



# City Council, Regular Meeting

## AGENDA Revised

6:30 pm – 10:00 pm

November 3, 2015

**Call to Order**

**Roll Call**

**Pledge of Allegiance**

**Approval of Agenda**

**Student Liaison Reports**

- Skyline Student Liaisons - Parklyn Neil/Blake Gregory
- Eastlake Student Liaison – Colin James

**Public Comment**

*Note: This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at [manderson@sammamish.us](mailto:manderson@sammamish.us)*

**Consent Agenda**

Payroll for period ending October 15, 2015 for pay date October 20, 2015 in the amount of \$315,276.55

1. **Approval:** Claims For Period Ending November 3, 2015 In The Amount Of \$2,106,403.57 For Check No. 41734 Through 41882
2. **Proclamation:** Leadership Eastside Day
3. **Proclamation:** Small Business Saturday
- 4a. **Ordinance:** Second Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Snoqualmie Valley School District No. 410 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date

City Council meetings are wheelchair accessible. American Sign Language (ASL) interpretation is available upon request. Please phone (425) 295-0500 at least 48 hours in advance. Assisted Listening Devices are also available upon request.

- 4b. **Ordinance:** Second Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Lake Washington School District No. 414 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date
- 4c. **Ordinance:** Second Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Issaquah School District No. 411 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date
5. **Resolution:** Final Acceptance Lower Sammamish Trail Improvements/Spiritridge
6. **Contract:** Plan Review Services/Eagle Eye
7. **Approval:** Minutes for October 6, 2015 Regular Meeting
8. **Approval:** Minutes for October 13, 2015 Special Meeting
9. **Approval:** Notes for Committee of the Whole Joint Meeting with Parks & Recreation Commission for October 19, 2015
10. **Approval:** Minutes for October 20, 2015 Regular Meeting.

### **Council Committee Reports**

### **Public Hearings**

11. **Ordinance:** Second Reading Amending Chapter 14A.20 Of The Sammamish Municipal Code Adjusting The Impact Fees For Park And Recreational Facilities; Providing For Severability; And Establishing An Effective Date

### **Unfinished Business - None**

### **New Business - None**

### **Council Reports**

### **City Manager Report**

- Update - Solid Waste Services

**Executive Session** – Potential Litigation pursuant to RCW 42.30.110(1)(i)

### **Adjournment**

## AGENDA CALENDAR

<b>Nov 2015</b>			
Tues 11/10	6:30 pm	Study Session	Sahalee Way Open House Report Metro Transit Discussion Mid-Biennial Budget Update Public Safety Report
Mon 11/16	6:30 pm	COW Meeting	Mid-Biennial Budget Update
Tues 11/17	6:30 pm	Regular Meeting	Public Hearing: Ordinance First Reading Mid-Biennial Budget Public Hearing: Ordinance First Reading Property Tax Levy Rate Resolution: Property Tax Banked Capacity Resolution: Final Plat Bradford Place Interlocal: Klahanie/King County Solid Waste Service Options
<b>Dec 2015</b>			
Tues 12/1	6:30 pm	Regular Meeting	PC Hand-Off: Public Works Standards Ordinance Second: Reading Mid-Biennial Budget Ordinance: Second Reading Property Tax Levy Rate Resolution: Fee Schedule (consent) Resolution: Salary Schedule (consent) Resolution: Medical Premium Co-Pay (consent) Interlocal: Municipal Court Services Contract: Sahalee Way Design/Perteet (consent)
Mon 12/7		Dinner	Volunteer Recognition
Tues 12/8	6:30 pm	Special Meeting	Contract: Sports Turf Maintenance/Rich Landscaping (consent) Contract: Parks Landscape Maintenance/Badgley's Landscape (consent) Contract: Custodial Services/Top to Botton Janitorial (consent) Contract: Electical Services/Sequoyah Electric (consent) Contract: Plumbing Services/Hermanson Plumbing (consent) Contract: HVAC Maintenance/Pacific Air (consent) Resolution: Facility Rental Policy Minor Amendments (consent)
Tues 12/15	6:30 pm	Regular Meeting	
Mon 12/21	6:30 pm	COW Meeting	
<b>Jan 2016</b>			
Tues 1/5	6:30 pm	Regular Meeting	Resolution: Commission Appointments
Tues 1/12	6:30 pm	Study Session	
1/14-1/16		Council Retreat	TBA
Mon 1/18	6:30 pm	Cancelled	Marting Luther King Day – City Offices Closed
Mon 1/19	6:30 pm	Regular Meeting	
<b>Feb 2016</b>			
Tues 2/2	6:30 pm	Regular Meeting	
Tues 2/9	6:30 pm	Study Session	
Mon 2/15	6:30 pm	Cancelled	Presidents Day – City Offices Closed
Mon 2/16	6:30 pm	Regular Meeting	
<b>Mar 2016</b>			
Tues 3/1	6:30 pm	Regular Meeting	
Tues 3/8	6:30 pm	Study Session	
Mon 3/14	6:30 pm	COW Meeting	
Mon 3/13	6:30 pm	Regular Meeting	

<b>April 2016</b>			
Tues 4/5	6:30 pm	Regular Meeting	
Tues 4/12	6:30 pm	Study Session	
Mon 4/18	6:30 pm	COW Meeting	
Mon 4/19	6:30 pm	Regular Meeting	
<b>May 2016</b>			
Tues 5/3	6:30 pm	Regular Meeting	
Tues 5/10	6:30 pm	Study Session	
Mon 5/16	6:30 pm	COW Meeting	
Mon 5/17	6:30 pm	Regular Meeting	
<b>June 2016</b>			
Tues 6/7	6:30 pm	Regular Meeting	
Tues 6/14	6:30 pm	Study Session	
Mon 6/20	6:30 pm	COW Meeting	
Mon 6/21	6:30 pm	Regular Meeting	
<b>July 2016</b>			
Tues 7/5	6:30 pm	Regular Meeting	
Tues 7/12	6:30 pm	Study Session	
Mon 7/18	6:30 pm	COW Meeting	
Mon 7/19	6:30 pm	Regular Meeting	Proclamation: Women's Equality Day
<b>Aug 2016</b>			NO MEETINGS
<b>Sept 2016</b>			
Tues 9/6	6:30 pm	Regular Meeting	Proclamation: Mayor's Month of Concern Food Drive
Tues 9/13	6:30 pm	Study Session	
Mon 9/19	6:30 pm	COW Meeting	
Mon 9/20	6:30 pm	Regular Meeting	
<b>To Be Scheduled</b>		<b>Parked Items</b>	<b>Parked Items</b>
<ul style="list-style-type: none"> <li>Ordinance: Second Reading Puget Sound Energy Franchise</li> <li>Economic Development Plan</li> </ul>		<ul style="list-style-type: none"> <li>Comprehensive consideration of Capital projects</li> <li>Design Standards</li> <li>Review of regulations regarding the overlay ares, low impact development and special protection areas for lakes</li> </ul>	<ul style="list-style-type: none"> <li>Intra-City Transit Services</li> <li>Mountains to Sound Greenway</li> <li>Sustainability/Climate Change</li> <li>Off Leash Dog Areas</li> <li>Water Quality Update</li> </ul>

If you are looking for facility rentals, please click [here](#).

<< October

## November 2015

December >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
1	2	3 5 p.m. City Council Office Hour 6:30 p.m. City Council Meeting	4 6:30 p.m. Parks and Recreation Commission Meeting 7 p.m. Open House - Sahalee Way Widening	5 2 p.m. Finance Committee Meeting 6:30 p.m. Planning Commission Meeting	6	7 10 a.m. Volunteer at Lower Commons Park 1 p.m. "Theater of Possibility" - Special Arts Sammamish
8	9	10 6:30 p.m. City Council Study Session	11 Veterans Day City offices closed	12 6:30 p.m. Klahanie Transition Committee Meeting	13	14 9 a.m. Volunteer at Ebright Creek Park 1 p.m. Gen-Fusion / Special Arts Sammamish
15	16 6:30 p.m. Committee of the Whole	17 6:30 p.m. City Council Meeting	18	19 6:30 p.m. Planning Commission Meeting	20	21 9 a.m. Volunteer at Big Rock Park
22	23 6:30 p.m. Arts Commission Meeting	24	25	26 Thanksgiving Day City offices closed	27 Thanksgiving City offices closed	28
29	30					

If you are looking for facility rentals, please click [here](#).

<< November

## December 2015

January >>

Sunday	Monday	Tuesday	Wednesday	Thursday	Friday	Saturday
		1 5 p.m. City Council Office Hour 6:30 p.m. City Council Meeting	2 6:30 p.m. Parks and Recreation Commission Meeting	3 6:30 p.m. Planning Commission Meeting	4 5:30 p.m. Very Merry Sammamish	5
6	7	8 6:30 p.m. City Council Special Meeting	9 6:30 p.m. Klahanie Transition Committee Meeting	10	11	12 10 a.m. Volunteer at Lower Commons Park
13	14 6:30 p.m. Committee of the Whole	15 6:30 p.m. City Council Meeting	16	17 6:30 p.m. Planning Commission Meeting <b>Canceled</b>	18	19
20	21	22	23	24	25 Christmas Day City offices closed	26
27	28	29	30	31		



# MEMORANDUM

**TO:** Melonie Anderson/City Clerk  
**FROM:** Marlene/Finance Department  
**DATE:** October 29, 2015  
**RE:** Claims for November 3, 2015

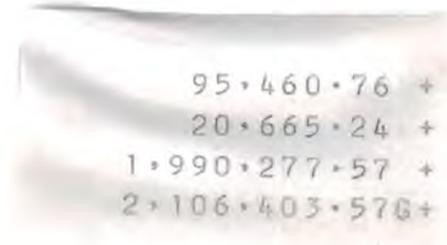
\$ 95,460.76  
 20,665.24  
 1,990,277.57

### Top 10 Over \$10,000 Payments

Porter Brothers	\$1,410,299.61
Pioneer Cable	\$110,835.68
Heritage Bank	\$67,478.45
Spiritridge Construction	\$52,743.24
City Of Bellevue	\$40,834.00
Gray & Osborne	\$25,960.93
US Bank - Visa Card	\$20,565.24
Perteet	\$15,487.51
Kleinfelder	\$14,802.00
Tetra Tech	\$14,433.38

**TOTAL \$ 2,106,403.57**

**Checks # 41734 - 41882**



95,460.76 +  
 20,665.24 +  
 1,990,277.57 +  
 2,106,403.576 +

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 10/20/2015 - 9:12 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
41734	10/20/2015	CENTURY	Century Link	48.79	41,734
41735	10/20/2015	ICMA401	ICMA 401	41,052.17	41,735
41736	10/20/2015	ICMA457	ICMA457	9,505.85	41,736
41737	10/20/2015	IDHW	Idaho Child Support Receipting	326.50	41,737
41738	10/20/2015	FLEXPLAN	Navia Benefit Solutions	1,702.66	41,738
41739	10/20/2015	PSE	Puget Sound Energy	11,591.18	41,739
41740	10/20/2015	WALAB	Wa State Dept of Labor & Indus	30,714.09	41,740
41741	10/20/2015	WASUPPOR	Wa State Support Registry	519.52	41,741
				95,460.76	
Check Total:					

# Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 10/23/2015 - 9:47 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
41742	10/23/2015	US BANK	U. S. Bank Corp Payment System	20,565.24	41,742
41743	10/23/2015	HIGASHYA	George Higashiyama	100.00	41,743
Check Total:				20,665.24	

## Accounts Payable

## Check Register Totals Only

User: mdunham  
 Printed: 10/29/2015 - 10:05 AM



Check	Date	Vendor No	Vendor Name	Amount	Voucher
41744	11/03/2015	ALDWORTH	Kurt Aldworth	411.40	41,744
41745	11/03/2015	ANDERMEL	Melonie Anderson	79.93	41,745
41746	11/03/2015	ANS	Attorney & Notary Supply of Wa., Inc	157.75	41,746
41747	11/03/2015	APP	Associated Petroleum Products	1,015.32	41,747
41748	11/03/2015	ARMBRUES	Mike Armbruster	168.00	41,748
41749	11/03/2015	ATHLETES	Athletes for Kids	2,500.00	41,749
41750	11/03/2015	ATOMIC	Atomic Art Services, Inc	250.00	41,750
41751	11/03/2015	ATWORK	At Work!	787.50	41,751
41752	11/03/2015	BACKGROU	Background Source Intl	41.00	41,752
41753	11/03/2015	BADGLEY	Badgley Landscape LLC	2,938.16	41,753
41754	11/03/2015	BELLCITY	City Of Bellevue	54,302.47	41,754
41755	11/03/2015	BELREDHT	Bel-Red Solutions	90.00	41,755
41756	11/03/2015	BEST	Best Parking Lot Cleaning, Inc	646.05	41,756
41757	11/03/2015	BHC	BHC Consultants, LLC	520.00	41,757
41758	11/03/2015	BICKNELL	Margaret Bicknell	100.00	41,758
41759	11/03/2015	BMC	BMC West Corp	20.91	41,759
41760	11/03/2015	BRIDGE	Bridge Disability Ministries	750.00	41,760
41761	11/03/2015	BSN	Sport Supply Group, Inc BSN Sports	158.78	41,761
41762	11/03/2015	CADMAN	Cadman, Inc.	790.96	41,762
41763	11/03/2015	CEKO	CEKO	1,000.00	41,763
41764	11/03/2015	CENTRALW	Central Welding Supply	262.80	41,764
41765	11/03/2015	CERTIFIE	Certified Backflow Testing, Inc	280.00	41,765
41766	11/03/2015	CHINOOK	Chinook Lumber	67.30	41,766
41767	11/03/2015	CLEARIMA	Clear Image Glass	425.05	41,767
41768	11/03/2015	CNI	CNI Locates LTD	212.50	41,768
41769	11/03/2015	COSTCO2	Costco Wholesale	551.27	41,769
41770	11/03/2015	CRABTREE	Crabtree & Company	1,750.00	41,770
41771	11/03/2015	CRESSY	Cressy Door Co., Inc	955.94	41,771
41772	11/03/2015	CURRY	Kathy Curry	74.75	41,772
41773	11/03/2015	DAVISMON	Mona Davis	234.35	41,773
41774	11/03/2015	DEERE	Site One Landscape Supply	177.06	41,774
41775	11/03/2015	DELL	Dell Marketing L.P.	11,053.23	41,775
41776	11/03/2015	DLT	DLT Solutions, LLC	12,673.04	41,776
41777	11/03/2015	DRSI	DRSI	201.45	41,777
41778	11/03/2015	EASTFRIE	Eastside Friends of Seniors	2,500.00	41,778
41779	11/03/2015	EASTWOME	Eastlake Womens Basketball	1,000.00	41,779
41780	11/03/2015	ENCOMPAS	Encompass	1,708.50	41,780
41781	11/03/2015	EVANS	David Evans & Associates, Inc	4,493.44	41,781
41782	11/03/2015	EVERETTS	Everett Steel, Inc	645.67	41,782
41783	11/03/2015	FASTENAL	Fastenal Industrial Supplies	365.07	41,783
41784	11/03/2015	FASTSIGN	Fastsigns Bellevue	608.97	41,784
41785	11/03/2015	GENERATO	Generator Services NW	1,578.19	41,785
41786	11/03/2015	GRAINGER	Grainger	3,172.21	41,786
41787	11/03/2015	GRAYOS	Gray & Osborne, Inc.	25,960.93	41,787
41788	11/03/2015	HERITAGE	Heritage Bank	67,478.45	41,788
41789	11/03/2015	HERMANSO	Hermanson Co LLP	4,909.85	41,789
41790	11/03/2015	HEROHOUS	Hero House	330.00	41,790
41791	11/03/2015	HONEY	Honey Bucket	703.00	41,791
41792	11/03/2015	HOPEEMSV	Hopelink Emergency Financial	1,250.00	41,792
41793	11/03/2015	HUCK	Kathleen Huckabay	79.69	41,793

Check	Date	Vendor No	Vendor Name	Amount	Voucher
41794	11/03/2015	INTEGRA	Integra Telecom	1,874.82	41,794
41795	11/03/2015	ISNW	Industrial Solutions NW LLC	2,786.99	41,795
41796	11/03/2015	ISSAQI	Issaquah Press, Inc.	486.00	41,796
41797	11/03/2015	ISSCHURC	Issaquah Community Services	250.00	41,797
41798	11/03/2015	JACKS	Jack's Repair, LLC	1,805.56	41,798
41799	11/03/2015	JIRSA	Barbara Jirsa	156.54	41,799
41800	11/03/2015	KBA	KBA Inc	14,185.23	41,800
41801	11/03/2015	KCRADIO	King Cty Radio Comm Svcs	1,053.40	41,801
41802	11/03/2015	KELLER	Mike Keller	86.25	41,802
41803	11/03/2015	KINGFI	King County Finance A/R	1,804.87	41,803
41804	11/03/2015	KINGTREA	King County Treasurer	2,428.09	41,804
41805	11/03/2015	KINGWAT	King County Finance	11,174.50	41,805
41806	11/03/2015	KLEINFEL	Kleinfelder, Inc.	14,802.00	41,806
41807	11/03/2015	KRULISH	Linda Krulish	500.00	41,807
41808	11/03/2015	LAKESIDE	Lakeside Industries	1,072.01	41,808
41809	11/03/2015	LEHUNG	Hung Le	288.00	41,809
41810	11/03/2015	LIFEENRI	Life Enrichment Options	250.00	41,810
41811	11/03/2015	LWSFOUND	Lake Wa Schools Foundation	1,250.00	41,811
41812	11/03/2015	MACGILVR	Glenn MacGilvra	1,247.00	41,812
41813	11/03/2015	MALLORY	Mallory Paint Store	506.75	41,813
41814	11/03/2015	maren	Marenekos Rock Center	484.25	41,814
41815	11/03/2015	MARSMISS	Missy Marshall May	129.95	41,815
41816	11/03/2015	MICRO	Microflex, Inc.	1,651.58	41,816
41817	11/03/2015	MINUTE	Minuteman Press	834.85	41,817
41818	11/03/2015	NESAM	NE Sammamish Sewer & Water	182.70	41,818
41819	11/03/2015	NUVELOCI	Nuvelocity	1,582.35	41,819
41820	11/03/2015	OMWBE	Office of Minority & Women's Busine	150.00	41,820
41821	11/03/2015	PACAIR	Pacific Air Control, Inc	5,412.67	41,821
41822	11/03/2015	PACPLANT	Pacific Plants	3,471.15	41,822
41823	11/03/2015	PACSOIL	Pacific Topsoils, Inc	2,775.85	41,823
41824	11/03/2015	PASTON	Cheryl Paston	127.50	41,824
41825	11/03/2015	PERTEET	Perteet, Inc.	15,487.51	41,825
41826	11/03/2015	PIEDMONT	Piedmont Directional Signs	700.00	41,826
41827	11/03/2015	PIELA	Margaret Piela	90.00	41,827
41828	11/03/2015	PIONEERC	Pioneer Cable, Inc.	110,835.68	41,828
41829	11/03/2015	PLANTSCA	Plantscapes, Inc	6,238.22	41,829
41830	11/03/2015	PORTER	Porter Brothers Construction, Inc	1,410,299.61	41,830
41831	11/03/2015	PROEBSTI	Robin Proebsting	34.00	41,831
41832	11/03/2015	PROTH	Prothman Company	9,625.00	41,832
41833	11/03/2015	PSE	Puget Sound Energy	209.79	41,833
41834	11/03/2015	PSECONOM	Puget Sound Economic Forecaster	432.53	41,834
41835	11/03/2015	QBS	Quality Business Systems Inc.	468.75	41,835
41836	11/03/2015	RAPID7	Rapid 7 LLC	6,624.75	41,836
41837	11/03/2015	REDMOND	City Of Redmond	77.80	41,837
41838	11/03/2015	REPUBLIC	Republic Services #172	997.10	41,838
41839	11/03/2015	RETTINGE	Tanya Rettinger	500.00	41,839
41840	11/03/2015	RICHARDS	Kathy Richardson	7,331.52	41,840
41841	11/03/2015	ROTARSAM	Rotary Club of Sammamish	39.00	41,841
41842	11/03/2015	SAALFELD	Jessica Saalfeld	500.00	41,842
41843	11/03/2015	SAM	Sammamish Plateau Water Sewer	14,225.68	41,843
41844	11/03/2015	SAMCHAMB	Sammamish Chamber of Commerce	5,000.00	41,844
41845	11/03/2015	SAMLITTL	Sammamish Little League	3,760.50	41,845
41846	11/03/2015	SANDERSD	Deborah Sanders	500.00	41,846
41847	11/03/2015	SEQUOYAH	Sequoyah Electric, LLC	833.77	41,847
41848	11/03/2015	SHEDDCLA	Claradell Shedd	102.33	41,848
41849	11/03/2015	SMITHMEG	Meg Smith	500.00	41,849
41850	11/03/2015	SNUG	Springbrook Natl User Group	175.00	41,850
41851	11/03/2015	SOUNDPUB	Sound Publishing, Inc	1,148.00	41,851
41852	11/03/2015	SPARTAN	Spartan Youth Football	578.50	41,852

Check	Date	Vendor No	Vendor Name	Amount	Voucher
41853	11/03/2015	SPIRITRI	Spiritridge Construction Inc	52,743.24	41,853
41854	11/03/2015	SPRAGUE	SPRAGUE	169.03	41,854
41855	11/03/2015	STENDAL	Mark & Becky Stendal	500.00	41,855
41856	11/03/2015	STVIN	St Vincent DePaul Society	2,000.00	41,856
41857	11/03/2015	SUBPROPA	Suburban Propane	757.18	41,857
41858	11/03/2015	SUGG	Michael Sugg	34.87	41,858
41859	11/03/2015	SUNBELT	Sunbelt Rentals	1,120.90	41,859
41860	11/03/2015	SWIFTTRE	Swift Tree Care	3,668.25	41,860
41861	11/03/2015	tetra	Tetra Tech	14,433.38	41,861
41862	11/03/2015	THERAPEU	Therapeutic Health Services	1,250.00	41,862
41863	11/03/2015	THOMASJE	Jeff Thomas	708.58	41,863
41864	11/03/2015	THYSSENK	Thyssenkrupp Elevator Corp.	937.17	41,864
41865	11/03/2015	TIMMONS	Timmons Group	6,059.45	41,865
41866	11/03/2015	TOGETHER	Together Center	750.00	41,866
41867	11/03/2015	TRAFFIC	Trafficount Consultants, Inc	2,970.00	41,867
41868	11/03/2015	TRUSCOTT	Virginia Truscott	500.00	41,868
41869	11/03/2015	ULINE	ULINE	908.96	41,869
41870	11/03/2015	USPOST	U.S. Postal Service	1,680.00	41,870
41871	11/03/2015	VANORMAN	Rachel VanOrman	500.00	41,871
41872	11/03/2015	VANVEEN	Van Veen Nursery	37.95	41,872
41873	11/03/2015	VATA	Vata, LLC	200.00	41,873
41874	11/03/2015	WAEMP	State of Wa Employment Security Dep	4,366.29	41,874
41875	11/03/2015	WAPOISON	Wa Poison Center	625.00	41,875
41876	11/03/2015	WATSONSE	Watson Security	1,003.02	41,876
41877	11/03/2015	WEATHER	Weathernet LLC	320.00	41,877
41878	11/03/2015	WERRE	Lisa Werre	60.72	41,878
41879	11/03/2015	WESSPUR	WesSpur Tree Equipment, Inc.	890.15	41,879
41880	11/03/2015	WHPACIFI	WH Pacific, Inc.	3,429.32	41,880
41881	11/03/2015	WILBUREL	Wilbur-Ellis Company	2,449.30	41,881
41882	11/03/2015	ZUMAR	Zumar Industries, Inc.	647.97	41,882
				1,990,277.57	
Check Total:					

Sammamish, Washington

# Proclamation

## ***Leadership Eastside Day***

**Whereas:** Leadership Eastside (LE) has convened leadership for the greater good for 10 years

**Whereas:** LE believes everyone deserves to thrive, that collaboration transcends silos and narrow interests, and that the people affected by an issue must be part of the solution

**Whereas:** LE has graduated more than 400 of our region's business, non-profit and public sector leaders who are actively serving their community in many capacities including: mayors and other elected officials, commissioners, directors for community-based boards, non-profit staff and volunteers

**Whereas:** LE has been acknowledged for transforming the way leaders work together to collaborate and innovate for a thriving community

**Now, therefore,** I, Tom Vance, Mayor of Sammamish, and on behalf of the City Council, do hereby proclaim November 9, 2015 as Leadership Eastside Day and join in recognizing the many contributions that LE has made in our community.

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***Thomas T. Vance, Mayor***



Sammamish, Washington

# Proclamation

**Whereas**, the government of Sammamish, WA celebrates our local small businesses and the contributions they make to our local economy and community; according to the United States Small Business Administration, there are currently 27.9 million small businesses in the United States, they represent 99.7 percent of American employer firms, create more than two-thirds of the net new jobs, and generate 46 percent of private gross domestic product, as well as 54 percent of all US sales; and

**Whereas**, small businesses employ over 55 percent of the working population in the United States; and

**Whereas**, 89 percent of consumers in the United States agree that small businesses contribute positively to the local community by supplying jobs and generating tax revenue; and

**Whereas**, 87 percent of consumers in the United States agree that small businesses are critical to the overall economic health of the United States; and

**Whereas**, 93 percent of consumers in the United States agree that it is important for people to support the small businesses that they value in their community; and

**Whereas**, Sammamish, WA supports our local businesses that create jobs, boost our local economy and preserve our neighborhoods; and

**Whereas**, advocacy groups as well as public and private organizations across the country have endorsed the Saturday after Thanksgiving as Small Business Saturday.

**Now, Therefore**, I, Tom Vance, Mayor of Sammamish, WA, on behalf of the Sammamish City Council, do hereby proclaim,

November 28, 2015, as: **SMALL BUSINESS SATURDAY**

**And** urge the residents of our community, and communities across the country, to support small businesses and merchants on Small Business Saturday and throughout the year.

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*Thomas T. Vance, Mayor*





**Meeting Date:** November 3, 2015

**Date Submitted:** October 14, 2015

**Originating Department:** Community Development

**Clearances:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Attorney     | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Eastside Fire and Rescue         | <input type="checkbox"/> Police             |
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Finance & IT                     | <input type="checkbox"/> Public Works       |

**Subject:** Second Reading and adoption of Ordinances to amend the Sammamish Comprehensive Plan, adopting the 2015 Capital Facilities Plans and associated impact fee schedules for the Snoqualmie Valley, Lake Washington, and Issaquah School districts.

