed and sites are identified.
- Phase III (2007-2011) is the "monitoring phase" in which the district monitors and updates projections.

The long-term plan will be updated later this year and is now referred to as "Plan 2022: Lake Washington School District's Blueprint for Facilities". Plan 2022 will take into consideration differing growth patterns within each of three geographic areas.

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

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

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

#### **I-728**

In November 2000, voters passed I-728. The decision to reduce the teacher-student ratio has a direct impact on the capacity of our elementary schools. With the start of the 2001-2002 school year, kindergarten and first grade changed its staffing to a teacher-student ratio of 18:1. As a result of the Legislature's cutbacks, the district's plan was modified in the 2002-2003 school year such that the teacher-student ratio for grades kindergarten through second grade is 19:1 for this six-year planning period. Ratios remained the same for the 2006-2007 school year and changes are not planned for the 2007-2008 school year.

In the 2007 Session, the Legislature "fully funded" I-728. The district will assess the impact of this funding on elementary school capacities and will include any capacity adjustments in future updates to this plan.

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

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**Standard of Service for Elementary Students**

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

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

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

**Standard of Service for Secondary Students**

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

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)

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

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- Computer rooms
- Preschool and daycare programs

**Room Utilization at Secondary Schools**

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

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

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The district currently has permanent capacity to house 22,573 students and transitional (relocatable) capacity to house 2,846 students (see *Appendix A*). This capacity is based on the district's Standard of Service as set forth in *Section III*. The district's current student enrollment is 23,040 and will increase to 24,037 in 2012 (see *Table 1*).

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

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

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**V. Six-Year Planning and Construction Plan**

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

- During the next six years, new growth in the Redmond area created the need to construct one elementary school. This new elementary school (Rosa Parks Elementary School, Site 41) located within the Redmond Ridge development was occupied in the fall of 2006. During the summer of 2007, old Dickinson will be demolished. In addition, district projections for the Redmond Ridge East development will necessitate the need for a new elementary site within that development. The District continues to monitor the project and will enter into negotiations for the purchase of property for an elementary school within the Redmond Ridge East development once the project is on line. Future updates to this plan will include information regarding this property purchase and the associated school construction costs in the finance plan and school impact fee calculations.
- Growth on the plateau (City of Sammamish) is causing the need to plan for additional elementary school capacity by the fall of 2008. Voters passed a bond measure in February 2006 to fund the construction of this new elementary school.
- Phase II School Modernization (2006-2014) was funded by the voters in February 2006. The approved bond measure will fund the modernization of 10 schools throughout the district. During the period of this Capital Facilities Plan, the district will begin the planning or complete the modernization for: Frost Elementary, Muir Elementary, Rush Elementary, Finn Hill Junior High, Rose Hill Junior and Lake Washington High School. Each elementary school modernization project also includes the addition of new student capacity.

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

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**VI. Relocatable and Transitional Classrooms**

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The district inventory includes 127 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III (see Appendix A)*.

Based on enrollment projections and planned permanent facilities, the district does not anticipate the need to acquire additional relocatables during the next six-year period. For a definition of relocatables and permanent facilities, see *Section 2 of King County Code 21A.06*. As schools are modernized, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools demand (see *Table 5*).

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

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**VII. Six-Year Classroom Capacities: Availability / Deficit Projection**

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Based on the six-year plan, there will be sufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has capacity (permanent and transitional/relocatable) to serve 13,231 students at the elementary level, 6,135 students at the junior high school level, and 6,053 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. The district is currently under capacity at the elementary level by 654 students, at the junior high level by 572 students, and at the high school level by 741 students. However, as depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have insufficient permanent capacity through 2012. Differing growth patterns throughout the district may cause some communities to experience overcrowding.

This is especially true in the eastern portions of the district where significant housing development is taking place. The continued development of the Sammamish Plateau, Redmond Ridge, Redmond Ridge East and northwest Redmond will put pressure on schools in those areas. To meet the needs associated with overcrowding or under utilization, the district will utilize a number of solutions. Those solutions include the movement of relocatables, boundary changes, reconfiguration, new construction, modernization, and modifications in the educational program. Two of the strategies, boundary changes for thirteen eastern elementary schools and the maximum number of portables moved to the Sammamish Plateau, were accomplished by the beginning of the 2004-2005 school year. While these endeavors relieved the pressure of eastside elementary schools, some schools continue to be overcrowded.



