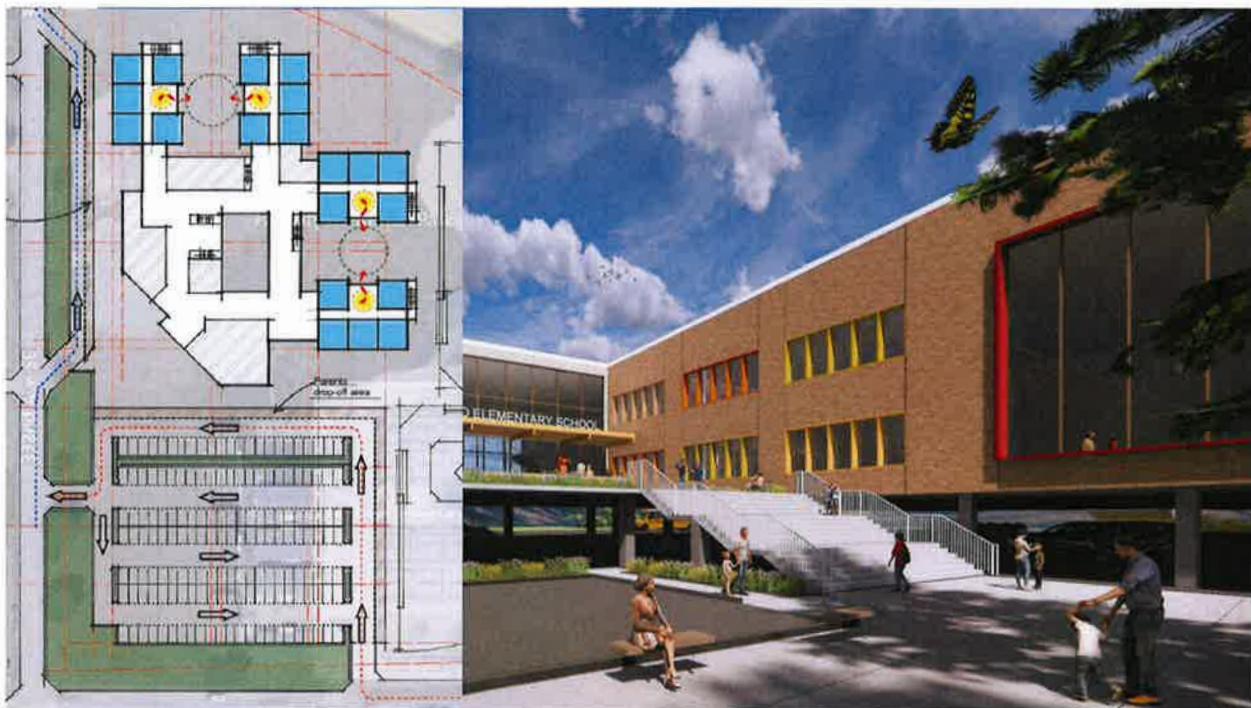


# SNOQUALMIE VALLEY SCHOOL DISTRICT 410

## CAPITAL FACILITIES PLAN 2023



RECEIVED  
City of North Bend

JUN 20 2023

Community & Economic Development  
Building/Planning/Engineering

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 8, 2023

**SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410**

**2023-2028  
SIX-YEAR CAPITAL FACILITIES PLAN**

**TABLE OF CONTENTS**

<b>Section:</b>	<b>Page Number:</b>
i Board of Directors and Administration	3
ii Schools	4
1. Executive Summary	5
2. Current District "Standard of Service"	8
3. Inventory and Evaluation of Current Permanent Facilities	10
4. Relocatable (Portable) Classrooms	12
5. Six-Year Enrollment Projections	13
6. Six-Year Planning and Construction Plan	15
7. Six-Year Classroom Capacities: Availability/Deficit Projection	17
8. Impact Fees and the Finance Plan	19
9. Appendix A- Impact Fee Calculations; Student Generation Factors; District Map	21

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

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

**Board of Directors**

	<u>Position Number</u>	<u>Term</u>
Melissa Johnson, President	1	1/1/22 - 12/31/25
Geoff Doy	2	1/1/20 - 12/31/23
Carolyn Simpson	3	1/1/20 - 12/31/23
Gary Fancher	4	1/1/22 - 12/31/25
Ram Dutt Vedullapalli, Vice President	5	1/1/20 - 12/31/23

**Central Office Administration**

Superintendent	Dan Schlotfeldt
Assistant Superintendent - Finance & Operations	Ryan Stokes
Assistant Superintendent - Teaching and Learning	Ginger Callison
Executive Director of Student Services	Nicole Fitch
Executive Director of Human Resources	Beth Porter

**Snoqualmie Valley School District No. 410**  
**Snoqualmie, Washington**

**Administration Building**  
8001 Silva Ave S.E., P.O. Box 400  
Snoqualmie, WA 98065  
(425) 831-8000  
**Dan Schlotfeldt, Superintendent**

**Mount Si High School**  
8651 Meadowbrook Way S.E.  
Snoqualmie, WA 98065  
Debra Hay, Principal

**Two Rivers School**  
8651 Meadowbrook Way S.E.  
Snoqualmie, WA 98065  
Catherine Fredenburg, Principal

**Snoqualmie Middle School**  
9200 Railroad Ave S.E.  
Snoqualmie, WA 98065  
Megan Botulinski, Principal

**Chief Kanim Middle School**  
32627 S.E. Redmond-Fall City Rd.  
P.O. Box 639  
Fall City, WA 98024  
Michelle Trifunovic, Principal