**Action Required:** Conduct Second reading and approve the ordinances.

- Exhibits:**
1. Ordinance amending the City's Comprehensive Plan to incorporate the 2015 Snoqualmie Valley School District Capital Facilities Plan and impact fees
  2. Ordinance amending the City's Comprehensive Plan to incorporate the 2015 Lake Washington School District Capital Facilities Plan and impact fees
  3. Ordinance amending the City's Comprehensive Plan to incorporate the 2015 Issaquah School District Capital Facilities Plan and impact fees

**Budget:** N/A

**Summary Statement:**

Each of the three school districts that serve the City of Sammamish have prepared updated six-year capital facility plans (CFPs) in compliance with the requirements of the Growth Management Act and SMC 21A.105. The updated CFPs include revised impact fees for single family housing and for multifamily housing units. The CFPs are included in Appendix B of the City's Comprehensive Plan. The proposed ordinances would approve the new fees and replace the CFPs with the current versions.

Please note a significant change in the Snoqualmie Valley School District as it decided to use Issaquah and Lake Washington school district numbers in 2015 as opposed to the Kent and Auburn school district numbers as in years past. Comparatively, the Issaquah and Lake Washington school districts have a lower student generation from multi-family and thus better reflect existing conditions in the Snoqualmie Valley School District than the Kent and Auburn school districts.

A fee comparison table is show below.

	Single Family Per Unit	Change from previous year	Multi-Family Per Unit	Change from previous year
<b>Snoqualmie Valley SD</b>	\$8,490.86 <i>(old \$8,325.63)</i>	+\$165.23	\$1,657.61 <i>(old \$4,273.13)</i>	-\$2615.52
<b>Lake Washington SD</b>	\$9,715.00 <i>(old \$9,623.00)</i>	+\$92.00	\$816.00 <i>(old \$745.00)</i>	+\$71.00
<b>Issaquah SD</b>	\$4,636.00 <i>(old \$4,560.00)</i>	+\$76.00	\$1,534.00 <i>(old \$1,458.00)</i>	+\$76.00

**Background:**

The adoption of the school district CFPs are an annual amendment to the City's Comprehensive Plan. The amendment is required by RCW 82.02.050 for continued authorization to collect and expend impact fees. The fees help implement the capital facilities element of the Comprehensive Plan and the Growth Management Act by:

- 1) Ensuring that adequate public school facilities and improvements are available to serve new development;
- 2) Establishing standards whereby new development pays a proportionate share of the cost for public school facilities needed to serve such new development;
- 3) Ensuring that school impact fees are imposed through established procedures and criteria so that specific developments do not pay arbitrary fees or duplicative fees for the same impact; and
- 4) Providing needed funding for growth-related school improvements to meet the future growth needs of the City of Sammamish.

An environmental review of the associated Comprehensive Plan Amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), and a non-project SEPA Determination of Non-Significance was issued by the City of Sammamish on October 9, 2015.

A public hearing before the City Council was held on October 20, 2015.

**Financial Impact:**

There is no direct financial impact to the City of Sammamish.

**Recommended Motion:** Motion to approve the adoption of the ordinances.

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2015-\_\_\_\_**

---

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

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

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36.70A.130(2)(a)(iv) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

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

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

WHEREAS, the Snoqualmie Valley School District has submitted to the City the District's Capital Facilities Plan for 2015 which establishes a revised impact fee schedule for single family housing units in the amount of \$8,490.86 per unit and for multifamily housing units in the amount of \$1,657.61 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), an addendum to a non-project SEPA Determination of Non-significance was issued by the City on October 9, 2015; and

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

WHEREAS, the City Council conducted a public hearing on the twentieth day of October 2015 regarding the proposed amendment to the City's Comprehensive plan, and finds that the proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

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

**Section 1. Adoption of District Capital Facilities Plan.** The City hereby adopts and incorporates herein by this reference the Snoqualmie Valley School District No. 410, Capital Facilities Plan 2015, attached hereto within Exhibit "A", into Appendix B of the City's Comprehensive Plan.

**Section 2. Adoption of Fee Schedule.** The City hereby adopts the Snoqualmie Valley School District No. 410 impact fee schedule for single family housing units in the amount of \$8,490.86 per unit and for multifamily housing units in the amount of \$1,657.61 per unit.

**Section 3. Effective Date.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2016.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:      October 14, 2015  
Public Hearing:                      October 20, 2015  
First Reading:                      October 20, 2015  
Passed by the City Council:  
Publication Date:  
Effective Date:

## SNOQUALMIE VALLEY SCHOOL DISTRICT 410

# CAPITAL FACILITIES PLAN 2015



**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 11, 2015**

SNOQUALMIE VALLEY SCHOOL DISTRICT NO. 410

2015-2020

SIX-YEAR CAPITAL FACILITIES PLAN

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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>
Geoff Doy, President	2	1/1/12 - 12/31/15
Carolyn Simpson, Vice-President	3	1/1/12 - 12/31/15
Tavish MacLean	1	1/1/14 - 12/31/17
Marci Busby	4	1/1/14 - 12/31/17
Dan Popp	5	1/1/12 - 12/31/15

**Central Office Administration**

Superintendent	G. Joel Aune
Assistant Superintendent - Teaching & Learning	Jeff Hogan
Assistant Superintendent - Finance & Operations	Ryan Stokes
Executive Director of Student Services	Nancy Meeks
Director of Secondary Education and Instructional Support	Ruth Moen
Director of Elementary Education	Dan Schlotfeldt

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  
G. Joel Aune, Superintendent

**Mount Si High School**

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

**Cascade View Elementary**

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

**Mount Si High School Freshman  
Campus**

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

**Fall City Elementary**

33314 S.E. 42nd  
Fall City, WA 98027  
(425) 831-4000  
Monica Phillips, Principal

**Two Rivers School**

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

**North Bend Elementary**

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

**Chief Kanim Middle School**

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

**Opstad Elementary**

1345 Stilson Avenue S.E.  
North Bend, WA 98045  
(425) 831-8300  
Amy Wright, Principal

**Twin Falls Middle School**

46910 SE Middle Fork Road  
North Bend, WA 98045  
(425) 831-4150  
Jeff D'Ambrosio, Principal

**Snoqualmie Elementary**

39801 S.E. Park Street  
Snoqualmie, WA 98065  
(425) 831-8050  
Kerstin Kramer, 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 spring 2015 and is consistent with prior capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all of the organization's needs.

In order for impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan as proposed by the District. The Snoqualmie Valley School District also includes the incorporated cities of Snoqualmie and North Bend, as well as a portion of the city of Sammamish. The cities of Snoqualmie, North Bend, and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

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

The District’s Plan establishes a "standard of service" in order to ascertain current and future capacity. This standard of service is reflective of current student/ teacher ratios that the District hopes to be able to maintain during the period reflected in this Capital Facilities Plan. The 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 more details surrounding the implementation of Initiative 1351 are known.

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 make adjustments to the standard of service based on the District's specific needs.

In general, the District's current standard provides the following (see Section 2 for additional information):

School Level	Target Average Student/Teacher Ratio
Elementary	20 Students
Middle	27 Students
High	27 Students

## Exhibit 1

School capacity is based on the District standard of service and use of existing inventory. Existing inventory includes both permanent and relocatable classrooms (i.e. portable classroom units). Using reduced class size at the K-3 level, the District's current overall permanent capacity is 4,673 students (with an additional 1,827 student capacity available in portable classrooms). October enrollment for the 2014-15 school year was 6,160 full time equivalents ("FTE"). FTE enrollment is projected to increase by 19% to 7,350 in 2020, based on the mid-range of enrollment projections provided by a third-party demographer. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the State to convert to full day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016. This transition will double the number of classrooms needed for kindergarteners, including those which require additional special educational services. Kindergartners who are currently considered ½ FTE will count as a full FTE, which increases the FTE projected enrollment by approximately 260 students in 2016. HB 2776 also stipulates K-3 class sizes to be reduced to 17 students per teacher by 2018 (down from the 25:1 currently funded). This transition will significantly increase the number of classrooms needed to adequately serve our K-3 population.

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 was recently released, which indicated the City of Snoqualmie as the fastest growing city in the State over the past decade, with 35% of the population under the age of 18. The Snoqualmie Ridge area has an estimated 600 housing units that are expected to be constructed by 2020. The City of North Bend is also experiencing a recent resurgence of housing growth, and estimates approximately 700 housing units to be constructed over the same time frame. Additional future housing growth is anticipated by both cities beyond 2020.

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

In order to address the immediate resulting capacity needs at the middle school level caused by the annexation, the District anticipated utilizing additional relocatables until additional, permanent secondary capacity could be constructed in Snoqualmie. After a bond for a replacement middle school fell one vote short of obtaining the requisite 60% approval of the voters, the board voted in March 2012 to continue with plans to annex SMS as a 9<sup>th</sup> grade campus and contract from three to two middle schools in the fall of 2013.

## Exhibit 1

In 2013, the board initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School.

In the Fall of 2014, the Board concluded that it would pursue an expanded Mount Si High School and proceeded to adopt a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components. The expanded and modernized Mount Si High school will also allow the District to re-locate the freshman campus onto the main high school campus, which will allow for the conversion of the current freshman campus back to a middle school (Snoqualmie Middle School). The voters approved the bond proposition in February 2015. Due to constraints at the Mount Si main campus, it was determined that land would need to be acquired as part of the bond proposition in order to provide the requisite amount of parking to adequately serve the expanded high school, as well as to meet zoning requirements. In addition, while not addressed in the bond proposition, expanded fields are needed to be able to adequately serve the anticipated larger student body. The District is currently working on land acquisition and alternative field solutions in order to address those known capacity needs.

The voter-approved proposition also included funds to construct a new elementary school (Elementary School #6). The District's elementary population is at capacity based on current programming levels. In addition to the transition to full day kindergarten by 2018, State law also calls for class size reduction in grades K through 3. Current class sizes for these grades, as funded by the State, are at a student to teacher ratio of approximately 25:1. By 2018, current law would require those ratios to be reduced to 17:1. This will require additional capacity at all existing elementary schools in the district. The construction of Elementary School #6 will provide initial capacity at all elementary schools, as each current elementary school is providing capacity that can be transferred to the new elementary school. However, future enrollment growth, when combined with reduced class sizes, may require additional future elementary school capacity. Future updates to this Plan will continue to monitor for this potential need. At a minimum, the District anticipates needing to provide additional relocatable classrooms at the elementary level both prior to and after the construction of the sixth elementary school.

Any middle school level capacity shortfalls will likely be addressed via conversion of computer labs into general classrooms and the reinstatement of Snoqualmie Middle School as part of the high school expansion project noted above. The classroom conversions should provide sufficient capacity relief at the middle school level prior to the time that Snoqualmie Middle School is brought back online as a middle school facility.

**Section 2. Current District "Standard of Service"**  
(as defined by King County Code 21A.06)

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

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space; thus, the permanent capacity of some of the buildings housing these programs has been reduced in order to account for those needs. Standard of Service 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 more details surrounding the implementation of Initiative 1351 are known.

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

### Standard of Service for Secondary Students

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

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

- English Language Learners (ELL)
- Resource rooms (for special remedial assistance)
- Computer rooms
- Daycare programs

The District's ultimate goal is to provide a standard of service of 17 students per classroom for kindergarten through grade 3, and 25 students per classroom in grades 4 through 5. However, as the District is dependent upon increased State funding for the requisite teaching positions and currently lacks sufficient classroom capacity, it will take a number of years before the District's goal is feasible.

### Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods. Based on actual utilization due to these considerations, the district has determined a standard utilization rate of 83% (5 out of 6 periods) for secondary schools.

This utilization rate is consistent with information recently reported to the Board by NAC Architecture as part of a recent capacity analysis of Mount Si High School. The results of the capacity analysis concluded that 80% utilization is a realistic benchmark for utilization in that building.

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

The District's current overall capacity after consideration for smaller class sizes in grades K-3 is 6,500 students (4,673 in permanent classrooms and 1,827 in relocatable classrooms). October student enrollment for the 2014-15 school year was 6,159 full time equivalents ("FTE"). FTE enrollment, based on the mid-range of recent third-party demographic projections, is expected to increase by 19% to 7,350 FTE students in 2020. Washington State House Bill 2776, which was enacted in 2010, requires all kindergarten classes in the state to convert to full-day kindergarten by 2018. We anticipate the District being required to convert beginning in 2016, which will double the kindergarten enrollment (as they only currently are counted as ½ FTE). As such, total District FTE enrollment increases by approximately 260 students beginning in 2016.

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 2012 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference.

## Inventory of Permanent School Facilities and Related Program Capacity 2015

ELEMENTARY LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2014-15 FTE Enrollment **
CASCADE VIEW	34816 SE Ridge Street Snoqualmie, Washington	K thru 5	452	648
FALL CITY	33314 SE 42nd Place Fall City, Washington	K thru 5	320	564
NORTH BEND	400 E 3rd Street North Bend, Washington	K thru 5	304	506
OPSTAD	1345 Stilson Av SE North Bend, Washington	K thru 5 & Preschool	380	565
SNOQUALMIE	39801 SE Park Street Snoqualmie, Washington	K thru 5 & Preschool	320	616
<b>Total Elementary School</b>			<b>1,776</b>	<b>2,899</b>
MIDDLE SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2014-15 FTE Enrollment **
CHIEF KANIM	32627 SE Redmond-Fall City Road Fall City, Washington	6, 7 & 8	593	727
TWIN FALLS	46910 SE Middle Fork Road North Bend, Washington	6, 7 & 8	615	740
<b>Total Middle School</b>			<b>1,208</b>	<b>1,467</b>
HIGH SCHOOL LEVEL				
Facility	Address	Grade Span	Permanent Capacity *	2014-15 FTE Enrollment **
MOUNT SI	8651 Meadowbrook Way SE Snoqualmie, Washington	9 thru 12	1,218	1,158
MOUNT SI FRESHMAN CAMPUS	9200 Railroad Ave SE Snoqualmie, Washington	9	471	478
TWO RIVERS	330 Ballarat, North Bend, WA	7 thru 12	0	100
<b>Total High School</b>			<b>1,689</b>	<b>1,736</b>
<b>TOTAL DISTRICT</b>			<b>4,673</b>	<b>6,102</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 out-of-district placements.

#### **Section 4. Relocatable Classrooms**

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

The District inventory includes 82 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in Section 2. The District inventory of portables provides approximately 28% of capacity District-wide. Based on projected enrollment growth and timing of anticipated permanent facilities, the district anticipates the need to acquire additional relocatables at the elementary school level during the next six-year period.

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

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

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

**Section 5. Six Year Enrollment Projections**

The District contracts with Educational Data Solutions, LLC (“EDS”) to project student enrollment over the next six years. EDS provides the District a low, middle and high-range projections that are based on historic growth trends, future building plans and availability, birth rates, as well as economic and various other factors that contribute to overall population growth. Based on the mid-range projection provided in November 2014 by EDS, enrollment is expected to increase by 930 students over the next six years.

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 does not increase the number of students (headcount) projected to attend our District over the next six years, it does increase the need for additional classroom capacity as these students will now be attending our buildings for the full day and will require twice the amount of space as their half-day counterparts. This adjustment results in an increase of approximately 260 FTE kindergarteners beginning in 2016. (Even without this adjustment, K-5 enrollment is projected to increase by 350 students by 2020.) After this adjustment, our District is projected to need to be able to provide classroom capacity for approximately 1,190 additional students by 2020, based on mid-range demographic projections. This represents an increase of 19% over the current population.

**Snoqualmie Valley School District No. 410**  
**Actual Full-Time Equivalent Enrollment through 2014 and Projected Enrollment from 2015 through 2020**

GRADE:	Actual	Enrollment Projections through 2020 *												
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020
Kindergarten **	205	223	234	236	233	257	245	267	263	514	522	520	542	541
1st Grade	508	480	504	505	490	495	540	530	576	576	562	571	568	592
2nd Grade	497	511	489	530	501	491	504	559	544	591	591	577	587	584
3rd Grade	477	504	512	491	522	510	509	515	571	556	604	603	591	601
4th Grade	479	481	505	527	493	534	517	509	526	583	567	615	617	605
5th Grade	425	484	481	506	517	492	528	538	511	527	584	570	616	618
<b>K-5 Subtotal</b>	<b>2,591</b>	<b>2,683</b>	<b>2,725</b>	<b>2,795</b>	<b>2,756</b>	<b>2,779</b>	<b>2,843</b>	<b>2,918</b>	<b>2,991</b>	<b>3,347</b>	<b>3,430</b>	<b>3,456</b>	<b>3,521</b>	<b>3,541</b>
6th Grade	444	414	472	475	491	504	472	514	527	503	519	575	561	607
7th Grade	433	437	416	469	480	488	512	481	519	534	510	526	582	568
8th Grade	422	441	426	430	473	481	476	505	480	527	543	518	534	592
<b>6-8 Subtotal</b>	<b>1,298</b>	<b>1,292</b>	<b>1,314</b>	<b>1,374</b>	<b>1,444</b>	<b>1,473</b>	<b>1,460</b>	<b>1,500</b>	<b>1,526</b>	<b>1,564</b>	<b>1,572</b>	<b>1,619</b>	<b>1,677</b>	<b>1,767</b>
9th Grade	423	431	476	431	408	467	477	489	510	489	536	552	526	543
10th Grade	429	402	403	420	400	406	473	469	473	500	479	526	541	516
11th Grade	372	415	391	383	385	364	369	396	423	439	464	444	488	503
12th Grade	310	306	359	346	372	410	363	388	394	415	431	455	437	480
<b>9-12 Subtotal</b>	<b>1,534</b>	<b>1,554</b>	<b>1,629</b>	<b>1,580</b>	<b>1,565</b>	<b>1,647</b>	<b>1,682</b>	<b>1,742</b>	<b>1,800</b>	<b>1,843</b>	<b>1,910</b>	<b>1,977</b>	<b>1,992</b>	<b>2,042</b>
<b>K-12 TOTAL</b>	<b>5,423</b>	<b>5,529</b>	<b>5,668</b>	<b>5,749</b>	<b>5,765</b>	<b>5,899</b>	<b>5,985</b>	<b>6,160</b>	<b>6,317</b>	<b>6,754</b>	<b>6,912</b>	<b>7,052</b>	<b>7,190</b>	<b>7,350</b>
	2.0%	2.0%	2.5%	1.4%	0.3%	2.3%	1.5%	2.9%	2.6%	6.9%**	2.3%	2.0%	2.0%	2.2%

\* Enrollment Projections above reflect MID range enrollment projections provided by Educational Data Solutions, LLC (EDS) in November 2014.

\*\* Kindergarteners are considered 1/2 FTE until 2016, when kindergarten classes are expected to be required to transition to full-day kindergarten per State House Bill 2776. EDS enrollment projections have been adjusted to reflect this change.

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

To address existing capacity needs, as well as to provide appropriate and enhanced programming opportunities for our students, the District has annexed Snoqualmie Middle School (SMS) and converted it into the Freshman Campus of Mount Si High School. The District plans to use the following strategies in order to address future needs districtwide:

- Construction of new schools: a new elementary in Snoqualmie and reconstruction and expansion of MSHS with both new construction and modernization components,
- Reinstatement of Snoqualmie Middle School upon partial completion of high school expansion and relocation of current Freshman Campus onto existing main campus location;
- Use of additional relocatables to provide housing of students not provided for under other strategies;
- Acquisition of land related to additional parking and construction requirements for the MSHS projects
- Field improvements needed to serve the expanded capacity at MSHS.
- Acquisition of land needed for expansion of transportation facility needs related to growth.

Following three failed bond proposals in 2007 and 2008 meant to increase the high school capacity via construction of a second high school, alternative long-term solutions were developed and analyzed over a two year period by a Long-Term Facilities Planning Committee composed of building and district administrators, a construction project manager, and two Board members. After considering a number of solutions, the committee focused most of its work on two alternatives: modernization and expansion of MSHS, and annexation of SMS as a satellite campus to MSHS. Modernization and upward expansion at the current MSHS facility was deemed to be cost prohibitive and highly disruptive to the student population during the multi-year construction timeline. Due to perceived educational improvements and advantages, better cost effectiveness – both operationally to the district and financially to taxpayers, and less overall disruption, the Committee’s recommended solution was the annexation of SMS as a satellite campus to MSHS.

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

## Exhibit 1

After a 2011 bond proposition for the replacement middle school fell one vote short of the required 60% voter approval, the Board revisited the timing of the annexation of SMS. In March 2012, the Board approved a resolution to continue to move forward with annexation in the Fall of 2013, without a replacement middle school, in order to alleviate high school overcrowding, and address programmatic improvements directed specifically at ninth graders and their transition into high school.

In 2013, the board initiated a feasibility study to re-assess all possible alternatives to provide additional secondary capacity in the school district, including a replacement middle school or an expanded and remodeled Mount Si High School.

In the Fall of 2014, the Board concluded that it would pursue an expanded Mount Si High School and proceeded to adopt a 2015 bond proposition to construct a newly expanded Mount Si High School with modernization of certain existing components. The bond proposition was passed by the voters in February, 2015. The expanded and modernized Mount Si High school will also allow the District to re-locate the freshman campus onto the main high school campus, which will allow for the conversion of the current freshman campus back to a middle school (Snoqualmie Middle School). Due to constraints at the Mount Si main campus, it was determined that land would need to be acquired as part of the bond proposition in order to provide the requisite amount of parking to adequately serve the expanded high school as well as to meet zoning requirements. Further, the main campus site does not currently have the requisite space for contractor/construction staging areas. The anticipated first phase of construction would occur in the site's existing parking lot, meaning off-site parking will need to be provided during construction. Additional land acquisition would help to address these needs, as well as identified overflow parking needs related to the high school operation. The bond proposition also did not address the need for expanded field capacity to adequately serve the anticipated larger student body. The District is currently working on land acquisition and alternative field solutions in order to address those known capacity needs.

The voter-approved proposition also included funds to construct a new elementary school (Elementary School #6). The District's elementary population is at capacity based on current programming levels. In addition to the transition to full day kindergarten by 2018, State law also calls for class size reduction in grades K through 3. Current class sizes for these grades, as funded by the State, are at a student to teacher ratio of approximately 25:1. By 2018, current law would require those ratios to be reduced to 17:1. This will require additional capacity at all existing elementary schools in the district.

The construction of Elementary School #6 will provide initial capacity relief at all elementary schools, as each current elementary school is providing capacity that can be transferred to the new elementary school. However, future enrollment growth, when combined with reduced class sizes, may require additional future elementary school capacity. Future updates to this Plan will continue to monitor for this potential need. The District plans to address capacity needs in the short term by providing additional relocatable classrooms at the elementary level both prior to and after the construction of the sixth elementary school.

## Exhibit 1

Additionally, the bond proposition included consideration for the construction of a separate preschool facility that will serve the growing special education needs of our District. This facility would increase the capacity at the elementary schools which currently house our preschool program, and will allow for expansion of our preschool capacity in response to overall population growth.

Any interim middle school level capacity shortfalls will likely be addressed via conversion of computer labs into general classrooms, which should provide sufficient capacity relief prior to the reinstatement of Snoqualmie Middle School as part of the high school expansion project noted above.

The District also needs to identify additional land to address transportation facility needs. The District's current transportation facility is inadequate for meeting the District's needs. The District has no space at that facility to park additional busses which are needed to meet the growing student population. In planning for the most recent bond measure, the Board considered adding a new transportation facility to the project list. In an attempt to control the overall cost of the bond proposition, this facility was the first capital improvement left off of the prioritized list of needed improvements recommended by administration. However, at a minimum, additional land must be identified in the near future to meet short term needs, even prior to securing funding for a full-scale transportation facility.

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

After considering K-3 class size reductions to quantify current capacity, future enrollment projections, and added capacity from construction plans discussed in previous sections above, the following table summarizes permanent and relocatable projected capacity to serve our students during the periods of this Plan.

As demonstrated in the table, the District has continuing permanent capacity needs at ALL levels. Many of those needs will be addressed with construction of a new elementary school and expansion of Mount Si high school. However, given the conversion to full day kindergarten and reduced elementary class sizes required by 2018, combined with current enrollment projections, even after construction of Elementary School #6, the District will be facing a shortage of permanent capacity. Some of those additional capacity needs will need to be addressed in the short-term with relocatables.

As summarized in the table, the District currently has 28% of its classroom capacity in relocatable classrooms. With the addition of relocatable classrooms and the construction of two new facilities over the period of this Plan, the District would have 21% of its classroom capacity in relocatable classrooms in 2020, assuming older relocatable classrooms are not removed from service.

The District will continue to work towards reducing the percentage of students housed in relocatable classrooms, as well as monitoring the future elementary school needs in the district.

## PROJECTED CAPACITY TO HOUSE STUDENTS

### Elementary School K-5

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
<b>Permanent Capacity</b>	1,776	1,776	2,360	2,460	2,460	2,460
New Construction: <i>ESI #6 &amp; Preschool</i>	-	584	100	-	-	-
<b>Permanent Capacity subtotal:</b>	1,776	2,360	2,460	2,460	2,460	2,460
Projected Enrollment: **	2,992	3,350	3,433	3,459	3,524	3,544
<b>Surplus/(Deficit) of Permanent Capacity:</b>	(1,216)	(990)	(973)	(999)	(1,064)	(1,084)
Portable Capacity Available:	800	920	920	980	980	980
Portable Capacity Changes (+/-):	120	-	60	-	-	-
<b>Surplus/(Deficit) with Portables:</b>	(296)	(70)	7	(19)	(84)	(104)

### Middle School 6-8

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
<b>Permanent Capacity</b>	1,208	1,208	1,208	1,208	1,208	1,679
Conversion of Freshman Campus to MS	-	-	-	-	471	-
<b>Permanent Capacity subtotal:</b>	1,208	1,208	1,208	1,208	1,679	1,679
Projected Enrollment:	1,525	1,563	1,571	1,618	1,677	1,766
<b>Surplus/(Deficit) of Permanent Capacity:</b>	(317)	(355)	(363)	(410)	2	(87)
Portable Capacity Available:	359	359	359	359	359	426
Portable Capacity Changes (+/-):	-	-	-	-	67	-
<b>Surplus/(Deficit) with Portables:</b>	42	4	(4)	(51)	428	339

### High School 9-12

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
<b>Permanent Capacity</b>	1,689	1,689	1,689	1,689	1,689	1,900
New Construction: <i>MSHS expansion - 1st Phase</i>	-	-	-	-	211	-
<b>Total Capacity:</b>	1,689	1,689	1,689	1,689	1,900	1,900
Projected Enrollment:	1,801	1,842	1,910	1,976	1,992	2,042
<b>Surplus/(Deficit) Permanent Capacity:</b>	(112)	(153)	(221)	(287)	(92)	(142)
Portable Capacity Available:	548	548	548	324	324	168
Portable Capacity Changes (+/-):	-	-	(224)	-	(156)	-
<b>Surplus/(Deficit) with Portables:</b>	436	395	103	37	76	26

### K-12 TOTAL

PLAN YEARS: *	2015	2016	2017	2018	2019	2020
<b>Total Permanent Capacity:</b>	4,673	5,257	5,357	5,357	6,039	6,039
Total Projected Enrollment:	6,318	6,755	6,914	7,053	7,193	7,352
<b>Surplus/(Deficit) Permanent Capacity:</b>	(1,645)	(1,498)	(1,557)	(1,696)	(1,154)	(1,313)
Total Portable Capacity	1,827	1,827	1,663	1,663	1,574	1,574
<b>Total Permanent and Portable Capacity</b>	6,500	7,084	7,020	7,020	7,613	7,613
<b>Surplus/(Deficit) with Portables:</b>	182	329	106	(33)	420	261

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

\*\* After 2015, projected enrollment includes consideration for state-mandated transition to full-day kindergarten.