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

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

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2007 through 2012. The financing components include secured and unsecured funding. The plan is based on approved bond issues (approved in 1990, 1998 and 2006 by election), securing of state funding, collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

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

<b>IX. Appendices</b>
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Appendix A: Calculations of Capacities for Elementary, Junior High,  
and Senior High Schools

Appendix B: Calculations of Impact Fees for Single Family Residences

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

Appendix D: Student Generation Factor Calculations

Appendix E: Calculation Back-Up

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

Elementary Schools	# Standard Classrooms *	Classroom Capacity (23)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (23)	Total Capacity *	2006-2007 Enrollment **
Alcott	21	483	0	0	5	115	598	624
Audubon	17	391	0	0	2	46	437	436
Bell	15	345	0	0	3	69	414	383
Blackwell	21	483	0	0	3	69	552	571
Community	0	0	0	0	3	69	69	69
Dickinson	22	506	1	12	1	23	541	510
Discovery	3	69	0	0	1	23	92	63
Einstein	18	414	0	0	0	0	414	382
Explorer	1	23	0	0	3	69	92	71
Franklin	19	437	0	0	2	46	483	503
Frost	17	391	2	24	4	92	507	438
Juanita	17	391	0	0	0	0	391	346
Keller	16	368	2	24	4	92	484	358
Kirk	21	483	0	0	2	46	529	516
Lakeview	16	368	2	24	2	46	438	425
Mann	18	414	0	0	0	0	414	440
McAuliffe	21	483	0	0	7	161	644	652
Mead	19	437	1	12	6	138	587	631
Muir	16	368	0	0	6	138	506	450
Redmond	17	391	2	24	0	0	415	383
Rockwell	21	483	0	0	2	46	529	496
Rosa Parks	21	483	0	0	0	0	483	413
Rose Hill	15	345	2	24	0	0	369	356
Rush	16	368	0	0	4	92	460	404
Sandburg	20	460	0	0	5	115	575	513
Smith	23	529	0	0	8	184	713	765
Thoreau	17	391	0	0	0	0	391	326
Twain	21	483	0	0	2	46	529	554
Wilder	21	483	0	0	4	92	575	499
<b>Totals</b>	<b>490</b>	<b>11,270</b>	<b>12</b>	<b>144</b>	<b>79</b>	<b>1,817</b>	<b>13,231</b>	<b>12,577</b>

Junior High Schools	# Standard Classrooms	Classroom Capacity (30x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (30x70%)	Total Capacity	2006-2007 Enrollment
Environmental	5	105	0	0	1	21	126	141
Evergreen	31	651	2	24	9	189	864	745
Finn Hill	25	525	1	12	1	21	558	486
Inglewood	51	1071	2	24	0	0	1,095	1,125
International ***	12	360	0	0	0	0	360	377
Kamiakin	25	525	2	24	7	147	696	612
Kirkland ****	23	573	1	12	0	0	585	500
Northstar	0	0	0	0	5	105	105	89
Redmond ****	36	896	1	12	0	0	908	840
Renaissance	4	100	0	0	0	0	100	42
Rose Hill	24	504	2	24	7	147	675	520
Stella Schola	0	0	0	0	3	63	63	86
<b>Totals</b>	<b>236</b>	<b>5,310</b>	<b>11</b>	<b>132</b>	<b>33</b>	<b>693</b>	<b>6,135</b>	<b>5,563</b>