**Twin Falls Middle School**  
46910 SE Middle Fork Road  
North Bend, WA 98045  
Jeff D'Ambrosio, Principal

**Cascade View Elementary**  
34816 SE Ridge Street  
Snoqualmie, WA 98065  
Katelyn Long, Principal

**Snoqualmie Elementary**  
39801 S.E. Park Street  
Snoqualmie, WA 98065  
John Norberg, Principal

**North Bend Elementary**  
400 East Third Street  
North Bend, WA 98045  
Stephanie Shepherd, Principal

**Fall City Elementary**  
33314 S.E. 42nd  
Fall City, WA 98027  
Jamie Warner, Principal

**Timber Ridge Elementary**  
34412 SE Swenson Drive  
Snoqualmie, WA 98065  
Shawn Lawrence, Principal

**Opstad Elementary**  
1345 Stilson Avenue S.E.  
North Bend, WA 98045  
Emily Hays, Principal

## 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 the spring of 2023 and is consistent with prior capital facilities plans adopted by the District; however, this plan is not intended to be the sole plan for all the organization's needs.

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 like 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. The Standard of Service has been updated to incorporate class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as the implementation of Initiative 1351 progresses.

It should also be noted that although 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 adjust 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	20 Students
Middle	27 Students
High	28 Students

School capacity for the 2023-24 school year 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 2023-24 overall permanent capacity is 6,524 students (with an additional 2,027 student capacity available in portable classrooms). Enrollment in the Fall of 2022 totaled 6,813 full time equivalents ("FTE"). Due primarily to smaller kindergarten cohorts in recent years, the District anticipates a slight decrease in overall enrollment over the duration of this plan, with enrollment then beginning to grow in the years subsequent to this plan. Demographer projections based on recent census data, economic trends, housing projections and birth rates, among other factors project a decrease of 1% to 6,741 in 2028, based on the mid-range of enrollment projections. However, several factors may affect these projections in the near term, including anticipated housing growth in North Bend, continuing uncertainty regarding the impact of COVID on recent enrollment trends (and return of students to District enrollment), and recent experience of high school students opting for traditional education over the previous numbers enrolling in Running Start. As such, the District believes these projections to be conservative and will continue to carefully monitor annual enrollment.

Washington State House Bill 2776, which was enacted in 2010, required all kindergarten classes in the State to convert to full day kindergarten by 2018. The District converted to full day kindergarten in 2016. This transition doubled the number of classrooms needed for kindergarteners and increased classrooms needed to serve kindergarteners requiring additional special educational services. HB 2776 also stipulated K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 21:1 average previously funded). This reduction in class sizes also required significant increases in the number of classrooms needed to adequately serve our K-3 population. These factors, combined with significant enrollment growth over the past two decades has increased the need for permanent classroom capacity across all grade levels in the District.

Though areas of growth are seen in various areas of the District, the most notable growth continues to be in the Snoqualmie Ridge and North Bend areas. United States Census data released in 2021 indicated the City of Snoqualmie grew by 32.3% over the last decade, while the City of North Bend grew by 31.8% over the same period. The cities of Snoqualmie and North Bend both anticipate future housing growth beyond 2028, while growth in unincorporated King County and the city of Sammamish should experience minimal housing growth in the District, unless annexations occur.

Previously, the need for additional classroom capacity has been addressed via the construction of Cascade View Elementary in 2005, Twin Falls Middle School in 2008, a 12-classroom portable expansion at Mount Si High School in 2009, the conversion of Snoqualmie Middle School into a Freshman Campus for Mount Si High School in 2013, the relocation of the 12-classroom portable expansion from Mount Si High School to Snoqualmie Middle School, the construction of Timber Ridge Elementary in 2016 and the replacement of Mount Si High School in 2019. In addition, the District has added numerous portable classrooms throughout the District during that same time frame. While two elementary schools have been opened in the last two decades, elementary school portable classrooms currently provide the equivalent capacity of two additional elementary schools, or approximately one-third of all elementary student capacity. See Section 7 for further details.

With the completion of the two school additions (Timber Ridge and Mount Si) related to the District's most recent bond proposition (2015), the District has begun to consider the ongoing facility needs throughout the District. In order to reassess overall District needs and to begin to prioritize projects for potential future bond propositions, the District launched a citizen's committee to review districtwide facilities needs related to educating students (which continues to evolve in the 21<sup>st</sup> century) with consideration for future projected enrollment growth.

The goal of the committee is to develop a 20-year long-range facilities plan, with the first phase expected to reflect the six-year window of this plan. The committee has currently presented a preliminary recommendation to rebuild and expand North Bend Elementary and Fall City Elementary, given projected enrollment trends, the disproportionate number of portables and the age and location of these elementaries. These expansions create capacity to serve elementary growth, while also eliminating a significant number of portable classrooms currently at those buildings. Expanding and renovating older elementary schools also saves operations and maintenance costs when compared to constructing a seventh elementary school and trying to continue to maintain aged buildings. Both elementary schools are also the District's oldest facilities, and a replacement/renovation of each alleviates ongoing and growing maintenance issues and costs associated with aging structures. Improvements to these buildings would also provide more equitable learning and support spaces that are present in other buildings and necessary to meet student educational needs.