### **Section 8. Impact Fees and the Finance Plan**

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

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

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

The finance plan below demonstrates how the Snoqualmie Valley School District plans to finance improvements for the years 2015 through 2020. The financing components are primarily composed of secured funding (via the recently approved bond proposition). The District currently owns land in Snoqualmie for the new elementary school, but will require additional land acquisition in order to meet the parking and zoning requirements for an expanded Mount Si high school main campus as well as construction requirements. In addition, districtwide field improvements will be needed in order to provide adequate field capacity for an expanded Mount Si high school. 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 properties and the associated school construction costs summarized in the finance plan.

For the purposes of this Plan's construction costs, the District is using cost estimates obtained in the Fall of 2014 as part of the bond proposition development. These cost estimates include an adjustment for expected cost escalation through the anticipated bid year of each anticipated project.

The District has also updated State Match availability estimates from OSPI. A district can be eligible for potential State matching funds for 1) new construction, and 2) modernization/new-in-lieu construction. For purposes of the Impact Fee calculation, only new construction matching funds are applicable.

## Exhibit 1

Based on the most recent OSPI estimates, the district currently qualifies for state matching funds for approximately 68,200 square feet of new construction at the K-8 grade levels. As the District plans to construct approximately 77,200 square feet of qualifying elementary capacity, the District will thus be eligible to apply for State Match for approximately 88% of the planned K-8 construction. We have applied this 88% to the state match percentage rate per eligible square foot that the District qualifies for (43.66%), in order to accurately reflect anticipated district match percentage (38.4%) for K-8 new construction as part of the State Match credit calculations in Appendix A.

2015 FINANCING PLAN

Facility:	Estimated Cost	Unsecured Source of Funds:			Secured Source of Funds:		
		Bonds	State Match	Impact Fees	Bonds	State Match	Impact Fees
MSHS New/Modernization, Land Acquisition and Field Improvements	\$190,200,000 <sup>1</sup>	\$0	\$0	\$2,000,000	\$188,200,000	\$0	\$0
Elementary School #6, with preschool	\$41,500,000 <sup>1</sup>	\$0	\$5,965,000*	\$500,000	\$39,200,000	\$0	\$1,800,000
Portable Classrooms - ES-MS	\$1,350,000 <sup>1</sup>	\$0	\$0	\$450,000	\$0	\$0	\$900,000
Land Acquisition - Additional Transportation Parking	\$1,500,000 <sup>1</sup>	\$0	\$0	\$1,500,000	\$0	\$0	\$0

\* Note that State Match funds will be held and used to offset costs of unforeseen conditions, unanticipated cost escalation, and/or project change orders, etc. At the completion of construction of all projects in the 2015 Bond Proposition, any unused State Match funds will be used to pay down principal outstanding on remaining debt. Such funds may also be used to make other capital improvements to the facilities of the District, but only after holding a public hearing thereon pursuant to RCW 28A.530.020.

<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 (excluding preschool):** Estimated total project cost = \$37,300,000 Estimated cost of construction = \$25,900,000.  
**Added High School Capacity (excluding existing gym modernization):** Estimated total project cost = \$181,950,000 Estimated cost of construction = \$128,820,000.

## Appendix A: Single Family Residence Impact Fee Calculation

### Site Aquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.4420	\$0.00
Middle	25	\$0	n/a	0.1510	\$0.00
High	40	\$0	n/a	0.1250	\$0.00
A----->					\$0.00

### Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$25,900,000	584	0.4420	0.8808	\$17,265.79
Middle	\$0	0	0.1510	0.9498	\$0.00
High	\$128,820,000	2,100	0.1250	0.8874	\$6,804.46
B----->					\$24,070.25

### Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$160,000	20	0.4420	0.1192	\$421.49
Middle	\$0	0	0.1510	0.0502	\$0.00
High	\$0	0	0.1250	0.1126	\$0.00
C----->					\$421.49

### 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	\$200.40	90	38.40%	0.4420	\$3,061.21
Middle	\$200.40	108	n/a	0.1510	n/a
High	\$200.40	130	n/a	0.1250	n/a
D----->					\$3,061.21

### Tax Credit Per Residence

Average Residential Assessed Value	\$453,609
Current Debt Service Tax Rate	\$1.1900
Annual Tax Payment	\$539.79
Bond Buyer Index Annual Interest Rate	3.68%
Discount Period (Years Amortized)	10
TC----->	
	\$4,448.80

### Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00	
Permanent Facility Cost	B	\$24,070.25	
Temporary Facility Cost	C	\$421.49	
Subtotal			\$24,491.74
State Match Credit	D	(\$3,061.21)	
Tax Payment Credit	TC	(\$4,448.80)	
Subtotal			\$16,981.73
50% Local Share			(\$8,490.86)
<b>Impact Fee, net of Local Share</b>			<b>\$8,490.86</b>

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

### Site Acquisition Cost Per Residence

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

	Site Size	Cost / Acre	Facility Size	Student Factor	
Elementary	15	\$0	n/a	0.1090	\$0.00
Middle	25	\$0	n/a	0.0340	\$0.00
High	40	\$0	n/a	0.0320	\$0.00
A----->					\$0.00

### Permanent Facility Construction Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$25,900,000	584	0.1090	0.8808	\$4,258.02
Middle	\$0	0	0.0340	0.9498	\$0.00
High	\$128,820,000	2,100	0.0320	0.8874	\$1,741.85
B----->					\$5,999.87

### Temporary Facilities Cost Per Residence

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

	Facility Cost	Facility Capacity	Student Factor	Footage Ratio	
Elementary	\$160,000	20	0.1090	0.1192	\$103.94
Middle	\$0	0	0.0340	0.0502	\$0.00
High	\$0	0	0.0320	0.1126	\$0.00
C----->					\$103.94

### 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	\$200.40	90	38.40%	0.1090	\$754.91
Middle	\$200.40	108	n/a	0.0340	\$0.00
High	\$200.40	130	n/a	0.0320	\$0.00
D----->					\$754.91

### Tax Credit Per Residence

Average Residential Assessed Value	\$207,357
Current Debt Service Tax Rate	\$1.1900
Annual Tax Payment	\$246.75
Bond Buyer Index Annual Interest Rate	3.68%
Discount Period (Years Amortized)	10
TC----->	\$2,033.67

### Fee Per Residence Recap:

Site Acquisition Cost	A	\$0.00
Permanent Facility Cost	B	\$5,999.87
Temporary Facility Cost	C	\$103.94
Subtotal		\$6,103.81
State Match Credit	D	(\$754.91)
Tax Payment Credit	TC	(\$2,033.67)
Subtotal		\$3,315.23
50% Local Share		(\$1,657.61)
<b>Impact Fee, net of Local Share</b>		<b>\$1,657.61</b>

**Appendix B: Composite Student Generation Factors**

**Single Family Dwelling Unit:**

	Issaquah	Lake Wash.	Average:
<b>Elementary</b>	0.473	0.410	<b>0.442</b>
<b>Middle</b>	0.173	0.128	<b>0.151</b>
<b>High</b>	0.150	0.099	<b>0.125</b>
<b>Total:</b>	<b>0.796</b>	<b>0.637</b>	<b>0.718</b>

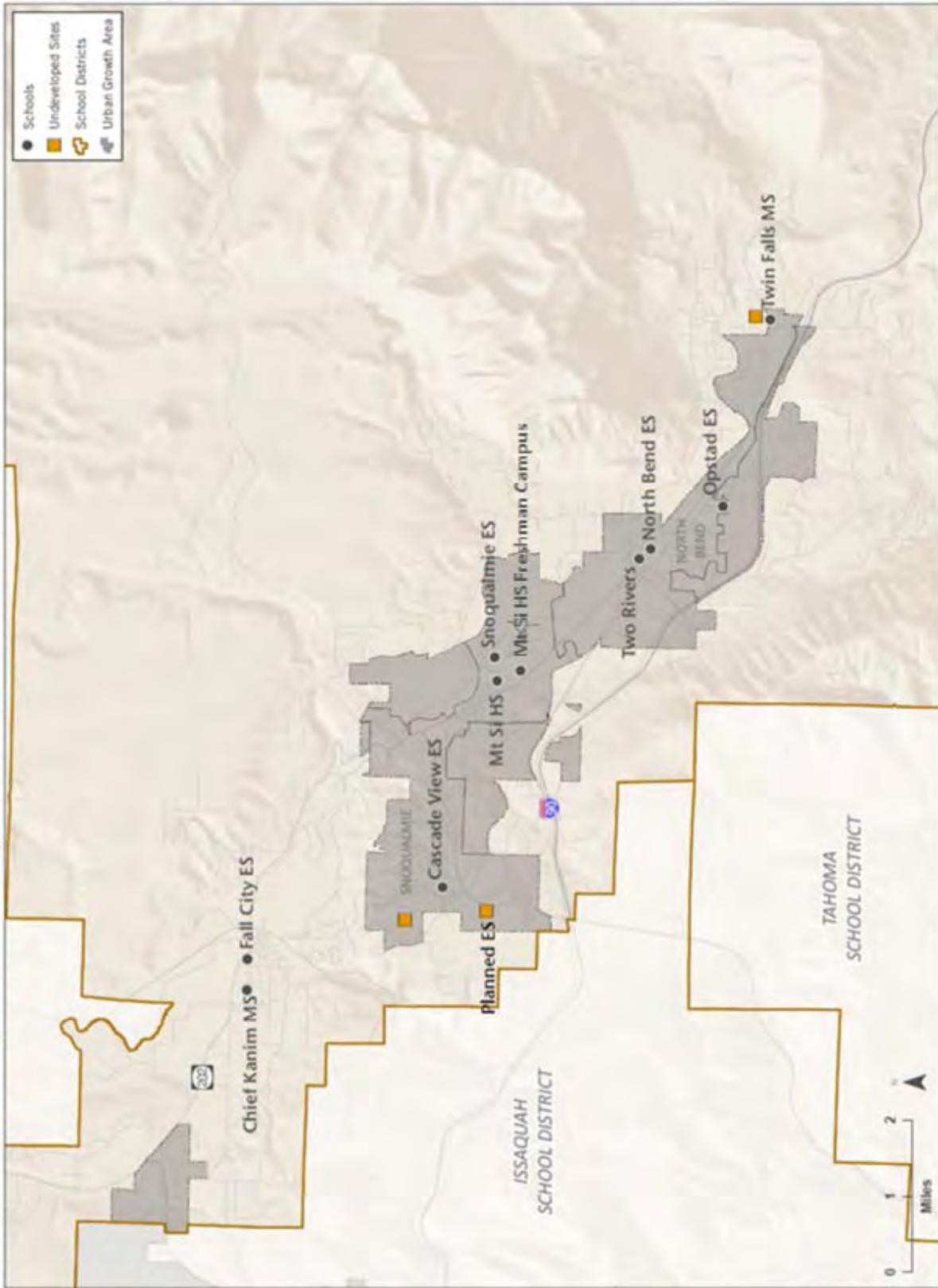
**Multi Family Dwelling Unit:**

	Issaquah	Lake Wash.	Average:
<b>Elementary</b>	0.156	0.062	<b>0.109</b>
<b>Middle</b>	0.051	0.016	<b>0.034</b>
<b>High</b>	0.049	0.014	<b>0.032</b>
<b>Total:</b>	<b>0.256</b>	<b>0.092</b>	<b>0.175</b>

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

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

### Schools and Undeveloped Sites in Snoqualmie Valley School District



## Exhibit 1

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2015-\_\_\_\_**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,  
RELATING TO SCHOOL IMPACT FEES; AMENDING THE CITY'S  
COMPREHENSIVE PLAN TO ADOPT THE LAKE WASHINGTON  
SCHOOL DISTRICT NO. 414 CAPITAL FACILITIES PLAN; ADOPTING  
THE ASSOCIATED SCHOOL IMPACT FEE SCHEDULE; AND,  
ESTABLISHING AN EFFECTIVE DATE.**

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

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36.70A.130(2)(a)(iv) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

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

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

WHEREAS, the Lake Washington School District has submitted to the City the District's Capital Facilities Plan for 2015-2020 which establishes a revised impact fee schedule for single family housing units in the amount of \$9,715.00 per unit and for multifamily housing units in the amount of \$816.00 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), an addendum to a non-project SEPA Determination of Non-significance was issued by the City on October 9, 2015; and

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

WHEREAS, the City Council conducted a public hearing on the twentieth day of October 2015 regarding the proposed amendment to the City's Comprehensive plan, and finds that the proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

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

**Section 1. Adoption of District Capital Facilities Plan.** The City hereby adopts and replaces herein by this reference the Lake Washington School District No. 414, Six-Year Capital Facility Plan 2015-2020, attached hereto within Exhibit “A”, into Appendix B of the City’s Comprehensive Plan.

**Section 2. Adoption of Fee Schedule.** The City hereby adopts the Lake Washington School District No. 414 impact fee schedule for single family housing units in the amount of \$9,715.00 per unit and for multifamily housing units in the amount of \$816.00 per unit.

**Section 3. Effective Date.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2016.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:      October 14, 2015  
Public Hearing:                    October 20, 2015  
First Reading:                    October 20, 2015  
Passed by the City Council:  
Publication Date:  
Effective Date:

# *Six-Year Capital Facilities Plan 2015 - 2020*



*Nikola Tesla STEM High School*

**Board Adopted: June 1, 2015**

**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 2015-2020**

**For information about this plan, call the District Support Services Center  
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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”). It is 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 2015.

King County was the first jurisdiction in the State of Washington to adopt a Growth Management Act school impact fee ordinance in 1991 (with fee collection first becoming effective in 1992). The King County Council adopted the ordinance, including the school impact fee formula, following a stakeholder process that included representatives from school districts and the development community. The adopted formula requires that the calculated fee be reduced by fifty percent. This discount factor was negotiated as a part of the stakeholder process. Most cities in King County (and in other areas) adopted the King County school impact fee formula, including the discount factor, in whole as a part of their school impact fee ordinances.

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

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

The district’s capital facilities plan establishes a "standard of service" in order to ascertain current and future capacity. This plan reflects the current student/teacher standard of service ratio and service model for other special programs. Future state funding decisions could have an additional impact on class sizes and facility needs.

While the State Superintendent of Public Instruction establishes square foot guidelines for funding, those guidelines do not account for the local program needs in the district. The Growth Management Act and King

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**I. Executive Summary (continued)**


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County Code 21A.43 authorize the district to determine a standard of service based on the district's specific needs.

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

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	25 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory of available classrooms, including both permanent and relocatable (portable) classrooms. As shown in *Appendix A*, the district's overall total capacity is 27,976, including permanent capacity of 24,817 and 3,159 in relocatables. Student headcount enrollment as of October 1, 2014 was 26,492.

The district experienced actual growth of 664 students in 2014. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2014 to 2020, enrollment is projected to increase by 3,343 students to a total of 30,055. An additional 712 students are expected from 2020 to 2022. Growth is projected at all grade levels.

It is one of the fastest growing school districts in the state. The most significant growth continues to be in the Redmond area. However, growth is also occurring in Kirkland and some growth in the Sammamish area resulting in overcrowding in many district schools. The district continues to see some growth from areas in unincorporated King County.

In February 2006, voters in the Lake Washington School District passed a bond measure to fund Phase II (2006-2013) of the Major Construction School Modernization/Replacement Program. The District has completed all these projects. In addition, in February 2011, a Major Construction

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**I. Executive Summary (*continued*)**

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Capital Levy measure was approved by voters to construct additional classrooms at Redmond High School and Eastlake High School, and also build the new Nikola Tesla STEM (Science Technology Engineering and Math) High School on the east side of the district. All three of these projects are also complete.

The district presented two bond measures to voters in 2014. Both bond measures failed. The first bond measure included both projects that addressed capacity issues and also aging facilities. The second bond measure included only projects needed to address capacity issues. The need still exists and it is anticipated that, subject to voter approval, similar projects will open or be in progress during the timeframe of this plan:

- Construct three new elementary schools: one in the Redmond Ridge East development area, one somewhere in the City of Kirkland, and the other in the North Redmond area
- Build a new middle school in the Redmond Ridge area
- Replace and expand Juanita High School and also begin construction on a new secondary Science, Technology, Engineering and Math focused High School on the same campus
- Expand Lake Washington High School with an addition to accommodate growth
- Add relocatable classrooms to address capacity as needed in the district.

A financing plan is included in *Section VIII*.

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

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### Six-Year Enrollment Projection

The district developed long-term enrollment projections to assess facility capacity needs in preparation for a 2014 bond measure. Based on these projections the district expects enrollment to increase by over 3,343 students from the 2015 school year through 2020.

The district experienced actual growth of 664 students in 2014. A six-year enrollment projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2014 to 2020, enrollment is projected to increase by 3,343 students resulting in a 12.5% over the current student population. Growth is expected to significantly impact all grade levels. Enrollment growth of an additional 712 students is expected through 2022.

Student enrollment projections have been developed using two methods: (1) *cohort survival* – which applies historical enrollment trends to the classes of existing students progressing through the system; and (2) *development tracking* – which projects students anticipated from new development. The cohort survival method was used to determine base enrollments. Development tracking uses information on known and anticipated housing development. This method allows the district to more accurately project student enrollment resulting of new development by school attendance area.

### Cohort Survival

King County live birth data is used to predict future kindergarten enrollment. Actual King County live births through 2013 are used to project kindergarten enrollment through the 2018-2019 school year. After 2019, 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, cohort survival trends compares students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

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

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**Development Tracking**

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 94 known new housing developments within the district. This information is obtained from the cities and county and provides the foundation for a database of known future developments and assures the district's plan is consistent with the comprehensive plans of the local permitting jurisdictions. Contact is made with each developer annually to determine the number of homes to be built and the anticipated development schedule. Some small in-fill or short plat projects are not tracked, such activity may result in increased student population.

**Student Generation Rates**

Developments that are near completion, or have been completed, within the last five years are used to forecast the number of students generated by new development. District wide statistics show that each new single-family home currently generates a 0.410 elementary student, 0.128 middle school student, and 0.099 senior high student, for a total of 0.637 school-age child per single family home (see *Appendix B*). New multi-family housing units currently generate an average of 0.062 elementary student, 0.016 middle school student, and 0.014 senior high student for a total of 0.092 school age child per multi-family home (see *Appendix C*). Since 2014 the total of the student generation numbers has increased for both single-family developments and multi-family developments. These student generation factors (see *Appendix D*) are used to forecast the number of students expected from the new developments which are planned over the next six years.

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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 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; reducing the total permanent capacity of the buildings housing these programs. Newer buildings have been constructed to accommodate some of these programs. Older buildings require additional reduction of capacity to accommodate these programs. 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.

The standard of service changed slightly in the 2012-2013 school year to reflect the change in the school configuration model from K-6, 7-9 and 10-12 to a K-5, 6-8, 9-12 model. The standard of service will remain almost the same in the 2015-2016 school year.

The district’s standard of service, for capital planning purposes and the projects identified in this plan, includes space needed to serve all students in All Day Kindergarten. In 2009, the State legislature established a schedule to fully fund All Day Kindergarten by 2017. Due to space limitations, the district’s current standard of service is to provide one All Day Kindergarten classroom per school and provide additional All Day Kindergarten classrooms based on space available and demand for the fee based program. Currently, 68% of students participate in the All Day Kindergarten program.

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

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**Standard of Service for Elementary Students**

School capacity at elementary schools is calculated on an average class size in grades K-5 of 24; based on the following student/teacher staffing ratios:

- Grades K - 1 @ 20:1
- Grades 2 - 3 @ 25:1
- Grades 4-5 @ 27:1

The elementary standard of service model also includes:

- Special Education for students with disabilities which may be provided in a self-contained classroom
- Music instruction provided in a separate classroom
- Computer Lab
- Art/Science room in modernized schools

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

- Resource rooms
  - District remediation programs
  - Learning assisted programs
  - Special Education
- English Language Learners (ELL)
- Preschool
- Gifted education (pull-out Quest programs)

**Standard of Service for Secondary Students**

School capacity at secondary school is based on the follow class size provisions:

- Class size for grades 6-8 should not exceed 30 students
- Class size for grades 9-12 should not exceed 32 students

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

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In the secondary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom

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

- Resource rooms
- English Language Learners (ELL)

**Room Utilization at Secondary Schools**

It is not possible to achieve 100% utilization of regular teaching stations at secondary schools due to 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. The district has determined a standard utilization rate of 70% for non-modernized secondary schools. For secondary schools that have been 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 of secondary schools.

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

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The district has total classrooms of 1,391, including 1,253 permanent classrooms and 138 relocatable classrooms (see *Appendix A-1*). These classrooms represent a theoretical capacity to serve 32,501 if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for special programs, such as special education, English Language Learners and safety net programs. These programs serve students at much lower student to teacher ratios than general education classrooms, or serve the same students for a portion of the day when they are pulled out of the regular classroom.

As a result, the real capacity of these school buildings is significantly lower. A total of 215 classroom spaces are used for special programs as shown in *Appendix A-2*. The remaining classrooms establish the net available capacity for general education purposes and represent the district's ability to house projected student enrollment based on the Standard of Service defined in Section III, Current District Standard of Service.

After providing space for special programs the district has a net available classroom capacity to serve 27,976 students. This includes 24,385 in permanent regular education capacity, 432 for self-contained program capacity and 3,159 in portable (relocatable) capacity.

The school configuration change that was implemented in 2012-2013 provided some relief to the capacity issues faced at the elementary level at that time. Without this change the district would have needed to construct four elementary schools in addition to those needed as a result of current enrollment projections.

Enrollment is expected to increase to 30,055 in 2020 (see *Table 1*).

The physical condition of the district's facilities is documented in the 2013 State Study and Survey of School Facilities completed in accordance with WAC 180-25-025. As schools are modernized or replaced, the State Study and Survey of School Facilities report is updated. That report is incorporated herein by reference. In addition every district facility is annually evaluated as to condition in accordance with the State Asset Preservation Program.

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

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Enrollment projections show that enrollment will increase at all grade spans. Based on the enrollment projections contained in *Table 5*, student enrollment is anticipated to reach 30,055 by 2020. The district current inventory of existing permanent capacity is 24,817. As a result student enrollment will exceed permanent capacity by 5,238 students in 2020.

To address existing and future capacity needs, the district contemplates using the following strategies:

- Construction of new schools
- Additions/expansion of existing high schools
- Modernization/replacement of older schools with increased capacity as needed
- Use of relocatables
- School feeder boundary adjustments
- Closing schools to out-of-attendance area variances

Construction of new capacity in one area of the district could indirectly create available capacity at existing schools in other areas of the district through area specific boundary adjustments. Future updates to this plan will include specific information regarding adopted strategies.

Strategies to address capacity needs employed over the prior six year planning timeline (2009-2014) include:

- Additional portables were placed at Rosa Parks Elementary School located within the Redmond Ridge development, which opened in the fall of 2006. The growth in the Redmond Ridge and Redmond Ridge East areas has resulted in the need to place ten (10) portables at the school over the last six years.

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**V. Six-Year Planning and Construction Plan (*continued*)**

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- Phase II School Modernization (2006-2013) was funded by the voters in February 2006. The approved bond measure funded the modernization/replacement of 11 schools throughout the district. School modernization/replacement projects included the addition of new student permanent capacity, as needed. The Phase II School Modernization projects included:
  - Frost Elementary School opened in the fall of 2009
  - Lake Washington High School and Finn Hill Middle School opened in the fall of 2011
  - Muir, Sandburg, and, Keller Elementary Schools opened in the fall of 2012
  - Bell, Rush, and Community Elementary Schools; Rose Hill Middle School; and International Community School opened in the fall 2013
- Additional classrooms were built at Redmond and Eastlake High Schools, and a new Science, Technology, Engineering and Math (STEM) high school (Nikola Tesla STEM High School) was built on the east side of the District. The additions opened in the fall of 2012. The STEM school was opened in 2012.
- Three boundary adjustments were completed: (1) Due to overcrowding at Rosa Parks Elementary in Redmond Ridge, a temporary boundary adjustment was made to reassign some students from Redmond Ridge East to Wilder Elementary; (2) Because of overcrowding at Einstein and Rockwell Elementary Schools a temporary boundary adjustment was conducted to move unoccupied new developments from those schools to Mann Elementary; and, (3) District-wide boundary adjustments were identified in 2014 for implementation in the fall of 2015
- Four additional relocatables were added to Mann Elementary and to Wilder Elementary in the summer of 2014 to accommodate additional students.
- Twenty-two relocatable classrooms will be added at various locations in the summer of 2015 (as identified in *Section VI*) to help relieve capacity issues. Eight additional portables are planned to be added in 2016 to accommodate enrollment growth.

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**V. Six-Year Planning and Construction Plan (*continued*)**

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Based on the student enrollment and facility capacity outlined in *Table 5*, the district contemplates the need for multiple growth projects within the period of this plan including:

- Three new elementary schools (one in the Redmond Ridge East, one in North Redmond and one in Kirkland)
- A new middle school in the Redmond area
- Expansion of Lake Washington High School
- A new Science Technology Engineering and Math focused secondary school on the west side of the district
- Rebuilding and expansion of Juanita High School

The rebuilding and expansion of Juanita High School, as well as the addition of a new Science Technology Engineering and Math focused secondary school are anticipated to be under construction, but not completed during the six year window of this plan.

Completed projects, as shown in *Table 5*, would result in student enrollment exceeding permanent capacity by 1,340 students in 2020. Many district sites are either at or close to maximum relocatable placement.. However, the District would use relocatable capacity to address remaining capacity needs if sites are able to accommodate additional relocatables.

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**VI. Relocatable and Transitional Classrooms**

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The district facility inventory includes 138 relocatables (i.e. portable classroom units) that provide standard capacity and special program space as outlined in *Section III* (see *Appendix A*).

Relocatable classrooms have been used to address capacity needs in the following schools:

- In 2009, four relocatable classrooms were added to Rosa Parks Elementary School in the Redmond Ridge Development
- In 2010, relocatable classrooms were added to district schools in Redmond and unincorporated King County
  - *Redmond area*: Rockwell Elementary School – two classrooms, and Einstein Elementary School – one classroom
  - *Unincorporated King County area*: Rosa Parks Elementary School – four classrooms
- In 2011, the district placed relocatable classrooms at school sites in Kirkland, Redmond and unincorporated King County:
  - *Kirkland area*: Lakeview Elementary School – two classrooms, and Rose Hill Elementary School two classrooms
  - *Redmond area*: Rockwell Elementary School – one classroom and Redmond Middle School - four classrooms
  - *Unincorporated King County area*: Rosa Parks Elementary School – two classrooms
- In 2012, the district placed four relocatable classrooms at Redmond High School. In addition, because of capacity issues, Northstar Middle School moved from Lake Washington High School into relocatables units at Emerson High School and Renaissance Middle School moved from Eastlake High School into relocatables classrooms on the same campus.
- In 2013, four relocatable classrooms were added to Redmond High School to support special education program space needs and two additional relocatable classrooms were placed at Redmond Middle School.
- In 2014 the district placed an additional ten relocatable classrooms needed as a result of enrollment growth. Four relocatables were placed at Mann Elementary School in Redmond and two at

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**VI. Relocatable and Transitional Classrooms**

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- Redmond Elementary School. Four relocatables were placed at Wilder Elementary School.
- In 2015 the district will add twenty-two portables to address enrollment growth. These will be placed at various schools throughout the district.
  - The district also plans to add another eight portables in 2016

Within the six-year planning window of this plan, projections indicate that other relocatables may be needed in all four jurisdictions (Sammamish, Redmond, Kirkland and unincorporated King County).