Senior High Schools	# Standard Classrooms	Classroom Capacity (32x70%)	SS	SS Room Capacity (12)	# Relocatable Classrooms	Relocatable Capacity (32x70%)	Total Capacity	2006-2007 Enrollment
BEST	8	179	0	0	2	45	224	175
Eastlake	66	1,478	4	48	0	0	1,526	1,336
Juanita	52	1,165	3	36	8	179	1,380	1,095
Lake Washington	60	1,344	3	36	5	112	1,492	1,244
Redmond ****	57	1,419	1	12	0	0	1,431	1,462
<b>Totals</b>	<b>243</b>	<b>5,585</b>	<b>11</b>	<b>132</b>	<b>15</b>	<b>336</b>	<b>6,053</b>	<b>5,312</b>

<b>TOTAL</b>	<b>969</b>	<b>22,165</b>	<b>34</b>	<b>408</b>	<b>127</b>	<b>2,846</b>	<b>25,419</b>	<b>23,452</b>
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**Key:**

- "Standard Capacity" does not include capacity for special programs as identified in Section III
- "Total enrollment" on this chart does not include Family Learning Center and contractual students
- "SS" = Special Services self-contained classrooms
- \* "Standard of Service" in elementary schools excludes some rooms if not built-in (e.g. 20 total rooms = 17 standard + computer + 1 music + 1 R/R)
- \*\* October 1, 2006 headcount, 1/2 day kindergarten counted as .5 (only includes enrollment that impacts capacity)
- \*\*\* Capacity Model = 100% utilization of classrooms due to teacher planning area
- \*\*\*\* Capacity Model = 83% utilization of classrooms due to teacher planning area

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

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

**School Site Acquisition Cost:**

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10	\$0	483	\$0	0.4220	\$0
Junior	20	\$0	900	\$0	0.1240	\$0
Senior	40	\$0	1500	\$0	0.0870	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 90%)</u>
Elementary	\$17,467,614	414	\$42,192	0.4220	\$16,025
Junior	\$0	0	\$0	0.1240	\$0
Senior (additional capacity)	\$0	0	\$0	0.0870	\$0
<b>TOTAL</b>					<b>\$16,025</b>

**Temporary Facility Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/SFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.4220	\$0
Junior	\$0	0	\$0	0.1240	\$0
Senior	\$0	0	\$0	0.0870	\$0
<b>TOTAL</b>					<b>\$0</b>

**State Matching Credit Calculation:**

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>State Match</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	162.43	90.0	23.36%	\$3,415	0.4220	\$1,441
Junior	162.43	117.0	23.36%	\$0	0.1240	\$0
Senior	162.43	130.0	23.36%	\$0	0.0870	\$0
<b>TOTAL</b>						<b>\$1,441</b>

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

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

**Tax Payment Credit Calculation:**

Average SFR Assessed Value	\$467,093
Current Capital Levy Rate (2007)/\$1000	\$0.91
Annual Tax Payment	\$426.78
Years Amortized	10
Current Bond Interest Rate	4.08%
Present Value of Revenue Stream	\$3,448

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

Site Acquisition Cost	\$0
Permanent Facility Cost	\$16,025
Temporary Facility Cost	\$0
State Match Credit	(\$1,441)
Tax Payment Credit	(\$3,448)
Sub-Total	\$11,136
50% Local Share	\$5,568

<b>SFR Impact Fee</b>	<b>\$5,568</b>
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**Estimated School Impact Fee Calculation  
Based on King County Code 21.A.43**

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

**School Site Acquisition Cost:**

	<u>Facility Acreage</u>	<u>Cost/ Acre</u>	<u>Facility Size</u>	<u>Site Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10	\$0	483	\$0	0.0770	\$0
Junior	20	\$0	900	\$0	0.0220	\$0
Senior	40	\$0	1500	\$0	0.0220	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 90%)</u>
Elementary	\$17,467,614	414	\$42,192	0.0770	\$2,924
Junior	\$0	0	\$0	0.0220	\$0
Senior (additional capacity)	\$0	0	\$0	0.0220	\$0
<b>TOTAL</b>					<b>\$2,924</b>

**Temporary Facility Cost:**

	<u>Facility Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/MFR (est. 10%)</u>
Elementary	\$0	0	\$0	0.0770	\$0
Junior	\$0	0	\$0	0.0220	\$0
Senior	\$0	0	\$0	0.0220	\$0
<b>TOTAL</b>					<b>\$0</b>