The committee also has preliminarily recommended the replacement of Snoqualmie Middle School, as it similarly does not have equitable facilities and learning spaces compared to the District's other two middle schools and has a significant number of classroom doors that open to the exterior which present an ongoing safety and security concern associated with the increase of violence in public schools.

See Section 6 for more details on the District's capacity planning.

**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 to account for those needs. Standard of Service has been updated to incorporate anticipated class size reduction at the K-3 level but **does not** incorporate additional class size reductions for all other grades, as outlined in Initiative 1351, which was approved by voters in November 2014. Future updates to this plan will consider incorporating those class sizes as the state implementation of Initiative 1351 progresses.

**Standard of Service for Elementary Students**

• Average target class size for grades K - 2:	17 students
• Average target class size for grade 3:	17 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
- Multi Language Learners (MLL)
- Education for disadvantaged students (Title I)
- Highly Capable education
- District remediation programs
- Learning assisted programs
- Transition rooms
- Behavior and other social, emotional programming
- 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:	30 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 goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, the state currently funds grades 4 and 5 at 27 students per classroom.

### **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 workspace during their planning periods. Based on actual utilization due to these considerations, the District uses a standard utilization rate of 83% (5 out of 6 periods) for determining middle school capacity.

Beginning in the 2019-20 school year, Mount Si High School converted to a 7-period schedule. Teachers teach 5 of those periods, resulting in an expected room utilization of only 71% (5 out of 7). As enrollment grows, we would expect a need for some teachers to share classrooms throughout the day, resulting in a slightly higher utilization rate of 75%. As a result of lower room utilization rates, the average target class size for capacity purposes for Mount Si has also been increased from 27 to 30. Adjustments to the class size and classroom utilization rates may occur in future revisions to this plan, based on revisions to the new high school schedule as it is implemented.

### **Section 3. Inventory and Evaluation of Current Permanent Facilities**

The District's current overall capacity for the 2023-24 school year is expected to be 8,551, comprised of permanent classroom capacity of 6,524 students, and temporary classroom capacity of 2,027 students. October enrollment for the 2022-23 school year was 6,620 for purpose of the building inventory below. Districtwide, October 2022 enrollment totaled 6,813 full time equivalents ("FTE"), which includes students attending Parent Partnership Program and out-of-district placements.

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 in Section 7.

The physical condition of the District's facilities was evaluated by the 2023 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**  
**2023-24 School Year**

<b>ELEMENTARY LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Permanent Capacity *</b>	<b>2022-23 Enrollment **</b>
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	495	547
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	280	461
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	325	456
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5	452	563
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	261	420
TIMBER RIDGE	34412 SE Swenson Drive Snoqualmie, Washington	K thru 5	583	621
<b>Total Elementary School</b>			<b>2,396</b>	<b>3,068</b>
<b>MIDDLE SCHOOL LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Permanent Capacity *</b>	<b>2022-23 Enrollment **</b>
CHIEF KANIM	32627 SE Redmond-Fall City Rd Fall City, Washington	6, 7 & 8	697	579
SNOQUALMIE	9200 Railroad Ave SE Snoqualmie, Washington	6, 7 & 8	336	503
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	765	543
<b>Total Middle School</b>			<b>1,798</b>	<b>1,625</b>
<b>HIGH SCHOOL LEVEL</b>				
<b>Facility</b>	<b>Address</b>	<b>Grade Span</b>	<b>Permanent Capacity *</b>	<b>2022-23 Enrollment **</b>
MOUNT SI/ TWO RIVERS	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	2,330	1,927
<b>Total High School</b>			<b>2,330</b>	<b>1,927</b>
<b>TOTAL DISTRICT</b>			<b>6,524</b>	<b>6,620</b>

\* Does not include capacity for special programs as identified in Standards of Service section.

\*\* Difference between enrollment (pg.13) is due to rounding, Parent Partner Program, and  
Ordinance XXXX, Exhibit A, out-of-district placements.

#### **Section 4. Relocatable (Portable) Classrooms**

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

The District inventory includes 94 portable classrooms that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 24% of capacity districtwide. The rebuild and expansion of Mount Si High School and the re-opening of Snoqualmie Middle schools has significantly reduced the percentage of secondary students in portable classrooms. At the elementary level, 36% of facility capacity is housed in portable classrooms, which is the equivalent of over 2 entire elementary schools. Based on projected enrollment growth and timing of anticipated permanent facilities, the District anticipates the need to acquire and/or relocate additional portables at the elementary level during the next six-year period.

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

The cost of portables also varies widely based on the location, jurisdictional permitting requirements and intended use of the classrooms.

The District has an additional 10 portable classrooms in its inventory that are used for special program purposes or districtwide support services and are not available for regular classroom needs.

Two Rivers School relocated to the Mount Si High School campus in the fall of 2021. The District is currently working on facility improvements of that modular classroom facility and expects to bring that building back into available capacity in the Fall of 2024, when it will house the preschool program currently housed at Snoqualmie Elementary.