For a definition of relocatables and permanent facilities, see *Section 2 of King County Code 21A.06*. As schools are modernized/replaced, permanent capacity will be added to replace portables currently on school sites to the extent that enrollment projections for those schools indicate a demand for long-term permanent capacity (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 planned for the potential of adding up to four portables to accommodate the changes in demographics. The use and need for relocatable classrooms 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 insufficient total capacity to house anticipated enrollment (see *Table 5*). As demonstrated in *Appendix A*, the district currently has permanent capacity (classroom and special education) to serve 11,201 students at the elementary level, 6,050 students at the middle school level, and 7,134 students at the high school level. Current enrollment at each grade level is identified in *Appendix A*. As depicted in *Table 5*, the district currently has insufficient permanent capacity and will continue to have insufficient permanent capacity due to growth through 2020. To the extent possible, relocatable facilities will continue to be used to address capacity needs that cannot be served by permanent capacity. However many district sites are either at or close to maximum relocatable placement.

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 has taken place. Following the recent slow economy, there are continued signs of recovery, particularly in housing starts, and growth and the number of developments under construction continues to increase. The continued development of Redmond Ridge East, northwest Redmond, the Sammamish Plateau and also the in-fill, short plats and other development in Kirkland, will put pressure on schools in those areas.

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

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The school impact fee formula calculates a proportionate share of the costs of system improvements that are reasonably related to new development. The formula multiplies the per student costs of site acquisition and construction costs for new capacity projects by a student generation rate to identify the share per dwelling unit share of the facilities that are needed to serve new growth. (The student generation rate is the average number of students generated by dwelling unit type - new single family and multi-family dwelling units.) The formula then provides a credit against the calculated costs per dwelling unit for any School Construction Assistance Program funding that the District expects to receive for a new capacity project from the State of Washington and for the estimated taxes that a new homeowner will pay toward the debt service on school construction bonds. The calculated fee (see *Appendix B* and *Appendix C*) is then discounted, as required by ordinance, by fifty percent.

For the purposes of this plan and the impact fee calculations, the actual construction cost data from Sandburg Elementary School, opened in 2012; Rose Hill Middle School, opened in 2013; and Lake Washington High School, opened in 2011 have been used (see *Appendix E*).

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2015 through 2020. The financing components include secured and unsecured funding. The plan is based on future bond approval, securing state construction funding assistance and collection of impact fees under the State's Growth Management Act, and voluntary mitigation fees paid pursuant to Washington State's Environmental Policy Act.

<b>IX. Appendices</b>
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Appendices A1-2: Calculations of Capacities for Elementary Schools,  
Middle Schools, 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

Appendices E1-3: Calculation Back-Up

**Calculations of Capacities for  
Elementary, Middle, and High Schools**

TOTAL ALL CLASSROOMS							
Elementary Schools	Number of Classrooms			Capacity			
	Permanent	Portable	Total		Permanent 23 x Classrooms	Portable 23 x Portables	Total
ALCOTT	26	8	34		598	184	782
AUDUBON	22	2	24		506	46	552
BELL	27	0	27		621	0	621
BLACKWELL	24	3	27		552	69	621
CARSON	23	4	27		529	92	621
COMMUNITY	3	0	3		69	0	69
DICKINSON	23	4	27		529	92	621
DISCOVERY	3	0	3		69	0	69
EINSTEIN	24	1	25		552	23	575
EXPLORER	3	1	4		69	23	92
FRANKLIN	23	2	25		529	46	575
FROST	24	0	24		552	0	552
JUANITA	23	0	23		529	0	529
KELLER	21	0	21		483	0	483
KIRK	22	3	25		506	69	575
LAKEVIEW	22	4	26		506	92	598
MANN	22	4	26		506	92	598
MCAULIFFE	23	7	30		529	161	690
MEAD	25	6	31		575	138	713
MUIR	23	0	23		529	0	529
REDMOND	24	4	28		552	92	644
ROCKWELL	25	5	30		575	115	690
ROSA PARKS	27	10	37		621	230	851
ROSE HILL	24	2	26		552	46	598
RUSH	28	0	28		644	0	644
SANDBURG	25	0	25		575	0	575
SMITH	26	8	34		598	184	782
THOREAU	22	0	22		506	0	506
TWAIN	26	4	30		598	92	690
WILDER	23	8	31		529	184	713
<b>Totals</b>	<b>656</b>	<b>90</b>	<b>746</b>		<b>15,088</b>	<b>2,070</b>	<b>17,158</b>
Middle Schools	Number of Classrooms			Capacity			
	Permanent	Portable	Total	Capacity Percent	Permanent (30 x Capacity %)	Portable (30 x Capacity %)	Total
ENVIRONMENTAL****	5	0	5	83%	125	0	125
EVERGREEN	35	9	44	70%	735	189	924
FINN HILL****	28	0	28	83%	697	0	697
INGLEWOOD	55	0	55	70%	1,155	0	1,155
INTERNATIONAL****	21	0	21	83%	523	0	523
KAMIAKIN	30	7	37	70%	630	147	777
KIRKLAND****	25	0	25	83%	623	0	623
NORTHSTAR	0	4	4	70%	0	84	84
REDMOND****	37	6	43	83%	921	149	1,070
RENAISSANCE	0	4	4	70%	0	84	84
ROSE HILL****	41	0	41	83%	1,021	0	1,021
STELLA SCHOLA	3	0	3	83%	75	0	75
<b>Totals</b>	<b>280</b>	<b>30</b>	<b>310</b>	<b>9</b>	<b>6,505</b>	<b>653</b>	<b>7,158</b>
Senior High Schools	Number of Classrooms			Capacity			
	Permanent	Portable	Total	Capacity Percent	Permanent (32 x Capacity %)	Portable (32 x Capacity %)	Total
EMERSON HIGH	10	2	12	70%	224	45	269
EASTLAKE	93	0	93	70%	2,083	0	2,083
FUTURES	3	0	3	70%	67	0	67
JUANITA	55	8	63	70%	1,232	179	1,411
LAKE WASHINGTON**	59	0	59	83%	1,567	0	1,567
REDMOND****	73	8	81	83%	1,939	212	2,151
TESLA STEM****	24	0	24	83%	637	0	637
<b>Totals</b>	<b>317</b>	<b>18</b>	<b>335</b>		<b>7,749</b>	<b>436</b>	<b>8,185</b>
<b>TOTAL DISTRICT</b>	<b>1253</b>	<b>138</b>	<b>1391</b>		<b>29,342</b>	<b>3,159</b>	<b>32,501</b>
<b>Key:</b>							
Total Enrollment on this chart does not include Emerson K-12, contractual, transition and WaNIC students							
Self-continued rooms have a capacity of 12							
Elem computer labs equal 1 in all buildings, except choice schools and those that have dedicated lab space, that can't be used as a classroom/resource area							
Non-modernized secondary schools have standard capacity of 70%							
****Modernized secondary schools have standard capacity of 83%							

Calculations of Capacities for Elementary, Middle, and High Schools

Elementary Schools	SPECIAL PROGRAM CLASSROOMS USED										NET AVAILABLE CAPACITY					ENROLLMENT Oct 2014		
	Permanent Classrooms	Self Cont.	Resource Rooms	ELL Rooms	Number of Classrooms					Number of Classrooms		Net Permanent Classroom	Self Contained	Portable Capacity	Total			
					Pre-School	Computer Labs	Music Rooms	Arts/Sci Rooms	Pull-out Quest	Permanent	Portable							
ALCOTT	26	0	2	1	0	1	2	0	0	0	20	8	460	0	184	644	645	
AUDUBON	22	0	2	1	0	1	1	1	0	0	16	2	368	0	46	414	565	
BELL	27	0	2	1	4	0	1	1	0	0	18	0	414	0	0	414	377	
BLACKWELL	24	0	1	0	4	1	1	0	1	0	16	3	368	0	69	437	406	
CARSON	23	0	1	0	0	1	1	1	0	0	19	4	437	0	92	529	426	
COMMUNITY	3	0	0	0	0	0	0	0	0	0	3	0	69	0	0	69	73	
DICKINSON	23	3	3	1	0	0	1	0	0	0	15	4	345	36	92	473	493	
DISCOVERY	3	0	0	0	0	0	0	0	0	0	3	0	69	0	0	69	73	
EINSTEIN	24	0	2	2	0	1	1	0	0	0	18	1	414	0	23	437	482	
EXPLORER	3	0	0	0	0	0	0	0	0	0	3	1	69	0	23	92	72	
FRANKLIN	23	0	2	0	0	1	1	1	1	1	17	2	391	0	46	437	466	
FROST	24	1	2	1	0	1	1	1	0	0	17	0	391	12	0	403	397	
JUANITA	23	0	1	1	4	1	1	1	0	0	14	0	322	0	0	322	326	
KELLER	21	2	2	1	0	0	1	1	0	0	14	0	322	24	0	346	356	
KIRK	22	0	3	0	0	0	1	0	0	0	18	3	414	0	69	483	495	
LAKEVIEW	22	2	1	1	0	1	1	1	0	0	15	4	345	24	92	461	513	
MANN	22	0	2	0	0	1	1	1	0	0	17	4	391	0	92	483	470	
MCAULIFFE	23	2	1	0	0	0	1	0	0	0	19	7	437	24	161	622	491	
MEAD	25	0	2	1	0	1	2	0	0	0	19	6	437	0	138	575	592	
MUIR	23	0	3	1	1	0	1	1	0	0	16	0	368	0	0	368	373	
REDMOND	24	2	3	1	0	1	1	0	0	0	16	4	368	24	92	484	481	
ROCKWELL	25	0	2	1	0	0	1	0	0	0	21	5	483	0	115	598	673	
ROSA PARKS	27	0	2	1	0	0	2	1	0	0	21	10	483	0	230	713	609	
ROSE HILL	24	2	1	1	0	1	1	1	0	0	17	2	391	24	46	461	361	
RUSH	28	0	2	1	1	0	1	1	0	0	22	0	506	0	0	506	521	
SANDBURG	25	0	3	0	1	0	1	1	0	0	19	0	437	0	0	437	510	
SMITH	26	0	4	0	0	1	2	0	0	0	19	8	437	0	184	621	598	
THOREAU	22	0	2	0	0	1	1	0	1	0	17	0	391	0	0	391	274	
TWAIN	26	1	2	1	0	1	1	1	0	0	19	4	437	12	92	541	618	
WILDER	23	0	2	1	0	0	1	0	0	0	19	8	437	0	184	621	580	
<b>Totals</b>	<b>656</b>	<b>15</b>	<b>55</b>	<b>19</b>	<b>15</b>	<b>16</b>	<b>31</b>	<b>15</b>	<b>3</b>	<b>487</b>	<b>90</b>	<b>11,201</b>	<b>180</b>	<b>2,070</b>	<b>13,451</b>	<b>13,316</b>		
<b>Middle Schools</b>																		
					Number of Classrooms													
		Self Cont.	Resource Rooms	ELL Rooms						Net Permanent Classrooms	Portable Classrooms	Net Permanent Classroom	Self Contained	Portable Capacity	Total	Oct 2014		
ENVIRONMENTAL****	5	0	0	0						5	0	125	0	0	125	144		
EVERGREEN	35	2	2	0						31	9	651	24	189	864	883		
FINN HILL****	28	0	1	0						27	0	672	0	0	672	599		
INGLEWOOD	55	2	2	0						51	0	1,071	24	0	1,095	1,152		
INTERNATIONAL****	21	0	0	0						21	0	523	0	0	523	443		
KAMIAKIN	30	1	1	1						27	7	567	12	147	726	565		
KIRKLAND****	25	2	0	0						23	0	573	24	0	597	575		
NORTHSTAR	0	0	0	0						0	4	0	0	84	84	90		
REDMOND****	37	1	0	1						35	6	872	12	149	1,033	1,002		
RENAISSANCE	0	0	0	0						0	4	0	0	84	84	95		
ROSE HILL****	41	1	2	1						37	0	921	12	0	933	753		
STELLA SCHOLA	3	0	0	0						3	0	75	0	0	75	91		
<b>Totals</b>	<b>280</b>	<b>9</b>	<b>8</b>	<b>3</b>						<b>260</b>	<b>30</b>	<b>6,050</b>	<b>108</b>	<b>653</b>	<b>6,811</b>	<b>6,392</b>		
<b>Senior High Schools</b>																		
					Number of Classrooms													
		Self Cont.	Resource Rooms	ELL Rooms						Net Permanent Classrooms	Portable Classrooms	Net Classroom Permanent	Self Contained	Portable Capacity	Total	Oct 2014		
EMERSON HIGH	10	0	2	0						8	2	179	0	45	224	66		
EASTLAKE	93	3	5	0						85	0	1,904	36	0	1,940	1,568		
FUTURES	3	0	0	0						3	0	67	0	0	67	59		
JUANITA	55	4	3	1						47	8	1,053	48	179	1,280	1,353		
LAKE WASHINGTON**	59	2	1	1						55	0	1,461	24	0	1,485	1,407		
REDMOND****	73	3	0	1						69	8	1,833	36	212	2,081	1,772		
TESLA STEM****	24	0	0	0						24	0	637	0	0	637	559		
<b>Totals</b>	<b>317</b>	<b>12</b>	<b>11</b>	<b>3</b>						<b>291</b>	<b>18</b>	<b>7,134</b>	<b>144</b>	<b>436</b>	<b>7,714</b>	<b>6,784</b>		
<b>TOTAL DISTRICT</b>	<b>1,253</b>	<b>36</b>	<b>74</b>	<b>25</b>	<b>15</b>	<b>16</b>	<b>31</b>	<b>15</b>	<b>3</b>	<b>1,038</b>	<b>138</b>	<b>24,385</b>	<b>432</b>	<b>3,159</b>	<b>27,976</b>	<b>26,492</b>		
<b>Key:</b>																		
Total Enrollment on this chart does not include Emerson K-12, contractual, transition and WaNIC students																		
Self-continued rooms have a capacity of 12																		
Elem computer labs equal 1 in all buildings, except choice schools and those that have dedicated lab space, that can't be used as a classroom/resource area																		
Non-modernized secondary schools have standard capacity of 70%																		
****Modernized secondary schools have standard capacity of 83%																		

**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	552	\$0	0.4100	\$0
Middle	20	\$0	900	\$0	0.1280	\$0
Senior	40	\$0	1500	\$0	0.0990	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	90%	\$23,940,834	552	\$43,371	0.4100	\$16,004
Middle	90%	\$47,290,267	900	\$52,545	0.1280	\$6,053
Senior	90%	\$71,108,889	1400	\$50,792	0.0990	\$4,526
<b>TOTAL</b>						<b>\$26,583</b>

**Temporary Facility Cost:**

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	10%	\$225,000	24	\$9,375	0.4100	\$384
Middle	10%	\$225,000	30	\$7,500	0.1280	\$96
Senior	10%	\$225,000	32	\$7,031	0.0990	\$70
<b>TOTAL</b>						<b>\$550</b>

**State Assistance Credit Calculation:**

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ SFR</u>
Elementary	200.40	90.0	26.54%	\$4,787	0.4100	\$1,963
Middle	200.40	117.0	26.54%	\$6,223	0.1280	\$797
Senior	200.40	130.0	26.54%	\$6,914	0.0990	\$685
<b>TOTAL</b>						<b>\$3,444</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	\$593,906
Current Capital Levy Rate (2015)/\$1000	\$0.87
Annual Tax Payment	\$516.88
Years Amortized	10
Current Bond Interest Rate	3.68%
Present Value of Revenue Stream	\$4,260

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

Site Acquisition Cost	\$0
Permanent Facility Cost	\$26,583
Temporary Facility Cost	\$550
State Match Credit	(\$3,444)
Tax Payment Credit	(\$4,260)
Sub-Total	\$19,429
50% Local Share	\$9,715

<b>SFR Impact Fee</b>	<b>\$9,715</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	552	\$0	0.0620	\$0
Middle	20	\$0	900	\$0	0.0160	\$0
Senior	40	\$0	1500	\$0	0.0140	\$0
<b>TOTAL</b>						<b>\$0</b>

**School Construction Cost:**

	<u>Percent Permanent</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	90%	\$23,940,834	552	\$43,371	0.0620	\$2,420
Middle	90%	\$47,290,267	900	\$52,545	0.0160	\$757
Senior	90%	\$71,108,889	1400	\$50,792	0.0140	\$640
<b>TOTAL</b>						<b>\$3,817</b>

**Temporary Facility Cost:**

	<u>Percent Temporary</u>	<u>Construction Cost</u>	<u>Facility Size</u>	<u>Bldg. Cost/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	10%	\$225,000	23	\$9,783	0.0620	\$61
Middle	10%	\$225,000	30	\$7,500	0.0160	\$12
Senior	10%	\$225,000	32	\$7,031	0.0140	\$10
<b>TOTAL</b>						<b>\$82</b>

**State Assistance Credit Calculation:**

	<u>Const Cost Allocation</u>	<u>Sq. Ft./ Student</u>	<u>Funding Assistance</u>	<u>Credit/ Student</u>	<u>Student Factor</u>	<u>Cost/ MFR</u>
Elementary	200.40	90.0	26.54%	\$4,787	0.0620	\$297
Middle	200.40	117.0	26.54%	\$6,223	0.0160	\$100
Senior	200.40	130.0	26.54%	\$6,914	0.0140	\$97
<b>TOTAL</b>						<b>\$493</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	\$247,335
Current Capital Levy Rate (2015)/\$1000	\$0.87
Annual Tax Payment	\$215.26
Years Amortized	10
Current Bond Interest Rate	3.68%
Present Value of Revenue Stream	\$1,774

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

Site Acquisition Cost	\$0
Permanent Facility Cost	\$3,817
Temporary Facility Cost	\$82
State Match Credit	(\$493)
Tax Payment Credit	(\$1,774)
Sub-Total	\$1,632
50% Local Share	\$816

<b>MFR Impact Fee</b>	<b>\$816</b>
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**2015 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2015 STUDENTS				2015 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Ashford Chase	S	38	15	10	3	0	1	4	0.300	0.000	0.100	0.400
Brookside at The Woodlands	R	22	5	3	1	0	1	2	0.333	0.000	0.333	0.667
Cameron Place	R	13	13	13	8	1	1	10	0.615	0.077	0.077	0.769
Chatham Ridge	K	15	15	15	7	1	2	10	0.467	0.067	0.133	0.667
Crestwood at Forbes Creek	K	11	11	11	3	0	1	4	0.273	0.000	0.091	0.364
Evergreen Lane	R	24	24	24	4	3	1	8	0.167	0.125	0.042	0.333
Glenshire at English Hill Div I	R	28	28	28	2	1	3	6	0.071	0.036	0.107	0.214
Gramercy Park	S	28	28	22	17	6	3	26	0.773	0.273	0.136	1.182
Greenbriar Estates	S	58	58	58	50	11	7	68	0.862	0.190	0.121	1.172
Greystone Manor I	R	91	45	43	19	1	1	21	0.442	0.023	0.023	0.488
Harmon Ridge	K	12	12	12	3	0	0	3	0.250	0.000	0.000	0.250
Hazelwood	R	76	76	76	8	4	6	18	0.105	0.053	0.079	0.237
Illahaee Tract M	S	16	16	16	8	2	1	11	0.500	0.125	0.063	0.688
Inglewood Place	S	21	21	21	9	3	3	15	0.429	0.143	0.143	0.714
Lakeshore Estates	R	17	17	17	3	0	2	5	0.176	0.000	0.118	0.294
Lakeview Lane	K	29	29	29	2	0	2	4	0.069	0.000	0.069	0.138
Mondavio/Verona I/Vistas I	R	80	69	59	26	15	11	52	0.441	0.254	0.186	0.881
Nettleton Commons	K	25	25	25	4	1	3	8	0.160	0.040	0.120	0.320
Northstar	R	132	132	132	62	22	23	107	0.470	0.167	0.174	0.811
Panorama Estates	K	18	16	16	2	0	0	2	0.125	0.000	0.000	0.125
Park Ridge	R	51	51	51	11	7	4	22	0.216	0.137	0.078	0.431
Perrigo Heights	R	24	24	24	17	6	2	25	0.708	0.250	0.083	1.042
Pine Meadows	S	26	26	26	12	2	5	19	0.462	0.077	0.192	0.731
Prescott at English Hill	R	70	70	70	23	9	8	40	0.329	0.129	0.114	0.571
Redmond Ridge East	KC	665	650	650	320	94	43	457	0.492	0.145	0.066	0.703
Reserve at Patterson Creek	KC	29	27	25	8	3	6	17	0.320	0.120	0.240	0.680
Sable & Aspen Ridge	R	30	30	30	7	4	1	12	0.233	0.133	0.033	0.400
Sequoia Ridge	R	14	14	14	4	1	2	7	0.286	0.071	0.143	0.500
Stirling Manor	S	16	16	16	13	6	5	24	0.813	0.375	0.313	1.500
Summer Grove I & II	K	38	38	38	2	1	2	5	0.053	0.026	0.053	0.132
Sycamore Park	R	12	10	5	1	0	0	1	0.200	0.000	0.000	0.200
The Crossings	R	18	18	18	12	8	2	22	0.667	0.444	0.111	1.222
Tyler's Creek	R	90	90	90	55	10	10	75	0.611	0.111	0.111	0.833

**2015 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2015 STUDENTS				2015 RATIO			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Vintner's Ridge	K	51	41	34	6	1	1	8	0.176	0.029	0.029	0.235
Wexford at English Hill	R	16	16	16	5	1	6	12	0.313	0.063	0.375	0.750
Willowmere Park	R	53	20	9	2	1	0	3	0.222	0.111	0.000	0.333
Wisti Lane	K	18	12	9	2	0	0	2	0.222	0.000	0.000	0.222
Woodlands Ridge	R	25	25	25	3	2	3	8	0.120	0.080	0.120	0.320
Woodlands West	R	74	74	74	16	11	11	38	0.216	0.149	0.149	0.514
<b>TOTALS</b>		2,074	1,907	1,854	760	238	183	1,181	0.410	0.128	0.099	0.637

**2015 MITIGATION DEVELOPMENT SUMMARY  
STUDENT GENERATION FACTORS  
Five Year History**

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2015 STUDENTS				2015 STUDENTS			
					ELEM	MIDDLE	SENIOR	TOTAL	ELEM	MIDDLE	SENIOR	TOTAL
Delano Apartments	R	126	97%	122	4	0	0	4	0.033	0.000	0.000	0.033
Elan Apartments	R	134	95%	127	4	0	0	4	0.031	0.000	0.000	0.031
Francis Village	K	61	61	61	4	5	2	11	0.066	0.082	0.033	0.180
Graystone Condos	R	16	16	16	4	0	0	4	0.250	0.000	0.000	0.250
Kempin Meadows Condos	KC	58	38	38	6	1	1	8	0.158	0.026	0.026	0.211
Kirkland Commons	K	15	15	15	1	0	1	2	0.067	0.000	0.067	0.133
Luna Sol Apartments	K	52	92%	48	1	0	1	2	0.021	0.000	0.021	0.042
Plateau 228	S	71	71	71	15	4	6	25	0.211	0.056	0.085	0.352
Red 160 Apartments	R	250	96%	241	1	0	2	3	0.004	0.000	0.008	0.012
Redmond Ridge East Duplex	KC	135	26	26	7	1	0	8	0.269	0.038	0.000	0.308
Redmond Square Apartments	R	156	93%	145	9	1	4	14	0.062	0.007	0.028	0.097
Slater 116 Condos	K	108	108	96	0	0	1	1	0.000	0.000	0.010	0.010
The Ondine	K	102	102	93	1	0	0	1	0.011	0.000	0.000	0.011
Velocity Apartments	K	58	100%	58	13	3	1	17	0.224	0.052	0.017	0.293
Villas @ Mondavia	R	84	84	84	14	6	1	21	0.167	0.071	0.012	0.250
Waterscape	K	196	96%	188	5	2	0	7	0.027	0.011	0.000	0.037
Woodrun Townhomes	R	20	20	20	1	0	0	1	0.050	0.000	0.000	0.050
<b>TOTALS</b>		1,642		1,449	90	23	20	133	0.062	0.016	0.014	0.092

	<i>Sandburg Elementary School</i>	<i>Future Elementary School</i>
	<i>598 student capacity *</i>	<i>552 student capacity</i>
<i>Cost</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2017 @ 3% per year	\$25,935,903	
<i>Size</i>		
<i>Comparison</i>	598 (26 classrooms x 23 students per classroom = 598 students)	552 (24 classrooms x 23 students per classroom = 552 students)
<i>Capacity</i>		
<i>Adjustment</i>		
2011 construction cost	\$36,323 per student space (based on 2012 construction costs, \$21,720,911 / 598 students)	
2017 projected cost, adjusted for capacity difference	\$43,371 per student space (based on 2017 projected costs, \$25,935,903 / 598 students)	\$43,371 per student space x 552 students = \$23,940,834 (based on 2017 projected costs)
<i>Cost</i>		
<i>Adjustment</i>		
Construction Cost (bid 2011, actual const. costs)	\$21,720,911	
Projected Construction Cost in 2017 @ 552 student capacity		<b>\$23,940,834</b>

**Exhibit 1**

	<i>Rose Hill Middle School</i>	<i>Future Middle School</i>
	<i>900 student capacity</i>	<i>900 student capacity</i>
<i>Cost</i>		
Construction Cost (bid 2012)	\$40,793,000	
Projected Construction Cost in 2017 @ 3% per year	\$47,290,267	
<i>Size</i>		
<i>Comparison</i>	900 (36 classrooms x 30 students per classroom = 1,080 x .83 utilization factor = 900 students)	900 (36 classrooms x 30 students per classroom = 1,080 x .83 utilization factor = 900 students)
<i>Capacity</i>		
<i>Adjustment</i>		
2012 construction cost	\$45,325 per student space (based on 2012 construction costs, \$40,793,000 / 900 students)	
2017 projected cost, no capacity difference	\$52,545 per student space (based on 2017 projected costs, \$47,290,267 / 900 students)	\$52,545 per student space x 900 students = \$48,708,975 (based on 2017 projected costs)
<i>Cost</i>		
<i>Adjustment</i>		
Construction Cost (bid 2012)	\$40,793,000	
Projected Construction Cost in 2017 @ 900 student capacity		<b>\$47,290,267</b>

**Exhibit 1**

	<i>Lake Washington High School</i>	<i>Future High School</i>
	<i>1,567 student capacity</i>	<i>1,400 student capacity</i>
<i>Cost</i>		
Construction Cost 2009	\$61,000,000	
Projected Construction Cost in 2018 @ 3% per year	\$79,591,164	
<i>Size Comparison</i>		
	1,567 (59 classrooms x 32 students per classroom = 1,888 x .83 utilization factor = 1,567 students)	1,400 (53 classrooms x 32 students per classroom = 1,696 x .83 utilization factor = 1,400 students)
<i>Capacity Adjustment</i>		
2009 construction cost	\$38,928 per student space (based on 2009 construction costs, \$61,000,000 / 1,567 students)	
2018 projected cost, adjusted for capacity difference	\$50,792 per student space (based on 2018 projected costs, \$79,591,164 / 1,567 students)	\$50,792 per student space x 1,400 students = \$71,108,889 (based on 2018 projected costs)
<i>Cost Adjustment</i>		
Construction Cost 2009	\$61,000,000	
Projected Construction Cost in 2018 @ 1,400 student capacity		<b>\$71,108,889</b>

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

Table 2: Enrollment History

Table 3: 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

**Six-Year Enrollment Projections**

	<u>2014*</u>	<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>
County Live Births**	25,057	24,514	24,630	25,032	24,910	24,910	25,093
change		(543)	116	402	(122)	0	183
<b>Kindergarten ***</b>	2,007	1,985	2,005	2,052	2,058	2,060	2,079
<b>Grade 1 ****</b>	2,291	2,231	2,210	2,228	2,272	2,268	2,267
<b>Grade 2</b>	2,284	2,455	2,391	2,367	2,376	2,415	2,411
<b>Grade 3</b>	2,270	2,317	2,499	2,424	2,391	2,395	2,434
<b>Grade 4</b>	2,258	2,294	2,340	2,530	2,439	2,402	2,406
<b>Grade 5</b>	2,256	2,287	2,329	2,372	2,566	2,462	2,425
<b>Grade 6</b>	2,123	2,239	2,265	2,320	2,376	2,545	2,449
<b>Grade 7</b>	2,023	2,094	2,216	2,233	2,290	2,343	2,498
<b>Grade 8</b>	2,053	2,007	2,082	2,205	2,213	2,270	2,319
<b>Grade 9</b>	1,933	2,045	1,976	2,073	2,187	2,186	2,238
<b>Grade 10</b>	1,853	1,922	2,036	1,968	2,060	2,171	2,171
<b>Grade 11</b>	1,727	1,911	1,984	2,096	2,026	2,114	2,225
<b>Grade 12</b>	1,634	1,752	1,937	2,008	2,116	2,045	2,133
<b>Total Enrollment</b>	26,712	27,539	28,270	28,876	29,370	29,676	30,055
<b>Yearly Increase</b>		827	731	606	494	306	379
<b>Yearly Increase</b>		3.10%	2.65%	2.14%	1.71%	1.04%	1.28%
<b>Cumulative Increase</b>		827	1,558	2,164	2,658	2,964	3,343

\* Number of Individual Students (10/1/14 Headcount).