**State Matching Credit Calculation:**

	<u>Area Cost Allowance</u>	<u>Sq. Ft./ Student</u>	<u>State Match</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	162.43	90.0	23.36%	\$3,415	0.0770	\$263
Junior	162.43	117.0	23.36%	\$0	0.0220	\$0
Senior	162.43	130.0	23.36%	\$0	0.0220	\$0
<b>TOTAL</b>						<b>\$263</b>

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

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

**Tax Payment Credit Calculation:**

Average MFR Assessed Value	\$182,467
Current Capital Levy Rate (2007)/\$1000	\$0.91
Annual Tax Payment	\$166.72
Years Amortized	10
Current Bond Interest Rate	4.08%
Present Value of Revenue Stream	\$1,347

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

Site Acquisition Cost	\$0
Permanent Facility Cost	\$2,924
Temporary Facility Cost	\$0
State Match Credit	(\$263)
Tax Payment Credit	(\$1,347)
Sub-Total	\$1,314
50% Local Share	\$657

<b>MFR Impact Fee</b>	<b>\$657</b>
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**2007 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2007 STUDENTS			2007 RATIO				
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Aaronwood	KC	21	21	21	6	5	0	11	0.286	0.238	0.000	0.524
Arbors at Pine Lake	S	26	26	26	33	6	6	45	1.269	0.231	0.231	1.731
Ardmore Village	R	47	47	47	7	4	1	12	0.149	0.085	0.021	0.255
Asbery Place	S	25	25	25	13	1	0	14	0.520	0.040	0.000	0.560
Aston Gardens	KC	19	19	19	3	2	0	5	0.158	0.105	0.000	0.263
Bear Creek Meadows	R	13	13	13	0	1	0	1	0.000	0.077	0.000	0.077
Bellasera	S	17	17	17	14	4	5	23	0.824	0.235	0.294	1.353
Castle Pines	S	62	62	62	40	11	10	61	0.645	0.177	0.161	0.984
Cobblestone	R	39	39	39	13	5	1	19	0.333	0.128	0.026	0.487
Columbia	S	54	54	54	37	12	6	55	0.685	0.222	0.111	1.019
Conover Commons	R	25	15	15	0	0	0	0	0.000	0.000	0.000	0.000
Crescent Ridge	KC	18	18	18	15	3	7	25	0.833	0.167	0.389	1.389
Crosswater	S	27	27	27	30	12	7	49	1.111	0.444	0.259	1.815
Eden Glen	S	19	19	19	10	2	0	12	0.526	0.105	0.000	0.632
Eltovar	S	11	11	11	10	4	0	14	0.909	0.364	0.000	1.273
Fox Hollow	R	18	18	18	6	3	3	12	0.333	0.167	0.167	0.667
Grasslawn Village	R	16	16	16	6	0	1	7	0.375	0.000	0.063	0.438
Grayson	R	52	52	52	17	6	6	29	0.327	0.115	0.115	0.558
Greystone	R	16	16	16	0	1	0	1	0.000	0.063	0.000	0.063
Hedges	KC	35	32	31	16	4	8	28	0.516	0.129	0.258	0.903
Heritage Bissell	KC	14	14	14	3	1	0	4	0.214	0.071	0.000	0.286
Illhaee	S	88	46	46	9	6	6	21	0.196	0.130	0.130	0.457
Kensington	R	121	110	107	39	3	9	51	0.364	0.028	0.084	0.477
Kingsgate	KN	20	20	20	5	2	0	7	0.250	0.100	0.000	0.350
Latour	S	10	10	10	7	5	2	14	0.700	0.500	0.200	1.400
Lookout Ridge Division 2	R	12	12	12	2	2	0	4	0.167	0.167	0.000	0.333
Marivaux	S	21	21	21	17	3	5	25	0.810	0.143	0.238	1.190
Meadow Creek	S	27	27	27	10	4	1	15	0.370	0.148	0.037	0.556
Monticello	R	115	90	90	26	8	3	37	0.289	0.089	0.033	0.411
Moulinet	S	36	36	36	19	12	5	36	0.528	0.333	0.139	1.000
Muirfield	S	29	29	29	23	6	5	34	0.793	0.207	0.172	1.172
Northstar	R	133	90	90	21	13	11	45	0.233	0.144	0.122	0.500
One Eagle Place	KC	14	9	9	5	1	3	9	0.556	0.111	0.333	1.000