## Section 5. Six-Year Enrollment Projections

The District contracts with Flo Analytics ("FLO") to project student enrollment over the next six-years. FLO provides the District a low, middle and high-range projections that are based on historic growth trends, future housing construction plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in 2023 by FLO, enrollment is expected to decrease by 72 students (1%) over the next six years, with slight declines in enrollment the 6-12 level, but growth in K-5 enrollment. However, as discussed below, the District views these projections as conservative and will continue to monitor enrollment closely.

The enrollment projections shown below have been adjusted beginning in 2016 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 did not increase the number of students (headcount), doubling the amount of time the students are in school also doubled the number of kindergarten classrooms needed to serve that grade level.

Given enrollment variability in recent years, the District acknowledges that the demographer's ability to project enrollment could be impacted by several variable factors in the near term including: anticipated housing growth in North Bend, continuing uncertainty regarding the impact of COVID on recent enrollment trends (and return of students to District enrollment), and recent experience of high school students opting for traditional education over the previous numbers enrolling in Running Start. A few years prior to the construction of the new Mount Si High School, the District saw a significant increase in the number of students choosing to enroll in Running Start programs. With the opening of the new Mount Si High School and increased availability of dual credit and advanced placement offerings, we anticipate an increase of student retention in the 11<sup>th</sup> and 12<sup>th</sup> grades. Additional program enhancements, such as the relocation of Two Rivers onto the Mount Si High School campus, should also improve student outcomes and retention. These factors are not included in the demographer projections below but may result in higher high school enrollment at Mount Si High School over the next six years. We will continue to update enrollment projections in future updates to this plan.

**Snoqualmie Valley School District No. 410**  
**Actual Full-Time Equivalent Enrollment through 2022 and Projected Enrollment from 2023 through 2028**

<b>GRADE:</b>	Actual Enrollment												Projections through 2028					
	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Kindergarten **	233	257	245	267	241	548	508	548	603	402	546	491	517	499	504	514	528	543
1st Grade	490	495	540	530	578	526	574	530	552	561	475	531	505	533	514	519	530	544
2nd Grade	501	491	504	559	536	614	560	569	549	516	593	485	550	523	552	532	537	549
3rd Grade	522	510	509	515	567	559	608	564	572	519	549	579	493	556	528	558	538	543
4th Grade	493	534	517	509	566	597	566	585	566	534	525	546	581	493	556	528	558	538
5th Grade	517	492	528	538	526	570	596	557	584	554	545	523	545	579	492	554	527	557
<b>K-5 Subtotal</b>	<b>2,756</b>	<b>2,779</b>	<b>2,843</b>	<b>2,918</b>	<b>3,014</b>	<b>3,414</b>	<b>3,412</b>	<b>3,353</b>	<b>3,426</b>	<b>3,086</b>	<b>3,233</b>	<b>3,155</b>	<b>3,191</b>	<b>3,183</b>	<b>3,146</b>	<b>3,205</b>	<b>3,218</b>	<b>3,274</b>
6th Grade	491	504	472	514	570	529	580	582	574	581	548	538	527	549	584	497	558	531
7th Grade	480	488	512	481	525	572	511	581	590	550	594	536	537	526	548	581	495	556
8th Grade	473	481	476	505	486	508	563	514	570	558	554	595	532	534	522	544	576	492
<b>6-8 Subtotal</b>	<b>1,444</b>	<b>1,473</b>	<b>1,460</b>	<b>1,500</b>	<b>1,581</b>	<b>1,609</b>	<b>1,654</b>	<b>1,677</b>	<b>1,734</b>	<b>1,689</b>	<b>1,696</b>	<b>1,669</b>	<b>1,596</b>	<b>1,609</b>	<b>1,654</b>	<b>1,622</b>	<b>1,629</b>	<b>1,579</b>
9th Grade	408	467	477	489	525	475	510	567	523	571	581	565	600	537	539	527	549	582
10th Grade	400	406	473	469	473	500	472	499	556	507	576	566	558	592	530	532	520	542
11th Grade	385	364	369	396	357	310	360	317	369	381	411	461	419	414	439	393	395	385
12th Grade	372	410	363	388	372	321	283	315	338	376	379	397	442	402	397	421	378	379
<b>9-12 Subtotal</b>	<b>1,565</b>	<b>1,647</b>	<b>1,682</b>	<b>1,742</b>	<b>1,727</b>	<b>1,606</b>	<b>1,625</b>	<b>1,698</b>	<b>1,786</b>	<b>1,835</b>	<b>1,947</b>	<b>1,989</b>	<b>2,019</b>	<b>1,945</b>	<b>1,905</b>	<b>1,873</b>	<b>1,842</b>	<b>1,888</b>
<b>K-12 TOTAL</b>	<b>5,765</b>	<b>5,899</b>	<b>5,985</b>	<b>6,160</b>	<b>6,322</b>	<b>6,629</b>	<b>6,691</b>	<b>6,728</b>	<b>6,946</b>	<b>6,610</b>	<b>6,876</b>	<b>6,813</b>	<b>6,806</b>	<b>6,737</b>	<b>6,705</b>	<b>6,700</b>	<b>6,689</b>	<b>6,741</b>
	0.3%	2.3%	1.5%	2.9%	2.6%	4.9%	0.9%	0.6%	3.2%	-4.8%	4.0%	-0.9%	-0.1%	-1.0%	-0.5%	-0.1%	-0.2%	0.8%

\* Enrollment Projections above reflect mid-range enrollment projections provided by Flo Analytics: January 2023.