\*\* County Live Births estimated based on OFM projections. 2018 and prior year birth rates are actual births 5 years prior to enrollment year.

\*\*\* Kindergarten enrollment is calculated at 7.99% of County Live Births plus anticipated developments.

\*\*\*\* First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.

### Enrollment History \*

	<u>2005</u>	<u>2006</u>	<u>2007</u>	<u>2008</u>	<u>2009</u>	<u>2010</u>	<u>2011</u>	<u>2012</u>	<u>2013</u>	<u>2014</u>
County Live Births **	22,487	21,778	21,863	22,431	22,874	22,680	24,244	24,899	25,222	25,057
Kindergarten / Live Birth	7.71%	8.21%	7.76%	7.95%	8.15%	8.25%	7.87%	7.86%	8.08%	8.01%
	<b>Period Average</b>									<b>7.99%</b>
<b>Kindergarten</b>	1,734	1,789	1,696	1,783	1,865	1,872	1,908	1,957	2,037	2,007
<b>Grade 1</b>	1,846	1,916	1,959	1,903	2,047	2,146	2,121	2,150	2,218	2,291
<b>Grade 2</b>	1,881	1,860	1,901	2,020	1,936	2,108	2,203	2,174	2,228	2,284
<b>Grade 3</b>	1,792	1,870	1,853	1,934	2,036	1,968	2,116	2,207	2,236	2,270
<b>Grade 4</b>	1,868	1,776	1,857	1,901	1,937	2,056	1,986	2,125	2,231	2,258
<b>Grade 5</b>	1,775	1,810	1,753	1,854	1,897	1,936	2,051	2,003	2,137	2,256
<b>Grade 6</b>	1,872	1,726	1,825	1,738	1,838	1,898	1,920	2,002	1,979	2,123
<b>Grade 7</b>	1,828	1,818	1,692	1,805	1,726	1,829	1,857	1,929	2,047	2,023
<b>Grade 8</b>	1,807	1,806	1,811	1,673	1,819	1,734	1,831	1,860	1,924	2,053
<b>Grade 9</b>	1,860	1,765	1,755	1,782	1,660	1,756	1,687	1,802	1,868	1,933
<b>Grade 10</b>	1,887	1,824	1,763	1,739	1,780	1,672	1,740	1,714	1,795	1,853
<b>Grade 11</b>	1,853	1,856	1,811	1,728	1,742	1,798	1,671	1,730	1,649	1,727
<b>Grade 12</b>	1,799	1,881	1,890	1,909	1,802	1,816	1,824	1,742	1,699	1,634
<b>Total Enrollment</b>	23,802	23,697	23,566	23,769	24,085	24,589	24,915	25,395	26,048	26,712
<b>Yearly Change</b>		(105)	(131)	203	316	504	326	480	653	664
* October 1st Headcount	<b>Average increase in the number of students per year</b>									<b>323</b>
** Number indicates actual births 5 years prior to enrollment year.	<b>Total increase for period</b>									<b>2,910</b>
	<b>Percentage increase for period</b>									<b>12%</b>
	<b>Average yearly increase</b>									<b>1.36%</b>

**2014-15 Inventory and Capacities of Existing Schools**

		<u>Total</u>	<u>Net Avail</u>
*	<u>Juanita Area</u>	<u>Capacity**</u>	<u>Capacity**</u>
25	Frost Elementary	552	403
03	Juanita Elementary	529	322
04	Keller Elementary	483	346
26	Muir Elementary	529	368
06	Discovery Community	69	69
06	Sandburg Elementary	575	437
02	Thoreau Elementary	506	391
63	Finn Hill Middle School	697	672
60	Environmental & Adventure	125	125
67	Kamiakin Middle School	777	726
82	Futures School	67	67
82	Juanita High School	1,411	1,280
	<b><u>Kirkland Area</u></b>		
07	Bell Elementary	621	414
96	Community School	69	69
16	Franklin Elementary	575	437
09	Kirk Elementary	575	483
10	Lakeview Elementary	598	461
15	Rose Hill Elementary	598	461
18	Rush Elementary	644	506
14	Twain Elementary	690	541
96	International Community School	523	523
65	Kirkland Middle School	623	597
80	Northstar Middle School	84	84
69	Rose Hill Middle School	1,021	933
61	Stella Schola Middle School	75	75
80	Emerson High	269	224
84	Lake Washington High	1,567	1,485
	<b><u>Redmond Area</u></b>		
53	Alcott Elementary	782	644
19	Audubon Elementary	552	414
46	Dickinson Elementary	621	473
24	Einstein Elementary	575	437
46	Explorer Community School	92	92
22	Mann Elementary	598	483
23	Redmond Elementary	644	484
21	Rockwell Elementary	690	598
41	Rosa Parks Elementary	851	713
32	Wilder Elementary	713	621
74	Evergreen Middle School	924	864
71	Redmond Middle School	1,070	1,033
73	Tesla STEM High School	637	637
85	Redmond High School	2,151	2,081
	<b><u>Sammamish Area</u></b>		
54	Blackwell Elementary	621	437
52	Carson Elementary	621	529
57	McAuliffe Elementary	690	622
58	Mead Elementary	713	575
56	Smith Elementary	782	621
77	Inglewood Middle School	1,155	1,095
86	Renaissance	84	84
86	Eastlake High School	2,083	1,940

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

\*\* Note: "Total Capacity" = Total permanent/portable capacity as constructed  
 (Total Capacity does not account for space used by special programs)  
 "Net Available Capacity" = Total Capacity minus uses for special programs  
 (Net Available Capacity accounts for space used by special programs)

## Inventory of Undeveloped Land

<i>Site # *</i>	<i>Area</i>	<i>Address</i>	<i>Jurisdiction</i>	<i>Status</i>
<b><u>Juanita Area</u></b>				
None				
<b><u>Kirkland Area</u></b>				
27	Elementary	10638 – 134 <sup>th</sup> Ave. NE	Redmond	In reserve ***
<b><u>Redmond Area</u></b>				
28	Elementary School	172 <sup>nd</sup> NE & NE 122 <sup>nd</sup>	King County	In reserve
31	Elementary School	Redmond Ridge East	King County	In reserve
33	No School Use Allowed	194 <sup>th</sup> NE above NE 116 <sup>th</sup>	King County	*****
59	Elementary School	Main & 228 <sup>th</sup> NE	Sammamish	In reserve ***
75	Undetermined	22000 Novelty Hill Road	King County	In reserve ***
72	Middle School	Redmond Ridge Corporate Center	King County	In reserve
90	No School Use Allowed	NE 95 <sup>th</sup> & 195 <sup>th</sup> NE	King County	*****
91	Undetermined	NE 95 <sup>th</sup> Street & 173 <sup>rd</sup> Place NE	King County	In reserve ***
99	Bus Satellite	22821 Redmond-Fall City Road	King County	In reserve ***

**Footnotes**

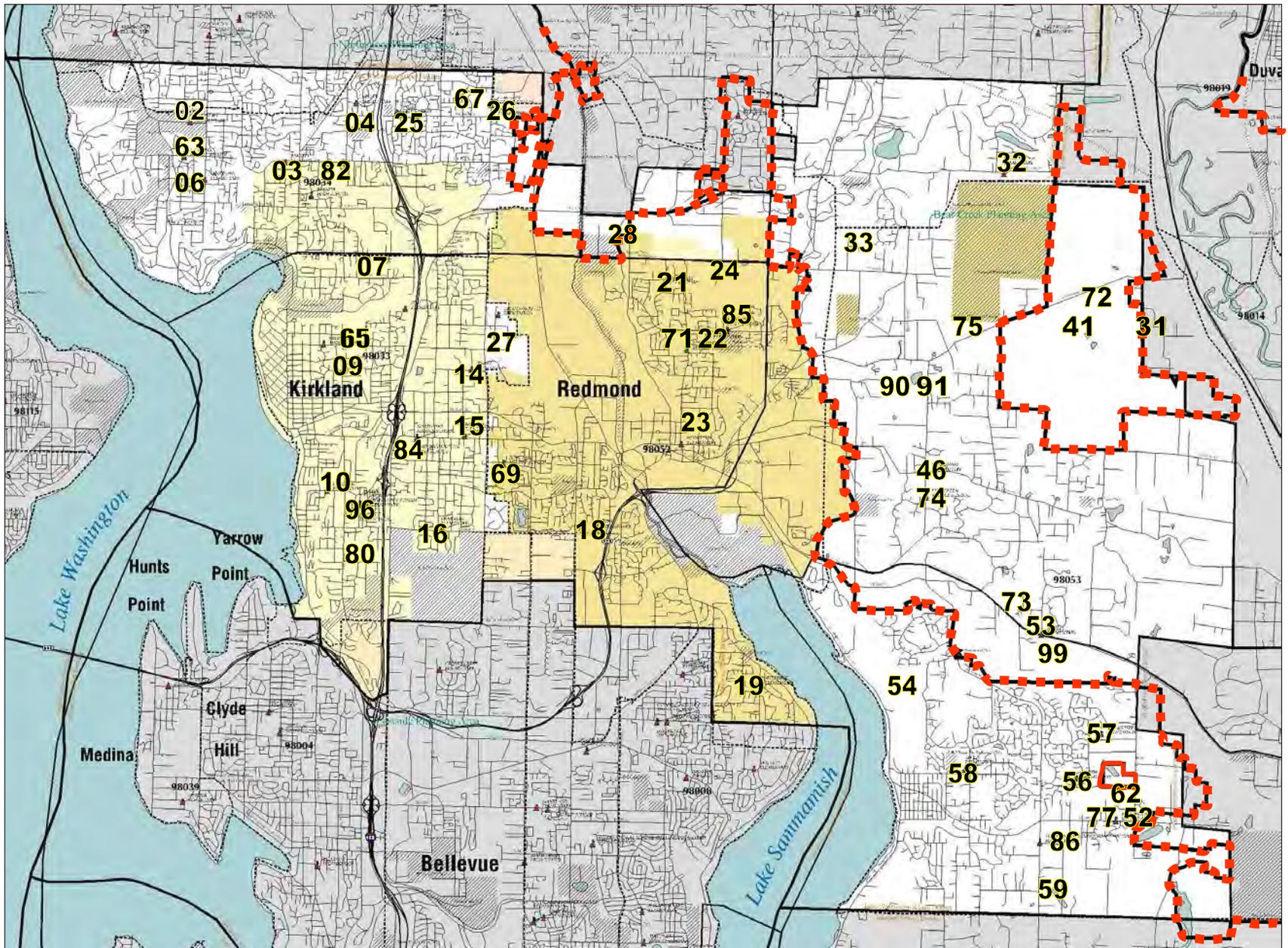
“\*” = See Table 4a for a District map. Locations indicated by numbers stated in this column.

“\*\*\*” = “In reserve” refers to sites owned by the District. While the District does not anticipate construction school facilities on these sites within these six years, they are being held for the District’s long term needs.

“\*\*\*\*\*” = Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.

The King County Rural Area Task Force concluded:

1. "Lake Washington 2" (Site 75): 37.85 acre site located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The District must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the District can use the site for a "small [5 acre] environmental school while placing the remainder of the use into permanent conservation."
2. "Lake Washington 4": Existing undeveloped acreage at Dickinson/Evergreen site - this acreage be used for school development and can connect to sewer.
3. "Lake Washington 1 (Site 33)": 19.97 acres located 1/4 mile east of Avondale Road - *no school use allowed*; potential conservation value.
4. "Lake Washington 3" (Site 90): 26.86 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits - *no school use allowed*.



### Projected Capacity to House Students

	2014	2015	2016	2017	2018	2019	2020
<b>Permanent Capacity</b>	24,817						
<b>New Construction*:</b>							
Redmond Ridge East Elementary #31					550		
New Elementary #28 (Pope Property)					550		
New Elementary (Kirkland Area)					550		
New Middle School #72						900	
Lake Washington High School Addition					500		
New STEM High School							600
<b>Expansion</b>							
Redmond Elementary Addition			138				
Juanita High School #82							110
Permanent Capacity Subtotal	24,817	24,817	24,955	24,955	27,105	28,005	28,715
Total Enrollment	26,712	27,539	28,270	28,876	29,370	29,676	30,055
<b>Permanent Surplus/(Deficit) <u>without</u> Projects</b>	<b>(1,895)</b>	<b>(2,722)</b>	<b>(3,453)</b>	<b>(4,059)</b>	<b>(4,553)</b>	<b>(4,859)</b>	<b>(5,238)</b>
<b>Permanent Surplus / (Deficit) <u>with</u> Projects</b>	<b>(1,895)</b>	<b>(2,722)</b>	<b>(3,315)</b>	<b>(3,921)</b>	<b>(2,265)</b>	<b>(1,671)</b>	<b>(1,340)</b>

\*New schools and additional permanent capacity through modernization/replacement.

\*\*\*Note: All projects listed on Table 6 are potential projects dependent on voter approval

# These projects are anticipated to be under construction, but not completed within the six year window of this plan

# Exhibit 1

<b>Six-Year Finance Plan</b>										<b>Est Secured</b>	<b>Unsecured</b>
* = In Progress		<u>2015</u>	<u>2016</u>	<u>2017</u>	<u>2018</u>	<u>2019</u>	<u>2020</u>	<u>2021</u>	<u>Total</u>	<u>State</u>	<u>Local *</u>
<b>Site 31</b>	<b>New - Redmond Ridge East El</b>		4,600,000	12,500,000	18,500,000	2,700,000			38,300,000		38,300,000
<b>Site 28</b>	<b>New - North Redmond El</b>		3,600,000	12,600,000	18,200,000	2,700,000			37,100,000		37,100,000
<b>Site XX</b>	<b>New - Kirkland Area El</b>		3,600,000	12,600,000	18,200,000	2,700,000			37,100,000		37,100,000
<b>Site 84</b>	<b>Addition - Lake Washington High School</b>		6,300,000	22,050,000	3,150,000				31,500,000		31,500,000
<b>Site 72</b>	<b>New - Redmond Area Middle School</b>		5,200,000	7,200,000	28,700,000	26,800,000	4,100,000		72,000,000		72,000,000
<b>Site 82</b>	<b>Mod - Juanita High School</b>		7,200,000	16,450,000	51,500,000	44,950,000	26,000,000	10,400,000	156,500,000		156,500,000
<b>Site XX</b>	<b>New - Westside STEM School</b>		1,050,000	6,000,000	12,150,000	18,250,000	3,050,000		40,500,000		40,500,000
	<b>Portables*</b>	1,900,000	2,100,000	2,200,000					6,200,000		6,200,000
	<b>Totals</b>	<b>\$1,900,000</b>	<b>\$33,650,000</b>	<b>\$91,600,000</b>	<b>\$150,400,000</b>	<b>\$98,100,000</b>	<b>\$33,150,000</b>	<b>\$10,400,000</b>	<b>\$419,200,000</b>	<b>\$0</b>	<b>\$419,200,000</b>

\* These are expected to be secured through Impact and Mitigation Fees. (Calculation of estimated impact fees are shown in Appendix B & C.)  
 \*\* Monies for the major projects above have not been secured but these projects are shown because of the need  
 \*\*\* Projects included above and in the plan represent the most comprehensive approach.

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2015-\_\_\_\_**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,  
RELATING TO SCHOOL IMPACT FEES; AMENDING THE CITY'S  
COMPREHENSIVE PLAN TO ADOPT THE ISSAQUAH SCHOOL  
DISTRICT NO. 411 CAPITAL FACILITIES PLAN; ADOPTING THE  
ASSOCIATED SCHOOL IMPACT FEE SCHEDULE; AND,  
ESTABLISHING AN EFFECTIVE DATE.**

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

WHEREAS, Section 24.25.030 of the Sammamish Municipal Code and RCW 36.70A.130(2)(a)(iv) allow the comprehensive plan to be amended more than once a year, to address an amendment of the capital facilities element of the comprehensive plan that occurs in conjunction with the adoption of the City budget; and

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

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

WHEREAS, the Issaquah School District has submitted to the City the District's Capital Facilities Plan for 2015 which establishes a revised impact fee schedule for single family housing units in the amount of \$4,636.00 per unit and for multifamily housing units in the amount of \$1,534.00 per unit; and

WHEREAS, an environmental review of the associated Comprehensive Plan amendment was conducted in accordance with the requirements of the State Environmental Policy Act (SEPA), an addendum to a non-project SEPA Determination of Non-significance was issued by the City on October 9, 2015; and

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

WHEREAS, the City Council conducted a public hearing on the third day of November 2015 regarding the proposed amendment to the City's Comprehensive plan, and finds that the proposed amendment is consistent with the comprehensive plan and is in the best interest of the public health, safety and welfare;

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

**Section 1. Adoption of District Capital Facilities Plan.** The City hereby adopts and replaces herein by this reference the Issaquah School District No. 411, 6 Year Financing Plan, attached hereto within Exhibit "A", into Appendix B of the City's Comprehensive Plan.

**Section 2. Adoption of Fee Schedule.** The City hereby adopts the Issaquah School District No. 411 impact fee schedule for single family housing units in the amount of \$4,636.00 per unit and for multifamily housing units in the amount of \$1,534.00 per unit.

**Section 3. Effective Date.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force beginning January 1, 2016.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_ 2015.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Thomas E. Vance

ATTEST/AUTHENTICATED:

\_\_\_\_\_  
Melonie Anderson, City Clerk

Approved as to form:

\_\_\_\_\_  
Michael R. Kenyon, City Attorney

Filed with the City Clerk:      October 14, 2015  
Public Hearing:                      October 20, 2015  
First Reading:                      October 20, 2015  
Passed by the City Council:  
Publication Date:  
Effective Date:

# ***2015 Capital Facilities Plan***

***Issaquah School District No. 411  
Issaquah, Washington***

***Adopted August 12, 2015  
Resolution No. 1057***

***The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.***

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## EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "district") as the district's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in March, 2015.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. All of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

## STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also recently passed legislation that requires the State to fund Full-Day Kindergarten by 2018, those assumptions are not used in this analysis, but may be considered in future capital facility plans. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

Legislative proposals to reduce K-3 classroom ratios to 17/1 would have a significant impact on the standard of service. A review of all elementary schools shows that 65 additional classrooms would be needed to meet the proposed 17/1 ratio. All sites are crowded, existing permanent facilities cannot house existing students and all but the most recent new school use portable classrooms to house existing students. Existing portable classrooms already burden building core facilities.

Another legislative proposal would require Full-Day Kindergarten for all kindergarten students. This proposal would require an additional 23 classrooms distributed among all elementary schools.

Combined, these legislative proposals would require an additional 88 elementary school classrooms. The King County decision to no longer allow schools to be built outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The State does not provide funding for property purchases and the District does not have funding for any property purchases at this point in time.

Approved Bond funding does not include new capacity projects to meet the additional housing needs of the Full Day Kindergarten or 17/1 classroom ratio legislative proposals, and only includes capacity for projected near term growth.

## TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes the rebuild/expansion of two elementary schools, adding classrooms to one high school and a rebuild/expansion of Issaquah Middle School to meet the needs of elementary, middle school and high school capacity needs. Planning the need for new schools is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond passed on April 17, 2012, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E found on page 21.

## DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of 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 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 or are still selling houses are used to forecast the number of students who will attend our school from future developments. District wide statistics show that new single-family homes currently generate 0.473 elementary student, 0.173 middle school student, 0.150 high school student, for a total of 0.795 school aged student per single-family residence (see Table 2). New multi-family housing units currently generate 0.156 elementary student, 0.051 middle school student, 0.049 high school student, for a total of 0.256 school aged student per residence (see Table 3).

## NEED FOR IMPACT FEES

Impact fees and state matching funds have not been a reliable source of revenue. Because of this, the Issaquah School District asked its voters on February 7, 2006 to fund the construction of an elementary school, one middle school, expand Maywood Middle School, expand Liberty High School, and rebuild Issaquah High School. District voters also approved on April 17, 2012 ballot measure that provides funding to expand two elementary schools, rebuild/expand two additional elementary schools, add classrooms to one high school and rebuild/expand one middle school. Due to the high cost of land and the limited availability of a parcel large enough to accommodate a middle school program, the School Board reallocated the moneys designated to build the middle school to expand the capacity of Issaquah and Skyline high schools.

As demonstrated in Appendix A, (page 17) the District currently has a permanent capacity (at 100%) to serve 7476 students at the elementary level. Appendix B, (page 18) shows a permanent capacity (at 100%) for 3954 students at the middle school level Appendix C (page 19) shows a permanent capacity (at 100%) of 5400 students at the high school level. Current enrollment is identified on page 8. The District elementary projected Oct 2015 headcount is 9152. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1676 students (Appendix A). At the middle school level, the projected Oct 2015 headcount is 4612. This is 658 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 8 students (Appendix C).

Based upon the District's student generation rates, the District expects that .795 student will be generated from each new single family home in the District and that .256 student will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 8 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2020-21, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 2055 students, at the middle school level by 855 students, and will be over its permanent capacity by 261 at the high school level. The District's enrollment projections are developed using 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, the enrollment projections are modified to include students anticipated from new developments in the District.

Exhibit 1

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

Facility Expansions	Projected Completion Date	Location	Additional Capacity
PCMS Portables	2015	Issaquah	56
Clark Elementary	2017	Issaquah	244
Clark - Portables	2015	Issaquah	80
Sunny Hills EI	2016	Sammamish	248
Newcastle EI Portables	2015	Newcastle	40
Issaquah Middle	2016	Issaquah	332
Maywood Middle	2016	Renton	156
Tiger Mtn. Com. HS	2016	Issaquah	120
Issaquah HS Portables	2015	Issaquah	112
Skyline HS Portables	2015	Sammamish	112

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces 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 King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .100 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

## ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
  - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
  - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
  - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

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

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2015-2016 through 2029-2030 are shown in Table #1. Student generation factors are shown in Table #2 and #3.