**2007 MITIGATION DEVELOPMENT SUMMARY**  
**STUDENT GENERATION FACTORS**  
**Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2007 STUDENTS			2007 RATIO				
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Pheasant Ridge	R	14	14	14	4	3	4	11	0.286	0.214	0.286	0.786
Portico on Finn Hill	KC	20	20	20	5	1	3	9	0.250	0.050	0.150	0.450
Redmond 74 Acres	R	107	15	15	2	0	0	2	0.133	0.000	0.000	0.133
Redmond Ridge	KC	987	987	987	389	107	63	559	0.394	0.108	0.064	0.566
Reserve at Patterson Creek	KC	29	19	19	16	3	5	24	0.842	0.158	0.263	1.263
Retreat at Crosswater	S	46	46	46	9	2	2	13	0.196	0.043	0.043	0.283
Rowan's View	R	13	13	13	4	0	0	4	0.308	0.000	0.000	0.308
Sable & Aspen Ridge	R	43	11	9	0	0	0	0	0.000	0.000	0.000	0.000
Sterling Woods	S	67	67	67	59	20	13	92	0.881	0.299	0.194	1.373
Sweetbrier	KC	47	47	47	23	6	12	41	0.489	0.128	0.255	0.872
The Villages at Redmond Heights	R	18	18	18	2	0	0	2	0.111	0.000	0.000	0.111
The Woodlands	R	69	69	66	12	1	5	18	0.182	0.015	0.076	0.273
Timberline Ridge Div I, II, III	S	200	200	200	211	58	43	312	1.055	0.290	0.215	1.560
Toulon	S	38	38	38	20	13	6	39	0.526	0.342	0.158	1.026
Waterbrook	S	114	102	102	24	6	3	33	0.235	0.059	0.029	0.324
Westmont	S	44	44	44	23	7	2	32	0.523	0.159	0.045	0.727
Whistler Ridge	R	62	46	46	13	4	0	17	0.283	0.087	0.000	0.370
Woodbridge Divisions I-IV	R	356	356	356	49	8	4	61	0.138	0.022	0.011	0.171
Wynstone	R	46	21	13	13	4	0	17	1.000	0.308	0.000	1.308
<b>TOTALS</b>		<b>3,520</b>	<b>3,194</b>	<b>3,177</b>	<b>1,340</b>	<b>395</b>	<b>276</b>	<b>2,011</b>	<b>0.422</b>	<b>0.124</b>	<b>0.087</b>	<b>0.633</b>

**2007 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2007 STUDENTS			2007 RATIO				
					ELEM	JUNIOR	SENIOR	TOTAL	ELEM	JUNIOR	SENIOR	TOTAL
Archstone Redmond Hill Apartments	R	108	96%	103	14	3	4	21	0.136	0.029	0.039	0.204
Avalon Bay at Juanita	KC	211	95%	200	4	3	2	9	0.020	0.015	0.010	0.045
Avondale Park Townhouses	R	85	86%	73	27	6	12	45	0.370	0.082	0.164	0.616
Bon Terra Apartments	R	60	98%	60	0	0	0	0	0.000	0.000	0.000	0.000
Chelsea Apartments at Juanita Village	K	196	96%	188	1	0	0	1	0.005	0.000	0.000	0.005
Cheswick Lane Townhomes	S	71	71	71	3	1	3	7	0.042	0.014	0.042	0.099
Cobblestone Court	K	72	72	72	20	6	3	29	0.278	0.083	0.042	0.403
Evans Creek at Woodbridge Apartments	R	205	98%	201	22	3	1	26	0.110	0.015	0.005	0.129
Heather Glen Townhomes	K	13	13	13	3	0	0	3	0.231	0.000	0.000	0.231
Reflections at Marymoor (Jefferson)	R	230	92%	212	8	1	4	13	0.038	0.005	0.019	0.061
Juanita Drive Condos	KN	18	18	18	0	0	0	0	0.000	0.000	0.000	0.000
Juanita Residential Community	KN	31	31	31	0	0	0	0	0.000	0.000	0.000	0.000
Kirkland Central Condos	K	110	110	85	4	0	0	4	0.047	0.000	0.000	0.047
Redmond Ridge Apartments - The Lodge	KC	272	94%	256	18	7	5	30	0.070	0.027	0.020	0.117
Redmond Ridge Condominiums	KC	242	242	242	19	10	6	35	0.079	0.041	0.025	0.145
Villa Juanita Townhomes	KN	32	32	32	0	0	0	0	0.000	0.000	0.000	0.000
<b>TOTALS</b>		1,924		1,857	143	40	40	223	0.077	0.022	0.022	0.120