\*\* Kindergarteners are counted as 1/2 FTE until 2016, when kindergarten classes transitioned to full day programming.

\*\*\* The district experienced large increases in Running Start enrollment for grades 11-12 recently. It is still too early to determine if this is a trend or an anomaly based on current circumstances (construction, high school schedule, etc.) Future enrollment will continue to be monitored and projections may be adjusted in subsequent updates to the Capital Facilities Plan.

## Section 6. Six-Year Planning and Construction Plan

The District plans to use the following strategies in order to address future needs districtwide:

- Planning and construction of new elementary school capacity;
- Use of additional portables to provide housing of students not provided for under other strategies;
- Acquisition of land needed for expansion of transportation facility needs related to growth.

In the fall of 2014, the Board adopted a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components, as well as a new, sixth elementary school. The bond proposition was passed by the voters in February 2015.

The expanded and modernized Mount Si High School, completed in 2021, facilitated the relocation of the freshman campus onto the main high school campus, which in turn created needed middle school capacity by converting the current Freshman Campus back to a middle school (Snoqualmie Middle School).

The 2015 voter-approved proposition also included funds to construct a new Elementary School #6. The construction of Timber Ridge Elementary, completed in 2016, provided initial capacity at all elementary schools to implement full day kindergarten, reduce K-3 class sizes and provide for enrollment growth, as all District elementary schools underwent a re-boundary process in preparation for the opening of Timber Ridge.

Despite the addition of Timber Ridge and recent additions of portable classrooms, the significant reductions in K-3 class sizes have resulted in most elementary schools operating at capacity. Future enrollment growth, when combined with reduced class sizes, will require additional future elementary school capacity. Portable classrooms may provide some short-term relief, however, many of the District's current elementary schools have reached the capacity to add more portable classrooms due to several factors, including land availability, building code restrictions, and capacity of corresponding common areas such as parking, bathrooms, specialist classrooms and building support services. As the District has more than two elementary schools of capacity in portable classroom, we anticipate future Elementary construction projects to include the reduction of portables within the District. For example, Snoqualmie, Fall City and North Bend Elementaries have approximately 50% of total capacity in portable classrooms.

In the spring of 2020, the District launched a Facilities Study Committee to begin the process of determining the appropriate solution for future elementary capacity needs, while also attempting to address the large amounts of portable classroom capacity. While still in process at the time of the development of the annual update to this plan, the committee has made a preliminary recommendation that the highest priority projects for the District should be to rebuild and expand Fall City Elementary, North Bend Elementary and Snoqualmie Middle School.

As part of the committee work, it was determined that North Bend Elementary cannot be remodeled due to its location within the floodway, which requires that the entire

building be floodproofed if improved by greater than 50% of its value. As such, any significant improvements to this building would require a new-in-lieu construction. While not in the floodway, Fall City Elementary is like North Bend Elementary in terms of being the oldest buildings in the District and having the largest relative percentage of portable classroom capacity. Rebuild and expansion projects for these two schools will add capacity for future enrollment growth, while also eliminating 29 portable classrooms from District inventory. The committee will be spending the spring/summer of 2023 gathering additional feedback and input from our community regarding this preliminary recommendation, as well as other projects evaluated and considered as part of the process; which included expansion and renovation of Opstad Elementary and the construction of a 7<sup>th</sup> elementary school. Regardless of the projects selected, future elementary capacity will need to be achieved via construction of a new facility, and this is reflected in the current six-year plan.

The committee also recommended a rebuild and expansion of Snoqualmie Middle School, via construction of a new Middle School on District property on Snoqualmie Ridge. This project would significantly improve safety and security, equity of middle school facilities, educational effectiveness of student spaces, and reduce the demand for District transportation.

Before the School Board takes action on the committee recommendation, the District will be performing further due diligence and community feedback opportunities regarding the preliminary recommendation. If the Board takes formal action that is different from the current plan, those changes will be incorporated in the next annual Capital Facilities Plan update.

The 2015 bond proposition also included consideration for the construction of a separate preschool facility that will serve the growing special education needs of the District. This facility would increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The Board has approved the remodel and expansion of the old Two Rivers facility in North Bend for this purpose. Given floodplain considerations, the District is still in the process of planning and permitting of this new facility. Once complete, the relocation of the preschool program will create some additional capacity at Snoqualmie Elementary, which is noted in the capacity projections in this plan.

The District also needs to identify additional land for an expanded transportation facility to serve enrollment growth adequately. The District's current transportation facility is inadequate for meeting future District needs. This capacity concern has been somewhat masked by recent driver staffing shortages. However, as the District hires more drivers to meet the current student population, this need will become more relevant. In planning for the 2015 bond measure, the Board considered adding a new transportation facility to the project list. While this facility was one of the higher priorities recommended for consideration when developing the 2015 bond measure, it was not included given the overall cost of the other school construction projects. In preparation for a future bond measure to fund this need, additional land must be identified to meet likely short-term needs, as well as to develop a long-term plan more fully for a full-scale transportation facility that will support the future enrollment growth of the District.