**ISSAQUAH SCHOOL DISTRICT**

**Actual Student Counts 2006-07 Through 2014-15  
Enrollment Projections 2015-16 Through 2029-30**

Year	FTE Enrollment													Total	K-5	6-8	9-12	Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH					
2006-07	532	1266	1216	1211	1268	1255	1260	1197	1250	1345	1241	1146	966	15,153	6749	3707	4698	15,153
2007-08	601	1203	1324	1227	1235	1299	1276	1271	1198	1252	1321	1131	1003	15,340	6889	3745	4707	15,340
2008-09	574	1337	1246	1345	1236	1284	1279	1258	1267	1215	1225	1235	978	15,480	7023	3804	4653	15,480
2009-10	593	1319	1351	1299	1371	1258	1286	1299	1255	1326	1171	1132	1147	15,807	7191	3840	4776	15,807
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	662	1560	1539	1596	1499	1575	1565	1542	1505	1474	1486	1249	1182	18,435	8431	4612	5392	18,435
2016-17	655	1492	1608	1586	1619	1532	1586	1595	1561	1543	1465	1377	1141	18,759	8492	4742	5526	18,759
2017-18	664	1477	1544	1661	1608	1652	1544	1613	1613	1593	1533	1353	1265	19,120	8605	4771	5743	19,120
2018-19	660	1501	1525	1593	1673	1641	1663	1568	1630	1638	1582	1417	1237	19,328	8592	4862	5874	19,328
2019-20	661	1490	1547	1571	1607	1705	1652	1686	1586	1659	1627	1467	1300	19,560	8582	4924	6053	19,560
2020-21	738	1493	1538	1595	1590	1640	1717	1679	1703	1619	1649	1516	1355	19,831	8593	5099	6139	19,831
2021-22	733	1646	1541	1586	1613	1623	1651	1743	1697	1735	1609	1537	1403	20,116	8742	5091	6283	20,116
2022-23	732	1636	1694	1590	1603	1646	1634	1677	1760	1727	1724	1495	1422	20,341	8901	5071	6369	20,341
2023-24	737	1634	1684	1743	1606	1636	1657	1659	1694	1790	1716	1611	1381	20,548	9040	5010	6498	20,548
2024-25	737	1645	1682	1732	1760	1639	1647	1682	1677	1724	1780	1603	1496	20,805	9195	5007	6604	20,805
2025-26	734	1645	1693	1730	1749	1792	1650	1673	1700	1708	1714	1667	1489	20,945	9344	5023	6578	20,945
2026-27	734	1638	1693	1741	1748	1782	1803	1676	1691	1730	1697	1601	1553	21,088	9336	5170	6582	21,088
2027-28	734	1639	1687	1742	1758	1780	1793	1829	1693	1721	1720	1584	1487	21,167	9339	5315	6512	21,167
2028-29	735	1639	1687	1735	1759	1791	1792	1818	1846	1723	1711	1607	1470	21,312	9344	5456	6511	21,312
2029-30	734	1639	1687	1735	1752	1791	1802	1817	1836	1877	1713	1598	1493	21,474	9338	5455	6680	21,474

**STUDENT GENERATION SINGLE FAMILY**

Single Family Development	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Belcara	27	27	5	1	4	10	0.185	0.037	0.148	0.370
Belvedere	82	44	19	5	4	28	0.432	0.114	0.091	0.636
Cavalia	49	49	27	8	5	40	0.551	0.163	0.102	0.816
Chestnut Estates	38	33	7	4	5	16	0.212	0.121	0.152	0.485
Claremont	91	51	8	6	2	16	0.157	0.118	0.039	0.314
Delany Park	26	26	6	2	0	8	0.231	0.077	0.000	0.308
Glencoe @ Trossachs	188	147	81	38	27	146	0.551	0.259	0.184	0.993
Heritage Estates	86	22	2	0	0	2	0.091	0.000	0.000	0.091
Issaquah Highlands	1981	1817	937	327	284	1548	0.516	0.180	0.156	0.852
Laurel Hill & Laurel Hills 2,3,4	56	56	22	9	13	44	0.393	0.161	0.232	0.786
Lawson Park	31	11	3	0	0	3	0.273	0.000	0.000	0.273
Shorelane Vistas	38	38	10	7	2	19	0.263	0.184	0.053	0.500
Talus; Bridges	64	59	4	6	8	18	0.068	0.102	0.136	0.305
Tarmigan @ Pine Ridge	30	30	8	4	7	19	0.267	0.133	0.233	0.633
<b>TOTALS</b>	<b>2787</b>	<b>2410</b>	<b>1139</b>	<b>417</b>	<b>361</b>	<b>1917</b>	<b>0.473</b>	<b>0.173</b>	<b>0.150</b>	<b>0.795</b>

**SINGLE FAMILY**

Elementary K - 5	0.473
Middle School 6 - 8	0.173
High School 9 - 12	0.150
<b>TOTAL</b>	<b>0.795</b>

These developments are currently under construction or have been completed within the past five years.

**STUDENT GENERATION MULTI-FAMILY**

Multi-Family Development	#Planned	# Sold	STUDENTS				AVERAGE PER UNIT			
			K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
Alta at the Lake Condos	80	58	3	1	1	5	0.052	0.017	0.017	0.073
Copper Leaf	28	28	2	0	0	2	0.071	0.000	0.000	0.107
Issaquah Highlands	1392	1198	202	65	63	330	0.169	0.054	0.053	0.288
Lake Boren Townhomes	56	56	2	3	1	6	0.036	0.054	0.018	0.091
<b>Totals</b>	<b>1556</b>	<b>1340</b>	<b>209</b>	<b>69</b>	<b>65</b>	<b>343</b>	<b>0.156</b>	<b>0.051</b>	<b>0.049</b>	<b>0.256</b>

<b>MULTI-FAMILY</b>	
Elementary K-5	0.156
Middle School 6-8	0.051
High School 9-12	0.049
<b>TOTAL</b>	<b>0.256</b>

These developments are currently under construction or have been completed within the past five years.

## INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house 15,985 students in permanent facilities and 3,876 students in portables. The projected student enrollment for the 2015-2016 school year is expected to be 18,435 including K-5 headcount which leaves a permanent capacity deficit of 2450. Adding portable classrooms into the capacity calculations gives us a capacity of 19,861 with a surplus capacity of 1426 for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map on Page 12.

### EXISTING FACILITIES

### LOCATION

#### **GRADE SPAN K-5:**

Apollo Elementary	15025 S.E. 117th Street, Renton
Briarwood Elementary	17020 S.E. 134th Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. SE, Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	500 Second Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167th Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 <sup>th</sup> Street, Sammamish
Discovery Elementary	2300 228th Ave. S.E., Sammamish
Endeavour Elementary	26205 SE Issaq.-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204th Ave. S.E., Issaquah
Newcastle Elementary	8440 136 <sup>th</sup> Ave SE, Newcastle
Sunny Hills Elementary	3200 Issaq. Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Samm. Pkwy. S.E., Issaquah

#### **GRADE SPAN 6-8:**

Beaver Lake Middle School	25025 S.E. 32nd Street, Issaquah
Issaquah Middle School	400 First Ave. S.E., Issaquah
Maywood Middle School	14490 168th Ave. S.E., Renton
Pacific Cascade Middle School	24635 SE Issaquah Fall City Rd, Issaquah
Pine Lake Middle School	3200 228th Ave. S.E., Sammamish

#### **GRADE SPAN 9-12:**

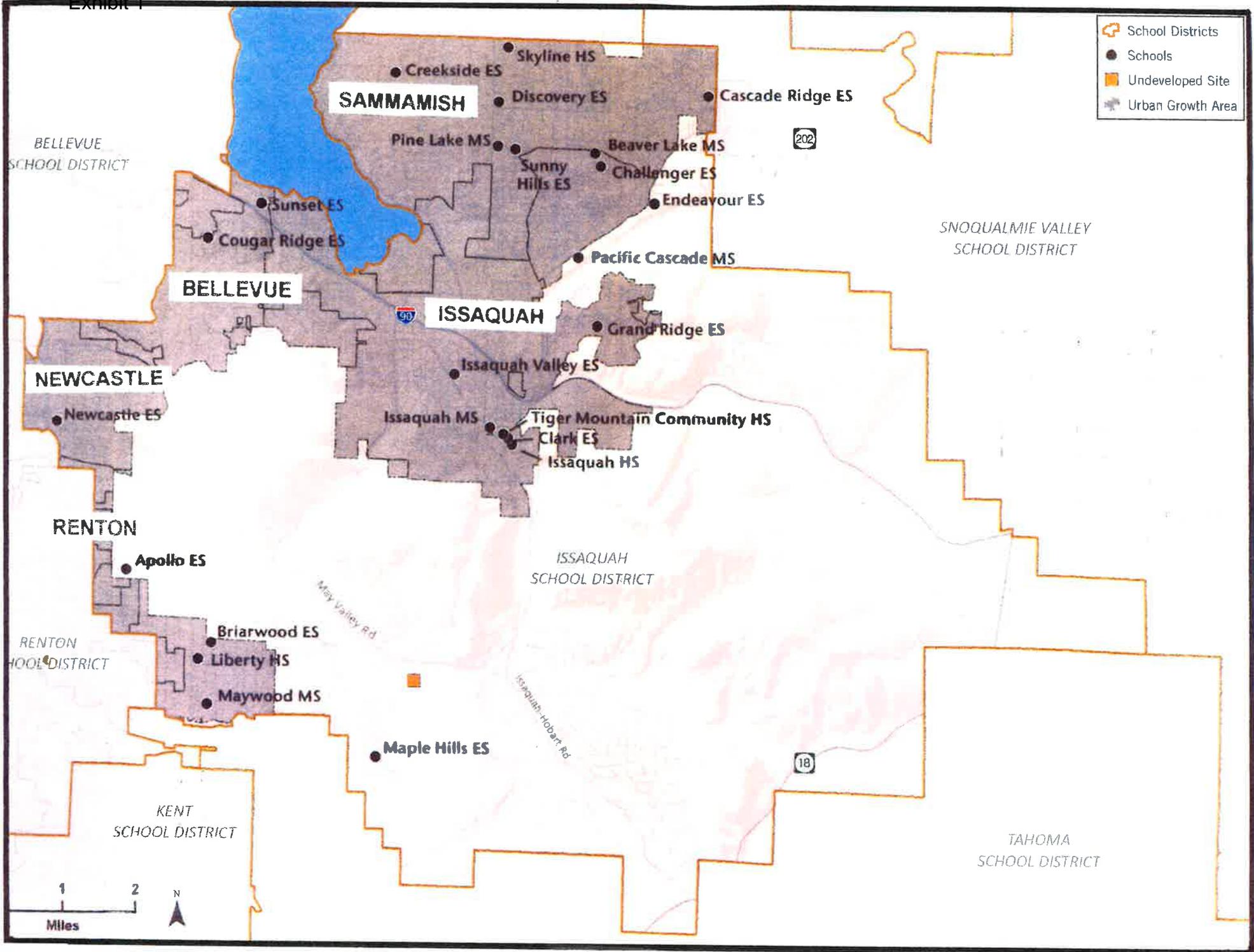
Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136th Street, Renton
Skyline High School	1122 228 <sup>th</sup> Ave. S.E., Sammamish
Tiger Mountain Community H.S.	355 S.E. Evans Lane, Issaquah

#### **SUPPORT SERVICES:**

Administration Building	565 N.W. Holly Street, Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 Ave S.E., Sammamish

# ISSAQUAH SCHOOL DISTRICT #411

Exhibit 1



## THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table #4 (page 14) is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$241.87 million bond in February 2006 to fund new school construction and school expansion. Voters also approved \$219 million in April 2012 to fund school construction and expansion projects. The District will expand Liberty High School and Maywood Middle School and Apollo Elementary to accommodate growth experienced in the south end of the District. In the Issaquah core area, the District will expand Clark Elementary, Issaquah Valley Elementary, Issaquah Middle School and Tiger Mountain Community High School to accommodate growth. On the Issaquah Plateau, the District will expand Sunny Hills Elementary to accommodate growth. The District does not anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects 18,435 FTE students for the 2015-2016 school year and 19,831 FTE students in the 2020-2021 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of this factor is assigned to impact fees and half is the local share.

## Projected Capacity to House Students

Years	2014-15	2015-16	2016-17	2017-18	2018-19	2019-20
*Permanent Capacity	16378	16830	16830	17686	17930	17930
High School	216		120			
Middle School			488			
Elementary School	320		248	244		
Utilization Rate @ 95%						
<b>Subtotal (Sum at 95% Utilization Rate)</b>	<b>16068</b>	<b>15985</b>	<b>16802</b>	<b>17034</b>	<b>17034</b>	<b>17034</b>
Portables @ 95%	3340	3876	3876	3876	3876	3876
<b>Total Capacity</b>	<b>19408</b>	<b>19861</b>	<b>20678</b>	<b>20910</b>	<b>20910</b>	<b>20910</b>
Projected FTE Enrollment**	17740	18435	18759	19120	19328	19560
<b>Permanent Capacity @ 95% (surplus/deficit)</b>	<b>1672</b>	<b>-2450</b>	<b>-1957</b>	<b>-2086</b>	<b>-2294</b>	<b>-2526</b>
<b>Permanent Cap w/Portables (surplus/deficit)</b>	<b>1668</b>	<b>1426</b>	<b>1919</b>	<b>1790</b>	<b>1582</b>	<b>1350</b>

\* Permanent Capacity and New Construction calculations are based on the 95% utilization factor  
 The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.  
 \*\* 2014-15 Actual October 1st enrollment counts, kindergarten students only counted as half an FTE

# Exhibit 1

## SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411  
 YEAR 2015

### School Site Acquisition Cost:

(Acres x Cost per Acre) / Facility Capacity x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	0.00	\$1,500,000	604	0.473	0.156	\$0	\$0
Middle/JR High	0.00	\$1,500,000	338	0.173	0.051	\$0	\$0
High	0.00	\$1,500,000	1,500	0.150	0.049	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

### School Construction Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (permanent / Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	95.18%	\$20,350,000	604	0.473	0.156	\$15,156	\$5,002
Middle/JR High	95.18%	\$4,162,500	338	0.173	0.051	\$2,028	\$604
High	95.18%	\$0	336	0.150	0.049	\$0	\$0
<b>TOTAL</b>						<b>\$17,184</b>	<b>\$5,605</b>

### Temporary Facility Cost:

(Facility Cost / Facility Capacity) x Student Generation Factor x (Temporary / Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	4.82%	\$175,000	80	0.473	0.156	\$50	\$16
Middle/JR High	4.82%	\$175,000	56	0.173	0.051	\$26	\$8
High	4.82%	\$175,000	224	0.150	0.049	\$6	\$2
<b>TOTAL</b>						<b>\$82</b>	<b>\$26</b>

### State Matching Credit:

Area Cost Allowance X SPI Square Footage X District Match % X Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$200.40	90	0.00%	0.473	0.156	\$0	\$0
Middle/JR High	\$200.40	115	0.00%	0.173	0.051	\$0	\$0
High School	\$200.40	130	0.00%	0.150	0.049	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

### Tax Payment Credit:

	SFR	MFR
Average Assessed Value	<b>\$610,085</b>	<b>\$195,656</b>
Capital Bond Interest Rate	<b>3.68%</b>	3.68%
Net Present Value of Average Dwelling	\$5,028,113	\$1,612,530
Years Amortized	10	10
Property Tax Levy Rate	<b>\$1.59</b>	<b>\$1.59</b>
Present Value of Revenue Stream	<b>\$7,995</b>	<b>\$2,564</b>

### Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$0.00	\$0.00
Permanent Facility Cost	\$17,184.05	\$5,605.25
Temporary Facility Cost	\$81.53	\$26.03
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$7,994.70)	(\$2,563.92)
<b>FEE (AS CALCULATED)</b>	<b>\$9,270.88</b>	<b>\$3,067.36</b>
<b>FEE (AS DISCOUNTED by 50%)</b>	<b>\$4,635.44</b>	<b>\$1,533.68</b>
<b>FINAL FEE</b>	<b>\$4,635</b>	<b>\$1,534</b>

Each city or county sets and adopts the amount of the school impact fee.  
 For the applicable fee schedule, please consult with the permitting jurisdiction for the development project.

**BASIS FOR DATA USED IN  
SCHOOL IMPACT FEE CALCULATIONS**

**SCHOOL SITE ACQUISITION COST:**

- Elementary No new sites are planned for purchase.
- Middle School No new sites are planned for purchase.
- High School No new sites are planned for purchase.

**SCHOOL CONSTRUCTION COST:**

- Elementary \$20,350,000 is the proportional cost of the projects providing additional elementary capacity.
- Middle School \$4,162,000 is planned for the expansion of Maywood Middle School.
- Issaquah Middle School will be rebuilt on a new site providing additional capacity.
- High School No new high schools are planned.

**PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:**

Total Square Footage	2,498,894
Permanent Square Footage (OSPI)	2,336,270
Temporary Square Footage	162,624

**STATE MATCH CREDIT:**

Current Area Cost Allowance	\$200.44
Percentage of State Match	42.10%

2014-15 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	# OF HANDICAP ROOMS	HIC ROOM CAPACITY (1/2)	PERMANENT CAPACITY (1/2)	PERMANENT CAPACITY @100%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY	MAXIMUM SCHOOL CAPACITY (20)	MAXIMUM # OF PORTABLES	Projected Oct. 2015 Headcount	PERMANENT CAP. OVERAGE OR SHORTAGE @95%	EXISTING PORT OVERAGE OR SHORTAGE @95%
APOLLO	26	520	4	568	640	7	140	708	673	0	0	708	7	594	-54	78
BRIARWOOD	28	560	2	584	656	6	120	706	669	2	40	744	8	622	-57	47
CASCADE RIDGE	23	460	3	496	556	8	160	623	596	0	0	656	8	525	-54	98
CHALLENGER	20	400	5	460	560	10	200	627	527	0	0	660	10	586	-149	41
CLARK	16	320	2	344	406	20	406	746	707	0	0	744	20	666	-339	41
COUGAR RIDGE	21	420	3	456	516	8	160	685	646	0	0	616	8	615	-102	-30
CREEKSIDE	27	540	3	576	648	6	120	696	626	2	40	736	8	665	-119	40
DISCOVERY	22	440	3	476	536	8	160	664	636	0	0	636	8	582	-130	22
ENDEAVOUR	22	440	3	476	536	10	200	642	616	0	0	676	10	685	-233	48
GRAND RIDGE	27	540	3	576	636	10	200	737	716	0	0	776	10	758	-211	-21
ISSAQUAH VALLEY	29	580	0	680	780	10	200	741	741	0	0	780	10	644	233	97
MAPLE HILLS	19	380	3	416	456	2	40	433	456	4	80	536	6	390	6	49
NEWCASTLE	24	480	3	516	636	6	120	604	636	2	40	676	8	605	-115	-1
SUNNY HILLS	19	380	1	392	412	11	220	681	612	0	0	612	11	588	-216	-7
SUNSET	25	500	5	560	640	4	80	608	640	4	80	720	8	627	-95	-19
<b>TOTAL</b>	<b>348</b>	<b>6960</b>	<b>43</b>	<b>7476</b>	<b>9406</b>	<b>2520</b>	<b>2520</b>	<b>8938</b>	<b>9406</b>	<b>14</b>	<b>280</b>	<b>10276</b>	<b>140</b>	<b>9152</b>	<b>-2055</b>	<b>-216</b>

\*\*Minus excluded spaces for special program needs  
 \*Average of staffing ratios with 1-228 target of 1.20 K-2, 1.23 3-5  
 \*\*\*Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment  
 \*\*\*\*Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment  
 \*\*\*\*\*Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

### 2014-2015 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	NIC ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 85%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (24)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2015 Headcount	PERMANENT CAP Over or short @95%**	EXISTING PORT. OVER OR SHORT @95% ***
BEAVER LAKE	29	754	2	24	776	739	10	260	1038	986	0	0	1038	10	863	-124	123
ISSAQUAH MIDDLE	22	572	8	96	688	635	6	156	824	783	2	52	876	8	784	-149	-1
MAYWOOD	39	1014	4	48	1062	1009	2	52	1114	1058	0	0	1058	2	1073	-148	-15
PACIFIC CASCADE	29	754	7	84	838	796	6	156	894	844	2	52	1046	8	995	-199	-61
PINE LAKE	22	572	3	36	608	578	8	208	816	775	0	0	816	8	897	-319	-122
<b>TOTAL</b>	<b>141</b>	<b>3666</b>	<b>24</b>	<b>288</b>	<b>3954</b>	<b>3757</b>	<b>32</b>	<b>832</b>	<b>4788</b>	<b>4546</b>	<b>4</b>	<b>104</b>	<b>4834</b>	<b>38</b>	<b>4612</b>	<b>-855</b>	<b>-86</b>

\*Minus excluded spaces for special program needs

\*\*Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

\*\*\*Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables

## 2014-2015 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2015 Headcount	PERM CAP OVER OR SHORT @95%**	W/EXISTING PORT. OVER OR SHORT @95%***
ISSAQUAH HIGH	78	2184	2	24	2208	2098	8	224	2432	2310	0	0	2432	8	2082	16	228
LIBERTY HIGH	39	1092	4	48	1140	1083	8	224	1364	1298	6	168	1532	14	1188	-105	108
TIGER MTN	0	0	7	84	84	80	0	0	84	80	0	0	84	0	40	40	40
SKYLINE HIGH	69	1932	3	36	1968	1870	12	336	2304	2189	0	0	2304	8	2082	-212	107
<b>TOTAL</b>	186	5208	16	192	5400	5131	28	784	6184	5875	6	168	6352	30	5392	8	483

\*Minus excluded spaces for special program needs

\*\* Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

\*\*\* Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)

Permanent capacity reflects the building's level of service design capacity

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables

### 2014-2015 District Total Capacity

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%*	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @100%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2014 PROJ. HEADCOUNT	PERMANENT CAPACITY (95%)	TOTAL CAPACITY W/EXISTING PORT. (95%)
675	15834	83	996	16830	186	4136	20376	24	552	21462	206	19156	-2902	633

\*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

## Six-Year Finance Plan

BUILDING	N/M*	2013	2014	2015	2016	2017	2018	Cost to	SECURED	UNSECURED
								Complete	LOCAL/STATE**	LOCAL***
Issaquah Middle School	M	\$500,000	\$15,000,000	\$35,000,000	\$8,000,000	\$4,000,000		\$62,500,000	\$62,500,000	
Issaquah High School	M	\$2,000,000						\$2,000,000	\$2,000,000	
Liberty high School	M	\$24,200,000	\$30,500,000	\$10,500,000				\$65,200,000	\$65,200,000	
Maywood Middle School	M	\$10,000,000	\$2,500,000	\$4,162,000				\$16,662,000	\$16,662,000	
Clark Elementary	M		\$1,000,000	\$10,000,000	\$10,250,000	\$1,250,000		\$22,500,000	\$19,500,000	
Tiger Mountain	M		\$250,000	\$2,000,000	\$1,675,000			\$3,925,000	\$3,925,000	
Apollo Elementary	M	\$250,000	\$6,020,000	\$1,000,000				\$7,270,000	\$7,270,000	
Issaquah Valley	M	\$200,000	\$7,285,000	\$1,000,000				\$8,485,000	\$8,485,000	
Sunny Hills	M				\$1,000,000	\$23,500,000	\$2,700,000	\$27,200,000	\$27,200,000	
Portables****	N	\$1,200,000						\$3,150,000	\$3,150,000	\$500,000
<b>TOTALS</b>		<b>\$38,350,000</b>	<b>\$64,005,000</b>	<b>\$63,662,000</b>	<b>\$20,925,000</b>	<b>\$28,750,000</b>	<b>\$2,700,000</b>	<b>\$215,892,000</b>	<b>\$212,892,000</b>	<b>\$500,000</b>

\*N = New Construction M = Modernization/Rebuild

\*\*The Issaquah School District, with voter approval, has front funded these projects.

\*\*\*School impact fees may be utilized to offset front funded expenditures associated with the cost of new facilities. Impact fees are currently collected from King County, City of Bellevue, City of Newcastle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaq. School District.

\*\*\*\*Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.

Exhibit 1



**Meeting Date:** November 3, 2015

**Date Submitted:** 10/28/2014

**Originating Department:** Parks and Recreation

**Clearances:**

- |  |  |  |
|--|--|--|
| <input checked="" type="checkbox"/> Attorney     | <input type="checkbox"/> Community Development         | <input type="checkbox"/> Public Safety |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Finance & IT                  | <input type="checkbox"/> Public Works  |
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Parks & Recreation |  |

**Subject:** Lower Sammamish Commons Park: Trail Accessibility Improvements, C2016-170

**Action Required:** Approve resolution accepting the construction of the Lower Sammamish Commons Park: Trail Accessibility Improvements project by Spiritridge Construction, Inc. as complete.

**Exhibits:** 1. Resolution of project acceptance

**Budget:** City Council authorized \$141,345.25 for the Lower Sammamish Commons Park Trail Accessibility Improvements contract. There is \$478,000.00 budgeted in the 2015-2016 Parks Capital Replacement Program for projects of this nature including this contract.

**Summary Statement:**

Spiritridge Construction, Inc. was selected to construct an ADA accessible trail between the Upper and Lower Sammamish Commons. The contract included demolition, clearing, grading, drainage, earthwork, an asphalt pathway, dry stack retaining walls and site restoration.

There were no contractor claims filed against the City and no liquidated damages were assessed against the contractor.

All work on the project has been successfully completed; a final inspection has been held and the contractor has completed the final punch list of deficiencies. Acceptance by City Council is necessary before the Department of Revenue is asked to close the project so that the contractor's retainage may be released.

**Background:**

The contract for the Lower Sammamish Commons Park: Trail Accessibility Improvements project was awarded by City Council on July 21, 2015 to Spiritridge Construction, Inc in the amount of \$119,950 + WSST and with a \$10,000 construction contingency to be administered by the City Manager for a total authorization amount of \$141,345.25. The project has been successfully completed and City staff are ready to close out the project.

**Financial Impact:**

This project was funded from the Parks Capital Replacement Budget. A summary of the actual project expenditures are listed below.

Construction Costs, Contract (C2016-170)

Total City Council Authorization:	\$141,345.25
Total Construction Expenditures:	<u>\$136,844.34</u>
Balance	\$4,500.91

**Recommended Motion:**

Approve resolution for acceptance of the construction of the Lower Sammamish Commons Park: Trail Accessibility Improvements project by Spiritridge Construction, Inc.

**CITY OF SAMMAMISH  
WASHINGTON  
RESOLUTION NO. R2015-\_\_\_\_**

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**A RESOLUTION OF THE CITY OF SAMMAMISH,  
WASHINGTON, ACCEPTING THE LOWER SAMMAMISH  
COMMONS: TRAIL ACCESSIBILITY IMPROVEMENTS  
PROJECT AS COMPLETE**

WHEREAS, at the Regular Council meeting of July 21, 2015, the City Council authorized the City Manager to enter into a contract with the lowest bidder for the Lower Sammamish Commons: Trail Accessibility Improvements project; and

WHEREAS, the City Manager executed contract C2015-170 with Spiritridge Construction, Inc.; and

WHEREAS, the project was substantially completed by the contractor on October 14, 2015;

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

Section 1. Acceptance of the Lower Sammamish Commons: Trail Accessibility Improvements Project as Complete. The City of Sammamish hereby accepts the Lower Sammamish Commons: Trail Accessibility Improvements project as complete.

Section 2. Authorization of Contract Closure Process. The City of Sammamish Director of Parks and Recreation is hereby authorized to complete the contract closure process upon receiving appropriate clearances from the Department of Revenue, the Department of Labor and Industries and the Department of Employment Security.

Section 3. Effective Date. This resolution shall take effect immediately upon signing.

**PASSED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON  
THE \_\_\_\_\_ DAY OF NOVEMBER 2015.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Mayor Thomas E. Vance

Exhibit 1

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Michael R. Kenyon, City Attorney

Filed with the City Clerk:     October 28, 2015

Passed by the City Council:

Resolution No.:                 R2015-\_\_\_\_\_



**Meeting Date:** November 3, 2015

**Date Submitted:** October 28, 2015

**Originating Department:** Community Development

**Clearances:**

- |  |   |   |
|--|---|---|
| <input checked="" type="checkbox"/> Attorney     | <input checked="" type="checkbox"/> Community Development | <input type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Eastside Fire and Rescue         | <input type="checkbox"/> Police             |
| <input checked="" type="checkbox"/> City Manager | <input type="checkbox"/> Finance & IT                     | <input type="checkbox"/> Public Works       |

**Subject:** Contract Amendment – Eagle Eye Consulting Engineers

**Action Required:** Authorize the City Manager to sign the contract amendment

**Exhibits:** 1.Contract Supplement/Amendment Form

**Budget:** \$60,000.00 from Community Development (Building) Professional Services

**Summary Statement:** This Supplemental Agreement will increase the existing Eagle Eye Consulting Engineers building plan review services contract amount from \$60,000 to \$100,000. This is needed to help cover costs for increased demand of building plan review based on current permit volumes, specifically town center projects. Eagle Eye Consulting Engineers will continue to provide building plan review services as required. The current contract is in effect through December, 31 2016.