### Calculation Back-Up

Elementary school construction cost estimated to be built in 2008.

	<i>Comparable Project</i>	<i>Rosa Parks Elementary</i>
<i>Cost</i>	2006 Rosa Parks Elementary New Construction	\$18,137,316
	Future Value of Project in 2008 @ 6%	\$19,225,554
<i>Size</i>	2006 Project	483 (21 classrooms x 23 students per classroom)
	2008 Project	414 (18 classrooms x 23 students per classroom )
<i>Capacity Adjustment</i>	2006 Project	483 x \$37,551/per student space (based on Rosa Parks 2006 total project costs) = \$18,137,316*
	2008 Project	414 x \$37,551/per student space (based on Rosa Parks 2006 total project costs) = \$15,546,114
<i>Adjusted Costs</i>	2008 Project – Value Based on 2006 Project Costs	\$15,546,114
	Future Value of Project in 2008 @ 6%	\$17,467,614
	Present Value of Project in 2007	\$17,467,614

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

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

Table 2: Enrollment History

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

Table 4: Inventory of Undeveloped Land

Table 4a: Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

**2006-2007 Inventory and Capacities of Existing Schools**

<b>* <u>Juanita Area</u></b>	<b><u>Address</u></b>	<b><u>Capacity (w/ portables)</u></b>
25 Frost Elementary	11801 NE 140th	507
03 Juanita Elementary	9635 NE 132nd	391
04 Keller Elementary	13820 108th NE	484
26 Muir Elementary	14012 132nd NE	506
06 Discovery Community School	12801 84th NE	92
06 Sandburg Elementary	12801 84th NE	575
02 Thoreau Elementary	8224 NE 138th	391
63 Finn Hill Jr. High	8040 NE 132nd	558
60 Environmental & Adventure School	8040 NE 132nd	126
67 Kamiakin Jr. High	14111 132nd NE	696
82 Juanita High School	10601 NE 132nd	1,380
<b><u>Kirkland Area</u></b>		
07 Bell Elementary	11212 NE 112th	414
96 Community School	11133 NE 65th	69
16 Franklin Elementary	12434 NE 60th	483
09 Kirk Elementary	1312 6th Street	529
10 Lakeview Elementary	10400 NE 68th	438
15 Rose Hill Elementary	8044 128th NE	369
18 Rush Elementary	6101 152nd NE	460
14 Twain Elementary	9525 130th NE	529
96 International Community School	11133 NE 65th	360
65 Kirkland Jr. High	430 18th Avenue	585
84 Northstar Jr. High	12033 NE 80th	105
69 Rose Hill Jr. High	13505 NE 75th	675
61 Stella Schola	13505 NE 75th	63
80 Best High School	10903 NE 53rd St	224
84 Lake Washington High	12033 NE 80th	1,492
<b><u>Redmond Area</u></b>		
19 Audubon Elementary	3045 180th NE	437
53 Alcott Elementary	4213 228th NE	598
54 Blackwell Elementary	3225 205th PL NE	552
46 Dickinson Elementary	7040 208th NE	541
24 Einstein Elementary	18025 NE 116th	414
46 Explorer Community School	7040 208th NE	92
22 Mann Elementary	17001 NE 104th	414
57 McAuliffe Elementary	23823 NE 22nd	644
58 Mead Elementary	1725 216th NE	587
23 Redmond Elementary	16800 NE 80th	415
21 Rockwell Elementary	11125 162nd NE	529
41 Rosa Parks Elementary	22845 NE Cedar Park Crescent Dr	483
56 Smith Elementary	23305 NE 14th	713
32 Wilder Elementary	22130 NE 133rd	575
74 Evergreen Jr. High	6900 208th NE	864
77 Inglewood Jr. High	24120 NE 8th	1,095
71 Redmond Jr. High	10055 166th NE	908
78 Renaissance Jr. High	400 228th NE	100
85 Redmond High School	17272 NE 104th	1,431
86 Eastlake High School	400 228TH NE	1,526