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

The following table summarizes the permanent and portable projected capacity to serve students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at the elementary school level. Some of those needs were partially addressed with the opening of Timber Ridge Elementary School. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment growth from new development, even after opening Timber Ridge, the District faces a need to plan for additional capacity at the K-5 level. Some of those additional capacity needs may require remediation in the short-term with portable classrooms as well as the construction of a separate preschool facility that will increase the capacity at the elementary school which currently houses the preschool program and will allow for expansion of our preschool capacity in response to overall population growth. The construction of additional permanent elementary capacity will address the longer-term capacity and educational needs of students. For purposes of this plan, we anticipate North Bend Elementary school to be rebuilt and expanded by 2028, with a similar rebuild and expansion of Fall City Elementary to be completed in 2030.

With the completion and opening of MSHS, the District has provided available capacity to serve new growth at grades 9 through 12. The expansion of Mount Si High School results in significant improvements in permanent capacity at the high school and middle school levels, with remaining capacity to serve anticipated growth over the six-year planning period.

The District is anticipated to have 24% of its districtwide classroom capacity in portable classrooms for the 2023-24 school year. At the elementary level, 37% of the anticipated classroom capacity is in portable classrooms. With the associated reduction of portable classrooms associated with the elementary capacity addition projects, the District would have 21% of its overall classroom capacity in portable classrooms in 2028.

The District will continue to work towards reducing the percentage of students housed in portable classrooms, while also monitoring the future elementary school needs.

## PROJECTED CAPACITY TO HOUSE STUDENTS

### Elementary School K-5

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
<b>Permanent Capacity **</b>	2,396	2,396	2,456	2,456	2,456	2,456
New Construction: Preschool, Elementary Capacity	60					325
<b>Permanent Capacity subtotal:</b>	<b>2,396</b>	<b>2,456</b>	<b>2,456</b>	<b>2,456</b>	<b>2,456</b>	<b>2,781</b>
Projected Enrollment:	3,191	3,183	3,146	3,205	3,218	3,274
<b>Surplus/(Deficit) of Permanent Capacity:</b>	<b>(795)</b>	<b>(727)</b>	<b>(690)</b>	<b>(749)</b>	<b>(762)</b>	<b>(493)</b>
Portable Capacity Available:	1,377	1,377	1,377	1,377	1,377	1,419
Portable Capacity Changes (+/-):					42	(280)
<b>Surplus/(Deficit) with Portables:</b>	<b>582</b>	<b>650</b>	<b>687</b>	<b>628</b>	<b>657</b>	<b>646</b>

### Middle School 6-8

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
<b>Permanent Capacity</b>	1,798	1,798	1,798	1,798	1,798	1,798
<b>Permanent Capacity subtotal:</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>	<b>1,798</b>
Projected Enrollment:	1,596	1,609	1,654	1,622	1,629	1,579
<b>Surplus/(Deficit) of Permanent Capacity:</b>	<b>202</b>	<b>189</b>	<b>144</b>	<b>176</b>	<b>169</b>	<b>219</b>
Portable Capacity Available:	650	650	650	650	650	650
Portable Capacity Changes (+/-):						
<b>Surplus/(Deficit) with Portables:</b>	<b>852</b>	<b>839</b>	<b>794</b>	<b>826</b>	<b>819</b>	<b>869</b>

### High School 9-12

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
<b>Permanent Capacity</b>	2,330	2,330	2,330	2,330	2,330	2,330
<b>Total Capacity:</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>	<b>2,330</b>
Projected Enrollment:	2,019	1,945	1,905	1,873	1,842	1,888
<b>Surplus/(Deficit) Permanent Capacity:</b>	<b>311</b>	<b>385</b>	<b>425</b>	<b>457</b>	<b>488</b>	<b>442</b>
Portable Capacity Available:	0	0	0	0	0	0
Portable Capacity Changes (+/-):						
<b>Surplus/(Deficit) with Portables:</b>	<b>311</b>	<b>385</b>	<b>425</b>	<b>457</b>	<b>488</b>	<b>442</b>

### K-12 TOTAL

PLAN YEARS: *	2023	2024	2025	2026	2027	2028
<b>Total Permanent Capacity:</b>	<b>6,524</b>	<b>6,584</b>	<b>6,584</b>	<b>6,584</b>	<b>6,584</b>	<b>6,909</b>
Total Projected Enrollment:	6,806	6,737	6,705	6,700	6,689	6,741
<b>Surplus/(Deficit) Permanent Capacity:</b>	<b>(282)</b>	<b>(153)</b>	<b>(121)</b>	<b>(116)</b>	<b>(105)</b>	<b>168</b>
Total Portable Capacity	2,027	2,027	2,027	2,027	2,069	1,789
<b>Total Permanent and Portable Capacity</b>	<b>8,551</b>	<b>8,611</b>	<b>8,611</b>	<b>8,611</b>	<b>8,653</b>	<b>8,698</b>
<b>Surplus/(Deficit) with Portables:</b>	<b>1,745</b>	<b>1,874</b>	<b>1,906</b>	<b>1,911</b>	<b>1,964</b>	<b>1,957</b>

\* Plan Years are calendar years; projected enrollment listed above represents fall enrollment of that year.

\*\* North Bend Elementary rebuild would provide permanent capacity of 650 students compared to current permanent capacity of 325, for a net addition of 325, as well as the ability to eliminate existing portable capacity of 280.