**Financial Impact:** This Supplement Agreement will increase the existing Eagle Eye Consulting Engineers building plan review services contract to \$100,000.00. The current contract amount of \$60,000 will be exhausted and the increase is needed to provide building plan review services through the remainder of 2015. There is no financial impact since increased revenue from fees charged for building permits/plan review offsets the costs of contracted plan review.

**Recommended Motion:** Authorize the City Manager to sign the contract amendment





## SUPPLEMENTAL AGREEMENT

Amendment Number: # 1	Date: November 3, 2015
Project: Building Plan Review	City Project number N/A
Consultant: Eagle Eye Consulting Engineers	Contract Number: C2015-00159

The City of Sammamish desires to amend the agreement with Eagle Eye Consulting Engineers. All provisions in the basic agreement remain in effect except as expressly modified by this amendment.

**The changes to this agreement are described as follows:** Amending the contract amount from \$60,000 to \$100,000.

PAYMENT shall be amended in accordance with the consultant fee determination attached and as summarized as follows:

Original Contract Amount:	Current Contract Amount	Net Change This Amendment	Estimated Contract Total After Change
<b>\$60,000.00</b>	<b>\$60,000.00</b>	<b>\$40,000</b>	<b>\$100,000</b>
_____ Eagle Eye Consulting Engineers      Date		Approved:  _____ City of Sammamish      Date	



*COUNCIL*  *MINUTES*

**Special Meeting**  
**October 6, 2015**

Mayor Tom Vance called the regular meeting of the Sammamish City Council to order at 3:30 pm.

**Councilmembers present:**

Mayor Tom Vance  
Deputy Mayor Kathy Huckabay  
Councilmember Don Gerend  
Councilmember Bob Keller  
Councilmember Tom Odell  
Councilmember Ramiro Valderrama (arrived at 3:35 pm)  
Councilmember Nancy Whitten

**Staff present:**

Ben Yazici, City Manager  
Jeff Thomas, Community Development Director  
Kathy Curry, Wetland Biologist and Senior Environmental Planner  
Jessi Bonn, Parks & Recreation Director  
Tim Larson, Communications Manager  
Andrew Zagars, City Engineer  
Jed Ireland, Senior Project Engineer  
Mike Kenyon, City Attorney  
Lita Hachey, Deputy City Clerk

**Roll Call/Pledge of Allegiance**

Roll was called. Councilmember Keller led the pledge.

**Approval of Agenda and the Consent Agenda**

**MOTION:** Deputy Mayor Huckabay moved to approve the Agenda including the Consent Agenda.  
Councilmember Odell seconded. Motion carried unanimously 6-0.

**Public Comment**

Scott Hamilton, 19727 SE 19<sup>th</sup> St, Spoke regarding the Cascadia Rising Earthquake Preparedness program happening in June 2016 and his disappointed that Sammamish City Hall was not participating in this program.

Mary Wictor, 408 208<sup>th</sup> Ave NE, Spoke regarding the drainage and construction issues in the Tamarack neighborhood.

Cheryl Trew, 445 210<sup>th</sup> Ave NE, Spoke regarding the drainage issues on a vacant lot near her home, in the Tamarack neighborhood.

Karen Moran, 20705 SE 3<sup>rd</sup> Way, Spoke regarding emergency preparedness in Sammamish.

Susan Hass, 19524 SE 24<sup>th</sup> Place, Spoke regarding Sammamish and the importance of tree retention.

### **Consent Agenda**

- Payroll for period ending September 15, 2015 for pay date September 18, 2015 in the amount of \$ 321,467.50

Approval: Claims For Period Ending October 6, 2015 In The Amount Of \$3,065,745.37 For Check No. 41463 Through 41584

Contract: SE 4<sup>th</sup> Street Design/Perteet, Inc.

Contract: 2015 Pavement Repairs/NPM Construction

Contract: Inglewood Glen Repairs/Iron Creek Construction

Contract: HVAC Software Upgrade/Johnson Controls

Contract: EHS Sports Field Turf Replacement Design Contract/DA Hogan

Contract Amendment: Community Center Construction Testing and Inspections/Kleinfelder

Interlocal Agreement: Water Resource Inventory Area 8 (WRIA 8)

Approval: Minutes September 1, 2015 Regular Meeting

Approval: Notes September 8, 2015 Study Session

Approval: Notes September 14, 2015 Committee of the Whole

### **Public Hearings**

**Ordinance:** Second Reading: Amending Chapters 21A.15, 21A.35 And 23.100, As Well As Establishing A New Chapter 21A.37 Of The Sammamish Municipal Code Pertaining To Trees Regulations And Civil Code Compliance; Providing For Severability; And Establishing An Effective Date

Community Development Director Jeff Thomas gave the staff report and reviewed the remaining 18 items in the Comment Table with Amendments (*see table #1 -18 - attached. Please view the meeting video for complete discussion on the City of Sammamish website at [www.sammamish.us](http://www.sammamish.us)*), assisted by Wetland Biologist/Senior Environmental Planner, Kathy Curry.

Public Hearing re-opened at 3:53 pm

Susan Prince, 17518 NE 119<sup>th</sup> Way, Redmond WA, ISA certified Arborist, Spoke regarding the code definitions and various terminology inconsistencies. *(Comment sheet available upon request from the City Clerk at [manderson@sammamish.us](mailto:manderson@sammamish.us) )*

Mary Victor, 408 208<sup>th</sup> Avenue NE, spoke regarding the tree retention and presented three photos of trees in the Tamarack neighborhood. *(Photos available upon request from the City Clerk at [manderson@sammamish.us](mailto:manderson@sammamish.us) )*

Nicola Weis, 1716 211<sup>th</sup> Way NE, Spoke about the wooded areas around her home and in Sammamish. She would like the Council to do a wildlife analysis and to protect wildlife corridors.

Jan Bird, 3310 221<sup>st</sup> Ave SE, Spoke supporting the tree retention ordinance.

Barry Margolese, 105 S Main St, Seattle WA, Spoke regarding the tree retention ordinance in comparison to the cities of Redmond and Seattle.

David Hoffman, 385 116<sup>th</sup> Ave SE, Bellevue, WA, Master Builders Assoc., Spoke in favor of the tree retention ordinance. He suggested several amendments to the ordinance.

Ilene Stahl, 21553 SE 28<sup>th</sup> Lane, Spoke in favor of the tree retention ordinance and thanked the Council for all their hard efforts in its preparation.

Karen Moran, 20725 SE 3<sup>rd</sup> Way, Spoke regarding “scrap trees” (Cottonwood trees etc.) and other habitat issues.

Public Hearing was closed at 4:19 pm.

**MOTION:** Councilmember Odell moved to approve the Ordinance (O2015-395) amending Chapters 21A.15, 21A.35 And 23.100, As Well As Establishing A New Chapter 21A.37 Of The Sammamish Municipal Code Pertaining To Trees Regulations And Civil Code Compliance; Providing For Severability; And Establishing An Effective Date as amended. Councilmember Valderrama seconded. Motion carried unanimously 7-0.

Council recessed for dinner and executive session at 6:00 pm till 6:30 pm.

Executive session was extended till 6:40 pm. No action was taken.

**Student Liaison Reports** – none

### **Public Comment**

Carolyn Houger, 1923 218<sup>th</sup> Lane SE, Spoke about the loss of trees and wildlife in Sammamish.

Bill Hammond, 24017 NE 14<sup>th</sup> Street, Spoke regarding his property and the inability to now subdivide with the tree retention restrictions.

Continued discussion on Item # 11 of the Tree Ordinance Comment Table w Amendments (*see table #1 - 18 - attached. Please view the meeting video for complete discussion on the City of Sammamish website at [www.sammamish.us](http://www.sammamish.us)* )

Council recessed for five minutes.

### **Council Committee Reports**

Councilmember Keller reported that the Eastside Fire & Rescue personnel committee will be meeting tomorrow to discuss the Chief's position, resumes that have been submitted and the interviewing process.

Councilmember Odell discussed the WRIA8 meeting that occurred on Sept 17<sup>th</sup>, 2015. They are looking for a new chairperson. At the meeting they discussed habitat status and trends, and the low counts for salmon at the Ballard locks.

Deputy Mayor Huckabay reported that the Eastside Fire & Rescue Board meeting will be this Thursday, Oct. 8<sup>th</sup>. They will have an update from the Regional Fire Authority from District 10 and 38 and will be discussing changes to the interlocal and non-profit agreements.

### **Council Reports**

Councilmember Valderrama complimented the Farmers Market for its success this summer. He attended a Citizens for Sammamish meeting. He stated that he will be scheduling a meeting with King County Councilmember Kathy Lambert to discuss the East Lake Sammamish Trail and he encourages other councilmembers to join him.

Mayor Tom Vance also encourages a meeting with Councilmember Lambert but would like to have an update from Sammamish City staff first to get the current facts.

Councilmember Keller discussed the Levy for the Best Start for Kids, that will be on the ballot and whether the Council can support it. He suggested a five minute presentation to Council for information purposes at the next Council meeting if we can get a pro and a con speaker.

Councilmember Gerend attended the Road Usage Charge Steering Committee last week.

Councilmember Odell attended a Transit Development meeting in Redmond last week with Councilmember Keller. They attended a leadership meeting at the YMCA. He also attended the Lake Washington School District Bond meeting last Wednesday. Lastly, he noted that the Intelligent Transit system went into effect this week and is working quite well.

Councilmember Whitten remarked that other jurisdictions like Bellevue, Issaquah and Redmond are adopting the program for flashing yellow lights on left turns. She has seen wonderful results with this program.

Councilmember Gerend asked if Sammamish will be participating in the Cascadia Rising program.

**Presentations/Proclamations - None**

**Unfinished Business** - None

**New Business** - None

**City Manager Report**

Emergency Operations Update

Ben Yazici discussed the City's emergency management program. He described Sammamish's continuing effort and attention to emergency operations. He discussed the emergency operation plan from 2002 (updated in 2007), the update of the emergency procedures manual and the plan to participate in the Cascadia Rising. He gave an update of the emergency operation centers recent upgrade in the Council Chambers and Executive Briefing room. City Hall has a back-up generator that was used in the last two snow events for emergency shelters. Emergency broadcasting antennas have been installed statically around the City. Sammamish has installed back-up batteries for all signals in Sammamish. Staff meets with and supports the Sammamish Citizen Corps. He stated that Sammamish takes their emergency planning very seriously. The emergency frequency number will be published in the newsletter and posted on the Sammamish website.

Sahalee Way Transportation Update

John Cunningham, Interim Public Works Director, Andrew Zagars, City Engineer and Jed Ireland, Senior Project Engineer gave project update and showed a PowerPoint presentation (*available on the City website at [www.sammamish.us](http://www.sammamish.us)* ).

Councilmembers gave a show of hands in favor of moving forward with the project. Councilmembers Valderrama and Whitten were not in favor and requested a more inclusive process for Citizens and Council. (for more details of this presentation, please go to the City website – City Council meeting video at: <https://www.sammamish.us/tools/VideoPlayer.aspx?eventID=3353> )

Meeting adjourned at 10:02 pm

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Lita Hachey, Deputy City Clerk

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Thomas E. Vance, Mayor



*COUNCIL*  *MINUTES*

**Special Meeting**  
**October 13, 2015**

Mayor Tom Vance called the special meeting of the Sammamish City Council to order at 6:30 pm.

**Councilmembers present:**

Mayor Tom Vance  
Deputy Mayor Kathy Huckabay  
Councilmember Don Gerend  
Councilmember Bob Keller  
Councilmember Tom Odell  
Councilmember Ramiro Valderrama  
Councilmember Nancy Whitten

**Staff present:**

Ben Yazici, City Manager  
Lyman Howard, Deputy City Manager  
Jeff Thomas, Community Development Director  
Joe Guinasso, Finance and Technical Services Director  
Beth Goldberg, Director of Administrative Services  
Mike Kenyon, City Attorney  
Melonie Anderson, City Clerk

**Roll Call/Pledge of Allegiance**

Roll was called. Councilmember Odell led the pledge.

**Approval of Agenda**

**MOTION:** Councilmember Whitten moved to approve the agenda including the Consent Agenda. Councilmember Gerend seconded. Motion carried unanimously 7-0.

**Public Comment - None**

**Public Hearing**

**Ordinance:** Third Reading: Repealing The Sammamish Comprehensive Plan; Adopting The 2015 Sammamish Comprehensive Plan; Providing For Severability; And Establishing An Effective Date

Director of Community Development Jeff Thomas gave the staff report and answered questions regarding the Comprehensive Plan. He presented four staff recommended items for the Council to consider tonight:

1. As directed by City Council on September 14, amend the vision statement to include the phrase “and meets housing affordability through balanced, sustainable housing” as it was missed being added to the October 1 clean copy.

“Sammamish is a vibrant bedroom community blessed with a well-preserved natural environment, a family-friendly, kid-safe culture, and unrivaled connectedness. From its expanding tree canopy, to its peaceful neighborhoods, to its multi-modal transportation resources, Sammamish captures the best of the past even as it embraces a burgeoning digital future and meets housing affordability through balanced, sustainable housing. It is a state-of-the-art community—engaged, responsive and generous in its support for the full range of human endeavor.”

2. Add the acronyms “UGA” Urban Growth Area and “PAA” Planned Annexation Area.
3. Direct staff to reconcile as necessary all maps in volumes 1 and 2 to include the Klahanie PAA as part of the City of Sammamish.
4. Direct staff to reconcile as necessary volume 2 transportation maps to match corresponding text.

Public Hearing opened at 6:43 pm

#### Public Comment

Mark Cross, He commented that it will be important to keep track of concurrency and update the growth targets based on current population. The City should also consider providing their own transportation options.

Public Hearing closed at 6:47 pm

MOTION: Deputy Mayor Huckabay moved to approve the 2015 Comprehensive Plan, including previous amendments (1-4 above), provide for severability and establish an effective date and to be subsequently modified by staff for minor grammatical and wordsmithing amendments, prior to filing with the Washington State Department of Commerce. Councilmember Odell seconded.

AMENDMENT: Councilmember Whitten moved to adopt the following minor amendments (changes are shown in underline and strikethrough):

EC2.3 – no change

EC3.8 – no change

EC 3.9 – no change

EC3.14 – Change to read “Avoidance and minimization measures should reflect the least harmful and most reasonable alternatives and should provide appropriate mitigation, maintenance and monitoring sufficient to provide lasting protection of affected wetland ecosystem functions”

EC5.9 Protect, preserve and enhance lakes, rivers and streams for their hydraulic, hydrologic, ecological, aesthetic, recreational and other protected functions and values.

EC5.13 – Such conditions may include the limitation of the volume of discharge from the subject property to predevelopment levels or preservation and improvement of water quality, preservation of wetlands or other natural drainage features, or other controls necessary to protect ~~against the community hazard.~~

EC5.30 – For the Lake Sammamish drainage basin, require standards to achieve 50% or better phosphorus removal for all new development. ~~or better~~

EC5.44 – no change.

EC5.48 – include the following language - “promote testing of septic systems and educating septic users and owners as to proper maintenance of septic systems.”

EC5.53 – Prepare regulations or rules that direct each development project proposing water treatment features to provide water chemistry data for a two year or longer monitoring period, operations and maintenance (O&M) requirements and a professional report indicating that the installation and O&M program will meet State water quality criteria.

EC5.54 – give staff flexibility to clarify this section.

AMENDMENT: Councilmember Valderrama seconded the above amendments. Motion carried unanimously 7-0.

AMENDMENT: Councilmember Valderrama asked to remove Vision Zero and replace with “to create and support a multimodal traffic safety and management plan” in T3.12. Councilmember Whitten seconded. Motion carried unanimously 7-0.

MAIN MOTON: Main motion carried unanimously 7-0 (O2015-366).

Council recessed from 7:55 pm to 8:00 pm.

**Unfinished Business** - None

**New Business** - None

### **Council Reports**

Councilmember Gerend reported on the Advanced Transportation Technology Conference.

Councilmember Valderrama remarked that people are still waiting for the video for last week’s meeting to be on Channel 21. He thanked Rotary and the Chamber for hosting the Candidates Forum last week. The Nightmare At Beaver Lake starts on October 16, 2015.

Councilmember Whitten said there will be a Transportation Committee meeting tomorrow. She said the Art Fair last weekend was wonderful. She thinks the City should have had a better process for the Sahalee Way project.

Deputy Mayor Huckabay said that this weekend will be the Kiwanis Ski Swap.

Councilmember Odell reported that there will be an emergency fair this weekend.

**City Manager Report**

Mr. Yazici reported on the storm water runoff from last weekend's stormy weather.

**Executive Session** – If Necessary

Meeting adjourned at 8:28 pm.

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Melonie Anderson, City Clerk

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Thomas E. Vance, Mayor



# STUDY SESSION NOTES

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## Committee of the Whole October 19, 2015

Mayor opened the committee of the whole meeting of the Sammamish City Council at 6:30 p.m.

Call to Order

### **Public Comment**

**Note:** *This is an opportunity for the public to address the Council. Three-minutes limit per person or five-minutes if representing the official position of a recognized community organization. If you would like to show a video or PowerPoint, it must be submitted or emailed by 5 pm, the end of the business day, to the City Clerk, Melonie Anderson at [manderson@sammamish.us](mailto:manderson@sammamish.us)*

David Hoffman, 335 116<sup>th</sup> Ave SE, Bellevue, Rep. Master Builders Assoc., spoke regarding Park Impact fees.

Doug Bean, 2028 E Lake Sammamish Pkwy, President of Lake Washington Youth Soccer Assoc., Spoke regarding the synthetic turf and the natural grass rental fee increase.

Brian Carter, 204 239<sup>th</sup> Way SE, President of Eastlake Little League, Spoke regarding the increase in field rental fees.

Paul Fendt, 26613 SE 22<sup>nd</sup> Way, Spoke about adult recreation team and field rental fees.

Brian Rooney, 19528 SE 3<sup>rd</sup> Street, President of Sammamish Little League, Spoke about the fee increase and the effect on the recreational leagues.

### **Topics**

- Presentation: Synthetic Turf Infill Options

A presentation was given by Bob Harding with DA Hogan Associates, Design Consultants. (Available on the City website at [www.sammamish.us](http://www.sammamish.us) )

- Presentation: Lake Washington Tesla STEM School/ Big Rock Park Project

Kellye Hilde, Parks and Recreation Project Manager introduced the students and showed a PowerPoint presentation (Available on the City website at [www.sammamish.us](http://www.sammamish.us) )

- Discussion: Park Impact Fees

*(Audio of discussion is available on the City website at <https://www.sammamish.us/tools/VideoPlayer.aspx?eventID=3356>)*

- Discussion: Facility Rental Fees

*(Audio of discussion is available on the City website at <https://www.sammamish.us/tools/VideoPlayer.aspx?eventID=3356>)*

Executive Session - None

**Adjournment**

10:25 pm

**COUNCIL**  **MINUTES**

**Regular Meeting  
October 20, 2015**

Mayor Tom Vance called the regular meeting of the Sammamish City Council to order at 6:30 pm.

**Councilmembers present:**

Mayor Tom Vance  
Deputy Mayor Kathy Huckabay  
Councilmember Don Gerend  
Councilmember Bob Keller  
Councilmember Tom Odell  
Councilmember Ramiro Valderrama  
Councilmember Nancy Whitten

**Staff present:**

Lyman Howard, Deputy City Manager  
Jeff Thomas, Community Development Director  
Jessi Bonn, Parks & Recreation Director  
Susan Cesar, Parks & Recreation Project Manager  
Mike Sugge, Analyst for Parks & Recreation  
John Cunningham, Public Works Director  
Cheryl Paston, Deputy Director of Public Works  
Mike Kenyon, City Attorney  
Lita Hachey, Deputy City Clerk

**Roll Call/Pledge of Allegiance**

Roll was called. Councilmember Gerend led the pledge.

**Approval of Agenda and the Consent Agenda**

**MOTION:** Deputy Mayor Huckabay moved to approve the Agenda including the Consent Agenda.  
Councilmember Keller seconded. Motion carried unanimously 7-0.

Deputy City Manager, Lyman Howard presented an updated agenda calendar to Council. Discussion was held about the new scope of the Sahalee Way Improvement Project. Interim Public Works Director, John Cunningham answered questions about the schedule and timeline.

**Student Liaison Reports** - None

**Presentations/Proclamations**

Alex Bond from Best Start for Kids, gave a presentation on Proposition 1 - Children, Youth, Families and Communities. *(A hand-out was given to each Councilmember)*

**Public Comment**

Scott Hamilton, 19729 SE 19<sup>rd</sup> St, Spoke regarding the Sahalee Way project

Adam Stern, 4517 Ravenna Ave NE, Seattle, WA, New Conductor of the Sammamish Symphony, Spoke about his new position of music director.

Mary Wictor, 408 208<sup>th</sup> Ave NE, Spoke regarding the Tamarack neighborhood drainage issues. *(showed a PowerPoint presentation available upon request to the City Clerk, Melonie Anderson at [manderson@sammamish.us](mailto:manderson@sammamish.us) )*

Tom Hornish, 1237 E Lake Sammamish Lane SE, Spoke regarding the Sahalee Way project and the updated process. East Lake Sammamish Trail ownership and the Eastside Fire and Rescue communications.

Nancy Baer, 20013 NE 42<sup>nd</sup> St, Spoke regarding the Sahalee Way Improvement Project.

Charlene Rankins, 33325 Sahalee Way NE, Spoke about the Sahalee Way Improvement Project

**Consent Agenda**

Payroll for period ending September 30, 2015 for pay date October 5, 2015 in the amount of \$324,772.55

Approval: Claims For Period Ending October 20, 2015 In The Amount Of \$1,927,832.96 For Check No. 41585 Through 41733

Interlocal Agreement: LiDAR (Light Distance and Ranging) Survey Data/Multiple Cities

Contract Amendment: Supplemental Slope Mowing/Badgely Landscape

Approval: Minutes September 15, 2015 Regular Meeting

**Council Committee Reports**

Mayor Tom Vance – King County Cities Climate Control Committee meeting in Tukwila  
Deputy Mayor Huckabay – EF& R report on Finance committee. Financial goals have been completed.  
Councilmember Keller – Public Issues Committee, Farmer’s Market Fee is rising. EF & R update to follow in the next meeting. Fire Chief Recruitment closed yesterday (24 resumes) and the selection of candidates for interviews. Nov. 16<sup>th</sup> is the screening.

**Public Hearings**

**Ordinance:** First Reading Relating To School Impact Fees; Amending The City’s Comprehensive Plan To Adopt The Snoqualmie Valley School District No. 410 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An

Effective Date.

Public Hearing opened at 7:46 pm and closed at 7:46 pm. Seconded reading will be at the November 3, 2015 City Council Regular Meeting.

**Ordinance:** First Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Lake Washington School District No. 414 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date.

Public Hearing opened at 7:47 pm and closed at 7:49 pm. Seconded reading is on November 3, 2015 at the City Council regular meeting.

Public Comment

Paul Stickney, address, Spoke in favor of the Lake Washington School Districts report.

**Ordinance:** First Reading Relating To School Impact Fees; Amending The City's Comprehensive Plan To Adopt The Issaquah School District No. 411 Capital Facilities Plan; Adopting The Associated School Impact Fee Schedule; And, Establishing An Effective Date.

Public Hearing opened at 7:49 pm and closed at 7: 50 pm. Seconded reading will at the November 3, 2015 Regular Meeting.

Community Development Director Jeff Thomas gave the staff report (*PowerPoint presentation available on the City of Sammamish website at [www.sammamish.us](http://www.sammamish.us)*)

Denise Stiffarm, Lake Washington School District Representative, Spoke regarding the School Impact fees.

Steve Crawford, Issaquah School District Representative, Spoke regarding the School Impact fees.

**Ordinance:** First Reading Amending Chapter 14a.20 Of The Sammamish Municipal Code Adjusting The Impact Fees For Park And Recreational Facilities; Providing For Severability; And Establishing An Effective Date.

Parks and Recreation Director, Jessi Bon gave the staff report and update. (*PowerPoint presentation available on the City of Sammamish website at [www.sammamish.us](http://www.sammamish.us)*)

Public Hearing opened at 8:31 pm and continued until the second reading at the regular meeting on November 3, 2015.

Option 1: Fee Deferral

Option 2: Home builders with a signed contract

Option 3: Phased-in option.

No Public Comment

**Council Reports**

Mayor Tom Vance volunteered at the kickoff meeting at the Nightmare at Beaver Lake. Kiwanis Ski swap was very successful this year.

Deputy Mayor Huckabay – Oct. 24<sup>th</sup> theatrical presentation at the Teen Center for Hansel and Gretel. Spoke regarding the Skyline High School exiting interviews for seniors that she attended this morning.

Councilmember Keller – Commented on the Emergency Preparedness Fair.

Councilmember Whitten – Commented on Best Start for Kids. She feels that the City should not be involved in this if both sides aren't present. Spoke about the Sahalee Way project and how it was presented to Council and she is happy that the City has changed the process.

Councilmember Odell – reported on Canada election night and a new Prime Minister Justin Trudeau.

Supports the Best Start for Kids program. Commented on Mary Victor's presentation tonight.

Councilmember Gerend – Attended special meetings on Friday

Councilmember Valderrama- spoke about the Nightmare at Beaver Lake Kick-off meeting. Emergency Preparedness fair. Met with King County Councilmember, Kathy Lambert to view the East Lake Sammamish Trail (all 3 sections). Complimented staff on the change of schedule for the Sahalee Way Improvement Project.

Councilmember Gerend was nominated as delegate to the National League of Cities Business Meeting.

**Unfinished Business** - None

**New Business** - None

### **City Manager Report**

Deputy City Manager, Lyman Howard reported that the Chapman's are in the King County Ombudsmen program. He also discussed the City Employee participation in an Earthquake drill on Thursday, October 15, 2015.

Meeting adjourned at 9:02 pm

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Lita Hachey, Deputy City Clerk

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Thomas E. Vance, Mayor



**Meeting Date:** November 3, 2015

**Date Submitted:** October 28, 2015

**Originating Department:** Parks and Recreation

**Clearances:**

- |  |   |  |
|--|---|--|
| <input checked="" type="checkbox"/> Attorney     | <input type="checkbox"/> Community Development    | <input checked="" type="checkbox"/> Parks & Recreation |
| <input type="checkbox"/> Admin Services          | <input type="checkbox"/> Eastside Fire and Rescue | <input type="checkbox"/> Police                        |
| <input checked="" type="checkbox"/> City Manager | <input checked="" type="checkbox"/> Finance & IT  | <input type="checkbox"/> Public Works                  |

**Subject:** Ordinance: Park Impact Fees Update

**Action Required:** Second Reading and Continued Public Hearing

- Exhibits:**
1. Summary of Implementation Strategies
  2. Ordinance with Attachment A (revised)
  3. Summary Memorandum prepared by FCS Group

**Budget:** N/A

**Summary Statement:**

Impact fees are authorized under the State's Growth Management Act, and are charged by the City to new residential development to help pay for the costs of providing park and recreation facilities needed as a result of the development.