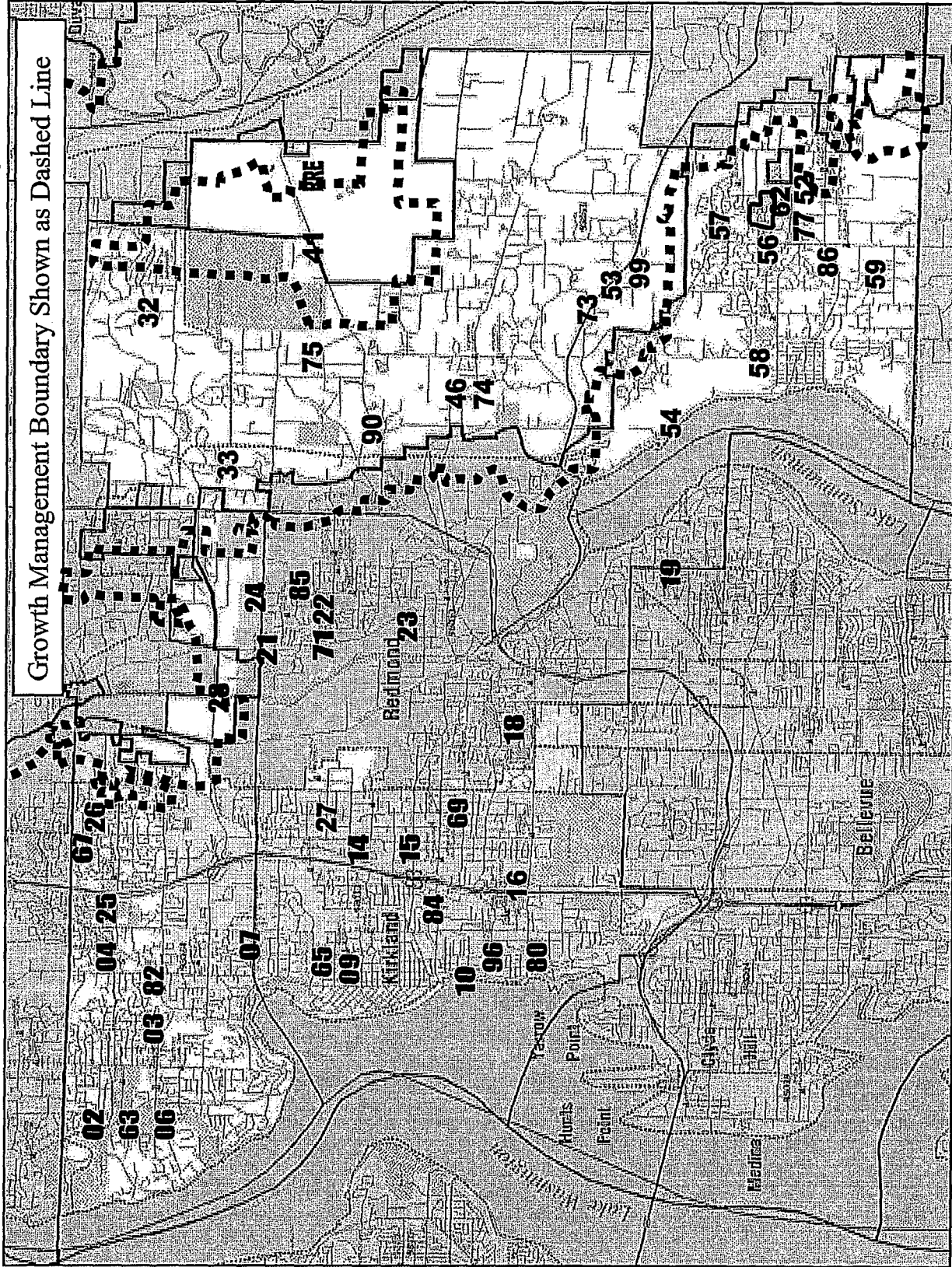
\* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