## Section 8. Impact Fees and the Finance Plan

By law, impact fees cannot be the sole source of funding new growth capacity. The school impact fee formula ensures that new development only pays for a portion of 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 and 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 matching dollars anticipated to be awarded to the District, and the present value of future tax payments related to the debt service on school construction bonds. This adjusted construction cost quantifies the cost of additional capacity per new residence during the six-year period of this Plan.

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 impact of these factors renders impact fees charged and collected insufficient to fully fund school construction projects. Local support via bonds will constitute most of the funding required to construct new facilities.

It may be of interest to the reader, especially those in our communities, that the District qualified for State matching dollars for both the Timber Ridge Elementary and Mount Si High School projects. The amounts awarded via 'State Match' are determined at the State level and represented approximately 11% of the total expected costs of both projects - essentially covering the sales tax that school projects are required to charge on publicly funded projects. So, like impact fees, State Match dollars will typically only make minor contributions towards actual construction project costs.

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2023 through 2028. The financing components include secured funding (via the approved 2015 bond proposition) for the preschool facility but will also require additional bonds to be approved. The District currently owns undeveloped land in both Snoqualmie and North Bend, either of which could be used for additional school capacity projects. The District must also plan for additional land and facilities to meet identified transportation facility needs. Future updates to this Plan will include updated information regarding these capacity-related projects and their associated construction costs.

## 2023 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:			
		Bonds/Local	State Match*	Impact Fees	Bonds	State Match	Impact Fees	Other Sources
Preschool	\$5,000,000	\$0	\$0	\$150,000	\$4,700,000	\$0	\$150,000	\$0
Elementary School Construction	\$94,300,000 <sup>1</sup>	\$89,300,000	\$3,000,000	\$2,000,000	\$0	\$0	\$0	\$0
Portable Classrooms - ES	\$670,000	\$0	\$0	\$495,000	\$0	\$0	\$175,000	\$0
Land Acquisition/Development - Transportation Facility Expansion	\$6,000,000	TBD	\$0	\$0	\$0	\$0	\$0	\$0

<sup>1</sup> 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) is used in the calculation of school impact fees. Those are estimated as follows:

**Added Elementary School Capacity:** Estimated total project cost = \$94,300,000 Estimated cost of construction = \$74,800,000

For the purposes of this Plan's construction costs, the District is using actual costs for recent portable acquisitions. The estimated cost for the elementary capacity project is based off cost estimates prepared by NAC Architecture, using costs based on recent elementary construction bid awards, and estimated cost inflation through the midpoint of the planned project. Other projects' costs have been estimated internally based on market rates and preliminary design work in progress.

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. Matching funds are calculated using grade level capacity grouped into two categories: grades K-8 and grades 9-12.

For K-8 facilities, the District would currently qualify for state matching funds for some new construction and modernization. Even with the equivalent of two elementary schools in portable classrooms, the District only qualifies for state match funding for approximately half of the square footage of a new elementary school. Modernization funding is specific to individual buildings. Based on the estimates provided by OSPI, the combined state matching funds for modernization and new construction would only cover between 4% and 11 % of construction costs, for North Bend Elementary and Fall City Elementary, respectively.

We are hopeful that in the coming years, the State will address this obvious deficiency in the adequacy of state funding for facilities.

## Appendix A: Single Family Residence Impact Fee Calculation

### **Site Aquisition Cost Per Residence**

Formula:  $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Size}) \times \text{Student Factor}$

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.2860	\$0.00
Middle	25	\$0	n/a	0.1190	\$0.00
High	40	\$0	n/a	0.1300	\$0.00
A----->					\$0.00

### **Permanent Facility Construction Cost Per Residence**

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent/Total Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$74,800,000	650	0.2860	0.8541	\$28,110.14
Middle	\$0	0	0.1190	0.9013	\$0.00
High	\$0	0	0.1300	1.0000	\$0.00
B----->					\$28,110.14

### **Temporary Facilities Cost Per Residence**

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary/Total Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$335,000	20	0.2860	0.1459	\$698.93
Middle	\$0	27	0.1190	0.0987	\$0.00
High	\$0	28	0.1300	0.0000	\$0.00
C----->					\$698.93

### **State Match Credit Per Residence (if applicable)**

Formula: Current Construction Cost Allocation  $\times$  SPI Footage  $\times$  District Match  $\times$  Student Factor

	CCCA	SPI Footage	District Match	Student Factor	
Elementary	\$246.83	90	4.00%	0.2860	\$254.14
Middle	\$246.83	117	n/a	0.1190	n/a
High	\$246.83	130	n/a	0.1300	n/a
D----->					\$254.14

### **Tax Credit Per Residence**

Average Residential Assessed Value	\$1,090,100
Current Debt Service Tax Rate	\$1.1178
Annual Tax Payment	\$1,218.51
Bond Buyer Index Annual Interest Rate	3.58%
Discount Period (Years Amortized)	10
TC----->	\$10,093.16

### **Fee Per Residence Recap:**

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$28,110.14
Temporary Facility Cost	\$698.93
Subtotal	\$28,809.07
State Match Credit	(\$254.14)
Tax Payment Credit	(\$10,093.16)
Subtotal	\$18,461.77
50% Local Share	(\$9,230.89)
<b>Impact Fee, net of Local Share</b>	<b>\$9,230.89</b>