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

### Inventory of Undeveloped Land

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

\* See Table 4a for District Map. Locations indicated by numbers stated in this column.  
 \*\* These sites are identified in the Bear Creek Community Plan  
 \*\*\* "In reserve" refers to sites owned by the district. While the district does not anticipate constructing school facilities on these sites within these six years, they are being held for the district's long term needs.



**Projected Capacity to House Students**

	2006	2007	2008	2009	2010	2011	2012
<b>Permanent Capacity</b>	22,573						
<b>New Construction*:</b>							
Close Old Dickinson		(138)					
Sammamish Plateau Elementary #52			414				
Redmond Ridge East Elementary #34							414
<b>Modernization:</b>							
Frost Elementary #25				42			
Muir Elementary #26					42		
Rush Elementary #18						42	
Finn Hill Jr. #63					(50)		
Lake Washington High School #84						(200)	
<b>Permanent Capacity Subtotal</b> <i>(Permanent + SS)</i>	22,573	22,435	22,849	22,891	22,883	22,725	23,139
<b>Total Enrollment with .5 K**</b>	23,040	22,975	23,081	23,256	23,541	23,784	24,037
<b>Permanent Surplus / (Deficit Capacity)</b>	<b>(467)</b>	<b>(540)</b>	<b>(232)</b>	<b>(365)</b>	<b>(658)</b>	<b>(1,059)</b>	<b>(898)</b>
<b>Transitional Capacity [Relocatables]</b>	2,846	2,731	2,616	2,501	2,386	2,271	2,156
<b>Change in number of Classrooms***</b>	(5)	(5)	(5)	(5)	(5)	(5)	(5)
<b>Total Surplus / Deficit Capacity</b>	2,846	2,191	2,384	2,136	1,728	1,212	1,258
<b>Total Permanent and Transitional Capacity</b>	25,419	25,166	25,465	25,392	25,269	24,996	25,295

\*New schools and additional permanent capacity through modernization.

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

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

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



Six-Year Finance Plan

	2007	2008	2009	2010	2011	2012	Total	Local	Est Secured State	Unsecured Local *
Site 52 New - Sammamish Plateau El		24,600,000					24,600,000	21,600,000	0	3,000,000
Site 25 Mod - Frost Elementary			25,600,000				25,600,000	24,000,000	1,600,000	
Site 63 Mod - Finn Hill Junior				53,300,000			53,300,000	50,300,000	3,000,000	
Site 26 Mod - Muir Elementary				26,500,000			26,500,000	24,800,000	1,700,000	
Site 84 Mod - Lake Washington High					95,200,000		95,200,000	89,200,000	6,000,000	
Site 34 New - Redmond Ridge East El						29,300,000	29,300,000	24,900,000 **	0	4,400,000
Site 18 Mod - Rush Elementary					25,700,000		25,700,000	23,900,000	1,800,000	
Site 69 Mod - Rose Hill Junior						67,050,000	67,050,000	63,050,000	4,000,000	
<b>Totals</b>	\$0	\$24,600,000	\$25,600,000	\$79,800,000	\$120,900,000	\$96,350,000	\$347,250,000	\$296,850,000	\$18,100,000	\$7,400,000

\* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)

\*\* Monies for Redmond Ridge East Elementary have not been secured, monies for all other projects have been secured

Note 1: Dollars are adjusted for expected inflation.

Note 2: Phase II school modernization (2006-2014) financing is based on a bond measure approved in February 2006.