## Appendix A: Multi-Family Residence Impact Fee Calculation

### Site Aquisition Cost Per Residence

Formula:  $((\text{Acres} \times \text{Cost per Acre}) / \text{Facility Size}) \times \text{Student Factor}$

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1600	\$0.00
Middle	25	\$0	n/a	0.0560	\$0.00
High	40	\$0	n/a	0.0640	\$0.00
				A----->	\$0.00

### Permanent Facility Construction Cost Per Residence

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Permanent/Total Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$74,800,000	650	0.1600	0.8541	\$15,726.52
Middle	\$0	0	0.0560	0.9013	\$0.00
High	\$0	0	0.0640	1.0000	\$0.00
				B----->	\$15,726.52

### Temporary Facilities Cost Per Residence

Formula:  $((\text{Facility Cost} / \text{Facility Capacity}) \times \text{Student Factor}) \times (\text{Temporary/Total Footage Ratio})$

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$335,000	20	0.1600	0.1459	\$391.01
Middle	\$0	27	0.0560	0.0987	\$0.00
High	\$0	28	0.0640	0.0000	\$0.00
				C----->	\$391.01

### State Match Credit Per 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	\$246.83	90	4.00%	0.1600	\$142.17
Middle	\$246.83	117	n/a	0.0560	n/a
High	\$246.83	130	n/a	0.0640	n/a
				D----->	\$142.17

### Tax Credit Per Residence

Average Residential Assessed Value	\$344,792
Current Debt Service Tax Rate	\$1.1178
Annual Tax Payment	\$385.41
Bond Buyer Index Annual Interest Rate	3.58%
Discount Period (Years Amortized)	10
TC----->	\$3,192.41

### Fee Per Residence Recap:

Site Acquisition Cost	\$0.00
Permanent Facility Cost	\$15,726.52
Temporary Facility Cost	\$391.01
Subtotal	\$16,117.53
State Match Credit	(\$142.17)
Tax Payment Credit	(\$3,192.41)
Subtotal	\$12,782.95
50% Local Share	(\$6,391.47)
<b>Impact Fee, net of Local Share</b>	<b>\$6,391.47</b>

## Appendix B: Composite Student Generation Factors

### Single Family Dwelling Units:

	Auburn	Federal Way	Issaquah	Lake Washington	Northshore	Average^
<b>Elementary</b>	0.303	0.171	0.316	0.317	0.324	<b>0.286</b>
<b>Middle</b>	0.133	0.068	0.138	0.140	0.118	<b>0.119</b>
<b>High</b>	0.151	0.096	0.135	0.147	0.120	<b>0.130</b>
<b>Total</b>	0.587	0.335	0.589	0.604	0.562	<b>0.535</b>

### Multi-Family Dwelling Units:

	Auburn	Federal Way*	Issaquah	Lake Washington	Northshore	Average^
<b>Elementary</b>	0.440	0.710	0.089	0.039	0.071	<b>0.160</b>
<b>Middle</b>	0.150	0.367	0.029	0.016	0.027	<b>0.056</b>
<b>High</b>	0.172	0.367	0.029	0.022	0.034	<b>0.064</b>
<b>Total</b>	0.762	1.444	0.147	0.077	0.132	<b>0.280</b>

\*For purposes of the MF student generation rates, the FWSD figures are for information only and not used to calculate the MF average.

<sup>^</sup>Figures are rounded.

Note: The above student generation rates represent unweighted averages, based on King County school districts that measure student generation rates. Average rates were used for the purpose of calculating the impact fees in Appendix A.

Ordinance No. 10162, Section R. Page 5: lines 30 thru 35 & Page 6: line 1:

"Student factors shall be based on district records on 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."

For the first time ever, the District also analyzed student generation rates within Snoqualmie Valley this year, and found the following rates:

### 2022–23 District K–12 Students per Housing Unit Built 2017–2021

Housing Type	Housing Units	K–5 Students	6–8 Students	9–12 Students	K–5	6–8	9–12	K–12 Total
Single-family	753	204	67	71	0.271	0.089	0.094	0.454
Multifamily <sup>1</sup>	306	91	39	47	0.297	0.127	0.154	0.578

Table 1 sources: Snoqualmie Valley School District October 2022 Student Information System enrollment, King County GIS parcel areas, and King County Department of Assessments residential building, apartment complex, and condo complex data with year built 2017–2021. Analysis conducted by FLO Analytics.

1. Multifamily includes apartments, condominiums, duplexes, triplexes, 4-plexes, and townhomes.

The above multi-family rate was determined from four separate developments constructed in the measurement period. Of those, two multi-family developments had student generation rates higher than the single family rate. While one of those was an affordable housing complex, it is interesting to note that a market-rate development had nearly similar student generation. Multi-family developments can vary widely and the number of students generated depends on the nature of the developments, including affordability, number of bedrooms, and even proximity to local schools. The District has chosen to use the King County averages for the purpose of calculating the 2023 Impact Fees but will likely revisit this analysis in the next update to the CFP.

The District also notes that local cities and jurisdictions are currently updating their comprehensive plans to be able to provide housing for their proportional share of future expected housing needs in King County. Given constraints on developable land, potential changes to zoning, density and annexation might also impact the student generation outlook in future updates to the CFP, as well as capital facilities to house future additional students.

## Schools and Undeveloped Sites in Snoqualmie Valley School District