**Background:**

Park impact fees were first implemented by the City in 2006. At that time, the City conducted extensive studies documenting the procedures for measuring the impact of new development on public parks and recreation facilities, and a *Rate Study for Impact Fees for Parks and Recreational Facilities* was prepared by consultant Henderson, Young and Company. A formula for determining impact fee rates was developed as part of this study.

The current study by FCS Group uses the same formula developed in 2006, and updates the inputs to account for changes since 2006. The 2006, current and updated park impact fee rates are listed below.

Unit Type	2006 Impact Fee	Current Impact Fee	Updated Impact Fee
Single Family	2,605.82	2,697.28	6,739.00
Multi-family	1,505.35	1,558.19	4,362.00
Mobile Home	1,370.82	1,418.94	N/A

Implementation options were discussed at the October 19<sup>th</sup> and 20<sup>th</sup> Council meetings, and as a result of Council comments, the draft Ordinance has been revised as follows:

- Impact fee deferral language from the current Chapter 14A.20 SMC has been modified. The previous ending date for the park impact fee deferral program (December 31, 2014) was eliminated, which effectively reinstates the deferral program. Associated minor revisions were also included for consistency with the new State law requirements that become effective September 1, 2016. These revisions include extending the applicability of this section to multi-family building permits (previously only applied to single-family permits), limiting the impact fee deferral period to 18-months and allowing the City to pursue foreclosure proceedings in the event that impact fees are not paid on time.
- A short-term exemption from the fee increase has been added for homes under contract prior to the effective date of the ordinance. This is a short-term (60-day) exemption allowing homebuilders with fully executed Purchase & Sales Agreements signed prior to the effective date of the ordinance, to pay the current impact fee.
- The park impact fee table was modified to include a phased-in approach to the fee increase. The revised ordinance calls for 70% of the fee increase to take effect upon the effective date of the ordinance. This “phased-in” fee will be applicable until June 30, 2016. Thereafter, the full impact fee would be collected.

The changes described above are reflected in the attached ordinance and are also summarized in the attached table.

**Financial Impact:**

Updated park impact fees will provide additional revenue to support the parks capital projects that are needed for growth.

**Recommended Motion:**

Complete the public hearing and adopt the ordinance as amended.

**2015 Park Impact Fee Update**  
**Summary of Implementation Strategies**  
 Updated: October 28, 2015

	Proposed Code Language
<p><b>Impact Fee Deferral Available for all Applicants</b>                      Includes multi-family units and revisions are consistent with new State law.</p>	<p><b>14A.20.020 Assessment of impact fees.</b></p> <p>...</p> <p>(12) <del>For complete building permit applications received on or prior to December 31, 2014, a</del> At the time of issuance of any single-family <u>or multifamily</u> residential building permit for a dwelling unit that is being constructed for resale, the applicant may <del>elect to</del> either (a) pay the impact fees then due and owing or (b) defer payment for a period not to <u>exceed 18 months by granting and recording</u> a covenant against title to the property that requires payment of the impact fees <u>in the amount then</u> due and owing, less any credits awarded, by automatic payment through escrow <del>of the impact fee due and owing to be paid</del> at the time of closing of sale of the lot or unit. <u>If the deferred impact fees are not paid in full within 18 months of the issuance of the building permit, the City may institute foreclosure proceedings.</u> The awarding of credits shall not alter the applicability of this section. (Ord. 2015-____; Ord. O2012-339 § 1 (Att. A); Ord. O2010-294 § 1 (Att. A); Ord. O2009-263 § 1 (Att. A); Ord. O2006-207 § 1)</p>
<p><b>Short-term Exemption for Homebuilders with a Signed Sales Contract</b>                      60-day exemption from the fee increase for qualified applicants.</p>	<p><b>14A.20.020 Assessment of impact fees.</b></p> <p>...</p> <p>Add:</p> <p>(13) <u>If, prior to January 12, 2016, an applicant submits a copy of a fully executed purchase and sale agreement with an affidavit from the applicant attesting that the agreement was fully executed prior to November 11, 2015, the residential dwelling unit that is the subject of that agreement will be subject to the parks and recreational facilities impact fee in effect on the date of execution of that agreement, as provided in SMC 14A.20.110.</u></p>

Exhibit 1

**Phased-in Fee Implementation**  
 70% of the fee increase applied upon the effective date of the ordinance through June 30, 2016. Full impact fee collected thereafter.

Replace:

**14A.20.110 Park and recreational facilities impact fee rates.**

In accordance with RCW 82.02.060, the park and recreational facilities impact fees are based upon a schedule of impact fees which is adopted for each type of development activity that is subject to impact fees and which specifies the amount of the impact fee to be imposed for each type of system improvement.

The park and recreational facilities impact fee rates in this section are generated from the formula for calculating impact fees set forth in the rate study which is incorporated herein by reference. Except as otherwise provided for independent fee calculations in SMC 14A.20.120, exemptions in SMC 14A.20.030, and credits in SMC 14A.20.040, all new residential developments in the City will be charged the following park and recreational facilities impact fee applicable to the type of development:

<u>Unit type</u>	<u>Fee per dwelling unit</u>		
	<u>For qualifying residences under 14A.20.020 (13) only</u>	<u>Through June 30, 2016</u>	<u>July 1, 2016, and later</u>
<b>Single-Family</b>	<u>\$2,697.28</u>	<u>\$5,526.00</u>	<del>\$2,697.28</del> <u>\$6,739.00</u> per dwelling unit, or
<b>Multifamily</b>	<u>\$1,558.19</u>	<u>\$3,521.00</u>	<del>\$1,558.19</del> <u>\$4,362.00</u> per dwelling unit, or
<b>Mobile Home</b>			<del>\$1,418.94</del> per dwelling unit

(Ord. O2015- § 1; Ord. O2013-342 § 1 (Att. A); Ord. O2006-207 § 1)

**CITY OF SAMMAMISH  
WASHINGTON  
ORDINANCE NO. O2015-\_\_\_\_**

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**AN ORDINANCE OF THE CITY OF SAMMAMISH, WASHINGTON,  
AMENDING CHAPTER 14A.20 OF THE SAMMAMISH MUNICIPAL  
CODE ADJUSTING THE IMPACT FEES FOR PARK AND  
RECREATIONAL FACILITIES; PROVIDING FOR SEVERABILITY;  
AND ESTABLISHING AN EFFECTIVE DATE**

WHEREAS, the State of Washington Growth Management Act, Chapter 36.70A RCW and related sections, (the “GMA”), requires the City to adopt a Comprehensive Plan that provides adequate public facilities to serve development; and

WHEREAS, the City of Sammamish Comprehensive Plan was recently updated as required by GMA (Ordinance 2015-396) and includes a Parks, Recreation and Open Space Element that is consistent with the Capital Facilities Plan Element as it relates to park and recreation facilities; and

WHEREAS, there was early and continuous public involvement in the City’s update to the Comprehensive Plan, establishing the policy basis for park impact fees; and

WHEREAS, the City Council held a public hearing on October 20, 2015 and November 3, 2015 on the proposed amendments; and

WHEREAS, RCW 82.02.050 through RCW 82.02.090 authorizes local jurisdictions subject to the Growth Management Act to adopt and enforce an impact fee ordinance requiring new growth and development within the City to pay a proportionate share of the cost of new facilities and system improvements to serve such new growth and development; and

WHEREAS, the City conducted extensive research in documenting the procedures for measuring the impact of new development on public facilities resulting in the *Rate Study for Impact Fees for Parks and Recreational Facilities* completed by Henderson, Young and Company, dated November 2, 2006, which set forth a methodology for determining the impact fee amounts; and

WHEREAS, the City adopted impact fees for parks and recreational facilities by Ordinance 2006-207, codified in Title 14A SMC, and adjusted the rates once in 2013 to account for the WSDOT Construction Cost Index (CCI) for the previous 12 months; and

WHEREAS, SMC 14A.20.100 authorizes the Council to review and adjust impact fee rates as it deems necessary and appropriate to meet City needs, including as needed to account for increasing costs of labor, materials, and real property; and

Exhibit 2

WHEREAS, a number of the factors in the impact fee formula developed by Henderson, Young and Company require adjustment to account for additional park and recreational facilities, additional population, increasing land values, and other factors that have changed since 2006; and

WHEREAS, the City contracted with FCS Group, Inc., to update the park impact fee amounts following the methodology developed in 2006 by Henderson, Young and Company, Inc.; and

WHEREAS, the City has proposed rates for park impact fees that are based on the *Rate Study for Impact Fees for Parks and Recreational Facilities* completed by Henderson, Young and Company, and the Park Impact Fee Update Summary Memorandum by FCS Group dated October 14, 2015, which studies and fee schedule the Council hereby incorporates by reference; and

WHEREAS, the Council recognizes that as the community grows it will be crucial to ensure that adequate park and recreational facilities be provided to serve the demand generated from new growth and development in the City; and

WHEREAS, the Council finds that it is in the public interest, and consistent with the intent and purposes of the Growth Management Act, RCW 36.70A et seq., for the City to update the parks impact fee rates as proposed;

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

**Section 1.** The proposed amendments to Chapter 14A.20 Sammamish Municipal Code set forth in Attachment “A” to this Ordinance are hereby adopted.

**Section 2. Severability.** The above “Whereas” clauses of this Ordinance constitute specific findings by the Council in support of adoption of this Ordinance. If any provision of this Ordinance or its application to any person or circumstance is held invalid, the remainder of the Ordinance or the application of the provision to other persons or circumstances is not affected.

**Section 3. Effective Date.** This Ordinance shall be published in the official newspaper of the City, and shall take effect and be in full force five (5) days after the date of publication.

**ADOPTED BY THE CITY COUNCIL AT A REGULAR MEETING THEREOF ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2015.**

CITY OF SAMMAMISH

\_\_\_\_\_  
Thomas E. Vance, Mayor

ATTEST/AUTHENTICATED:

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Melonie Anderson, City Clerk

Approved as to form:

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Mike Kenyon, City Attorney

Filed with the City Clerk:      October 14, 2015  
Public Hearing:                      October 14, 2015  
First Reading:                      October 20, 2015  
Public Hearing:                      November 3, 2015  
Passed by the City Council:  
Publication Date:  
Effective Date:



## Attachment A

...

**14A.20.010 Findings and authority.**

The council hereby finds and determines that new growth and development, including but not limited to new residential development in the City, will create additional demand and need for public facilities in the City, and the council finds that new growth and development should pay a proportionate share of the cost of system improvements reasonably related to and that will reasonably benefit the new growth and development. The City has conducted extensive studies documenting the procedures for measuring the impact of new development on public facilities, has prepared the Rate Study for Impact Fees for Parks and Recreational Facilities, Henderson, Young and Company, dated November 2, 2006, and the Park Impact Fee Update Summary Memorandum by FCS Group dated October 14, 2015 (collectively referred to hereafter as the "Rate Study"), and hereby incorporates ~~this~~ the rate study into this title by reference. Therefore, pursuant to RCW [82.02.050](#) through [82.02.090](#), the council adopts this chapter to assess impact fees for parks and recreational facilities ("impact fee"). The provisions of this chapter shall be liberally construed in order to carry out the purposes of the council in establishing the impact fee program. (Ord. O2015-\_\_\_\_ § 1; Ord. O2006-207 § 1)

**14A.20.020 Assessment of impact fees.**

...

(12) ~~For complete building permit applications received on or prior to December 31, 2014, a~~ At the time of issuance of any single-family or multifamily residential building permit for a dwelling unit that is being constructed for resale, the applicant may elect to either (a) pay the impact fees then due and owing or (b) defer payment for a period not to exceed 18 months by granting and recording a covenant against title to the property that requires payment of the impact fees in the amount then due and owing, less any credits awarded, by automatic payment through escrow of the impact fee due and owing to be paid at the time of closing of sale of the lot or unit. If the deferred impact fees are not paid in full within 18 months of the issuance of the building permit, the City may institute foreclosure proceedings. The awarding of credits shall not alter the applicability of this section. (~~Ord. 2015-\_\_\_\_; Ord. O2012-339 § 1 (Att. A); Ord. O2010-294 § 1 (Att. A); Ord. O2009-263 § 1 (Att. A); Ord. O2006-207 § 1~~)

(13) If, prior to January 12, 2016, an applicant submits a copy of a fully executed purchase and sale agreement with an affidavit from the applicant attesting that the agreement was fully executed prior to November 11, 2015, the residential dwelling unit that is the subject of that agreement will be subject to the parks and recreational facilities impact fee in effect on the date of execution of that agreement, as provided in SMC 14A.20.110. (Ord. 2015-\_\_\_\_; Ord. O2012-339 § 1 (Att. A); Ord. O2010-294 § 1 (Att. A); Ord. O2009-263 § 1 (Att. A); Ord. O2006-207 § 1)

## Exhibit 2

...

### 14A.20.110 Park and recreational facilities impact fee rates.

In accordance with RCW [82.02.060](#), the park and recreational facilities impact fees are based upon a schedule of impact fees which is adopted for each type of development activity that is subject to impact fees and which specifies the amount of the impact fee to be imposed for each type of system improvement.

The park and recreational facilities impact fee rates in this section are generated from the formula for calculating impact fees set forth in the rate study which is incorporated herein by reference. Except as otherwise provided for independent fee calculations in SMC [14A.20.120](#), exemptions in SMC [14A.20.030](#), and credits in SMC [14A.20.040](#), all new residential developments in the City will be charged the following park and recreational facilities impact fee applicable to the type of development:

<u>Unit type</u>	<u>Fee per dwelling unit</u>		
	<u>For qualifying residences under 14A.20.020 (13) only</u>	<u>Through June 30, 2016</u>	<u>July 1, 2016, and later</u>
<b>Single-Family</b>	<u>\$2,697.28</u>	<u>\$5,526.00</u>	<u>\$2,697.28 \$6,739.00 per dwelling unit, or</u>
<b>Multifamily</b>	<u>\$1,558.19</u>	<u>\$3,521.00</u>	<u>\$1,558.19 \$4,362.00 per dwelling unit, or</u>
<b>Mobile Home</b>			<u>\$1,418.94 per dwelling unit</u>

(Ord. O2015-\_\_\_ § 1; Ord. O2013-342 § 1 (Att. A); Ord. O2006-207 § 1)

...



# Summary Memorandum

**To:** Jessi Bon  
Director of Parks and Recreation  
City of Sammamish

**Date:** October 14, 2015

**From:** John Ghilarducci, Principal  
Gordon Wilson, Project Manager

**RE:** Park Impact Fee Update

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## A. INTRODUCTION

In August 2015, the City of Sammamish contracted with FCS Group to update its impact fee for parks and recreation facilities. At the City's request, this update generally follows the methodology used in the City's original rate study for park impact fees, performed by Henderson, Young & Company in 2006. The purpose of this summary memo is to describe the updated impact fee and the assumptions and calculations on which it is based.

The impact fee for parks and recreation facilities (shortened for convenience to "park impact fee") is a payment collected from developers of new housing units within the City, for their share of the capital cost of parks and recreation facilities that will serve people in the newly developed housing. It ensures that new development helps pay the cost of new park facilities needed because of the growth in residents. There are other impact fees (for example, for streets) that are collected from commercial development, but the City's park impact fee is applied only to residential development.

Impact fees are authorized by state law in RCW 82.02.050 through 82.02.110. By law, revenue from park impact fees must be used for park system improvements that serve new development. The money may not be used to address maintenance and repair projects. The fees cannot exceed new development's proportionate share of the improvement costs, and the revenue may only be expended on capital projects in an adopted Comprehensive Facilities Plan. Impact fee revenue must be spent within ten years after collection. In addition, the City cannot depend entirely on impact fees to fund growth-related capital costs; there must be some amount of funding from other local sources.

The City's first park impact fee was adopted in November 2006. It was amended in 2013; at that time, there was a small adjustment to the rates, and the City's code language was revised to reflect changes in statutory language. It was amended again in 2014 to revise the affordable housing exemption. The City's investment in parks and recreation facilities has increased significantly since 2006, and so has its population. The purpose of this 2015 update is to bring the impact fee rate current with today's population and today's park system.

Within the state statute, cities can opt to set "level of service" standards that are separate from their existing capital inventory. If a city's current system has less investment than its standard calls for, then it has a "deficiency;" if its current system exceeds the standard, then it has "reserve capacity." Money from impact fees cannot be used to address deficiencies, though it can reimburse the city for reserve capacity. In the case of Sammamish, the City has chosen for its standard to equal the current level of parks and recreation facilities per capita, and that choice is incorporated into both the 2006 study and this update. This means that there is no deficiency and no reserve capacity; the Sammamish fee is simply designed to sustain the current level of service by keeping up with growth.

## B. CALCULATION OF 2015 UPDATE

### B1. OVERVIEW OF CALCULATION

The flow of the park impact fee calculation is unchanged from the 2006 study. First, we determine the City's per capita level of service by taking the value of the current parks system and dividing it by current city population. Multiplying that figure by the projected population growth over the 2015-2021 period yields the total dollar investment in parks facilities that will be needed in order to keep up with the demands of growth. After making sure that this amount ("Investment Needed for Growth") is matched or exceeded by the amount of growth-related park projects identified in the City's Capital Improvement Plan (CIP), we then make two deductions. One is the amount of growth-related parks capital costs that the City plans to fund from revenues other than impact fees. The other deduction is a "revenue credit" to account for the fact that the new residents who indirectly have to pay the cost of impact fees will also be contributing a proportionate share of the "other local revenues." After these two deductions, the remaining cost responsibility falls on new growth. This remaining cost responsibility is converted to a "per dwelling unit" basis using an occupancy factor—i.e., the average number of persons per dwelling unit. The occupancy factor is separate for single family and multi-family housing, which is how we end up with separate impact fee charges for single family and multi-family units. Below is a step-by-step description of the calculation. Backup tables are included in a technical appendix to this memo.

### B2. CURRENT INVENTORY

The calculation of the impact fee begins with a current inventory of parks and recreation facilities, with an estimated value for each. The total 2015 value is \$162,378,515, compared with the 2006 total value of \$45,667,590. This represents an increase of 256% in nine years, or just over 15% per year.

The value estimates are intended to represent the market value of land plus the original cost of improvements. The data was compiled by City staff. Building on the inventory used in the 2006 study, the updated values incorporated park investments made since 2006 (new parks, park improvements, and land acquisition), along with Klahanie Park. Land values since 2006 were adjusted based on the average Sammamish change in land value, per the King County Assessor database. For the projects in the 2015 CIP (including the Community and Aquatic Center), we included actual project expenditures through the end of August 2015.

Donated assets are included in the total, because the purpose of this figure is not to recover the cost of the City's investment but rather to define the current level of service. Even though much of the impact fee calculation is based on historical data, it is actually a forward-looking analysis—its purpose is to understand what would need to be spent *in the future* in order to keep up with growth without diluting the City's existing level of service for parks and recreation facilities.

The following discussion illustrates how the valuation was generated for various types of parks.

- For **new parks** such as Sammamish Landing, the initial land valuation was based on either the purchase price or the assessed value at the time of donation, with market value adjustments since the time of acquisition. Parcels with conservation easements did not receive a market value adjustment. For Klahanie Park, which is new to the City, the value was based on King County Assessor data.
- For **existing parks with improvements since 2006**, the initial valuation came from the 2006 study. Land values were adjusted based on King County Assessor data. For improvements since 2006, such as the community garden at Lower Commons, the original cost was included, without inflation or depreciation.

- For **existing parks without improvements since 2006**, the initial value came from the 2006 study, and land values were adjusted based on King County Assessor data.
- For **nature preserves** such as Evans Creek and the restricted parts of Beaver Lake, the initial value came from the 2006 study. Land values were not adjusted, because property development is constrained due to sensitive areas and/or a conservation easement. The actual cost of improvements was included in the valuation, without inflation or depreciation.
- For **community sports fields** such as those at Eastlake and Skyline high schools, the initial valuation came from the 2006 study. Eastlake High School Field #3 was added to the valuation. However, land value was excluded from the valuation because the land is owned by school districts.
- For **park improvements or recreation facilities currently under construction**, the valuation includes actual expenditures incurred as of August 31, 2015, the most recent month for which year-to-date expenditures were available when this update was being prepared. Land values were adjusted based on King County Assessor data. Expenditures incurred after August 31 are eligible to be funded by impact fees collected in the future.

### B3. CAPITAL INVESTMENT PER CAPITA (PARKS LEVEL OF SERVICE)

The current estimated population for the City is 60,200, including the Klahanie annexation. For the 2006 study, the population was 39,730. This represents an increase of 52% over nine years, or almost 5% per year including annexations.

The total value of the current inventory divided by current population yields the capital investment per person. This represents the current level of service per capita for parks and recreation facilities. As shown in **Exhibit B-1**, this figure is now \$2,697, compared with \$1,149 in 2006. The capital investment per person has increased by 135% since 2006, or almost 10% per year.

**Exhibit B-1: Per Capita Value of Existing Parks & Recreation Capital Investment**

Per Capita Value of Parks & Recreation Facilities	2006 Study	2015 Update
Total Value Parks & Facilities through August 2015	\$ 45,667,590	\$ 162,378,115
Estimated Current Population	39,730	60,200
Capital Investment per Person	\$ 1,149	\$ 2,697

### B4. PROJECTED POPULATION GROWTH

In order to forecast the amount of investment needed to keep up with growth, we first needed a forecast of population growth. As shown in **Exhibit B-2**, there were three potential growth forecasts available to us. The highest forecast was based on the ten-year historical average growth rate (excluding annexations), which was 3% per year. At the lower boundary, the Comprehensive Plan identifies a minimum growth target that the City has to plan to accommodate. That target is 0.37% per year, but it is not necessarily connected to actual growth that occurs on the ground.

**Exhibit B-2: Assumed Population Growth 2015-2021**

Alternate Growth Assumptions 2015-2021	2015 Population	Annual Growth	2015-2021 Growth
Historical Growth (10-year Avg.)	60,200	3.00%	11,682
Assumed Growth Per 2014 Traffic Impact Study	<b>60,200</b>	<b>1.75%</b>	<b>6,607</b>
Minimum Growth Target from Comp Plan	60,200	0.37%	1,356

The analysis incorporates the middle estimate, which is an average of 1.75% per year. For single family residential housing, this was based on the growth forecast that was used for the traffic impact fee study prepared by City staff last year, which was 1,616 single family housing units from 2015 through 2021. For multi-family housing, City staff estimate that 807 multi-family units are currently under development or in the permitting process. Applying occupancy factors of 3.09 residents per single family dwelling unit and 2.0 residents per multi-family dwelling unit, we arrived at a projected population growth of 6,607 new residents through 2021.

### B5. INVESTMENT NEEDED FOR GROWTH

Capital investment per person times population growth tells us the amount of total investment that is needed in order to keep up with the impact of growth. As shown in Exhibit B-3, that amount is now projected to be \$17.8 million, compared to \$8.9 million in the 2006 study.

**Exhibit B-3: Investment Needed for Growth**

Investment Needed for Growth	2006 Study	2015 Update
Capital Investment per Person	\$ 1,149	\$ 2,697
Projected Population Growth 2016-2021	7,750	6,607
Investment Needed for Growth	\$ 8,908,157	\$ 17,822,364
Adopted CIP Sept 2015 through 2020		18,872,992
CIP minus Investment Needed for Growth		1,050,628

The “investment needed for growth” figure is a representation of the growth-related capital needed to sustain the current service level. It is important to compare that figure with the total CIP, because the CIP represents an estimate of the capital needs that is practical, not theoretical. We cannot use the calculated “investment needed for growth” figure as the basis for a park impact fee unless there is at least that amount in identified capital projects that the City has planned to spend money on over the forecast period. We deducted from the 2015-2020 CIP any amounts budgeted for 2015 that had already been spent by August.

For the City of Sammamish, the growth projections were through 2021, but the time frame for the CIP is only through 2020, so this estimate is conservative—if the CIP were updated to include another year, the “adopted CIP” constraint would not be as tight. As it turns out, the capital plan contains \$18.9 million of projects related to growth, which is more than enough to justify an “investment needed for growth” estimate of \$17.8 million.

### B6. DEDUCTION FOR NON-IMPACT FEE REVENUE USED

After arriving at the \$17.8 million figure and testing to be sure it fits within the adopted CIP total, we need to reduce it by the amount of non-impact fee revenue that is expected to be spent on growth-related parks capital projects. That results in the amount of investment *to be paid by* growth through impact fees (as opposed to “investment *needed for* growth”).

We first deducted the remaining YMCA contribution to the Community and Aquatic Center, which is about \$2.4 million. We then apply a factor that represents the percentage of growth-related capital costs that the City plans to fund from “other local revenues.” “Other local revenues” mean non-impact fee revenues other than outside grants or donations. They might include real estate excise taxes or General Fund revenues such as property taxes. The 2006 study assumed this factor at 3.23%. After discussion with City staff, we assumed 5%, or about \$891,000.

RCW 82.02.050 states that “the financing for system improvements to serve new development must provide for a balance between impact fees and other sources of public funds and cannot rely solely on impact fees.” The City has demonstrated its willingness to commit other revenues as needed in order to build the necessary parks and recreation infrastructure. Including this factor in the impact fee calculation means that the City commits that a minimum level of other local revenues will be used for the development of growth-related parks capital improvements. In actual practice, funding from other local sources can exceed the minimum, but it shall not be less than \$891,000 over the forecast period.

**Exhibit B-4** shows how “investment needed for growth” of \$17.8 million becomes “investment to be paid by growth” through impact fees of \$14.5 million.

**Exhibit B-4: Investment to be Paid by Growth**

Assumed Percent Funded by Other Local Revenue		3.23%	5.00%
Parks and Recreation Investment to be Paid by Growth	2006 Study	2015 Update	
	Investment Needed for Growth	\$ 8,908,157	\$ 17,822,364
Outside Donations for Parks and Recreation	1,800,000	2,418,000	Remaining YMCA contribution
Other Local Revenue Expenditure (5%)	287,733	891,118	
City Investment for Growth	2,087,733	3,309,118	
<b>Investment to be Paid by Growth</b>	<b>\$ 6,820,424</b>	<b>\$ 14,513,245</b>	

**B7. REVENUE CREDIT**

An estimate of investment to be paid by growth through impact fees totaling \$14.5 million is equivalent to \$2,197 growth cost per person, based on projected population growth. Using the assumed single family and multi-family occupancy factors, we can convert the “growth cost per person” into “growth cost per dwelling unit,” as shown in Table 8 of the technical appendix. There is one more type of deduction to make before we can calculate the impact fee: a “revenue credit.”

We assumed earlier that 5% of the total parks investment needed to keep up with growth—or about \$891,000—would be paid for through the commitment of other local revenues. In concept, the revenue credit as based on the idea that this \$891,000 of parks capital not only should be paid for by other local revenues, it should be paid for *by existing City residents only* through the other local revenues. In other words, since new residents will be the ones indirectly paying the impact fee, we are assuming here that those new residents should receive credit for their proportionate share of the other local revenues.

Based on the most recent estimates available to us (which we adjusted for subsequent growth and the Klahanie annexation), we estimate that there are 20,749 housing units in Sammamish, which means that \$891,000 represents about \$42.95 per housing unit. A projected growth of 2,423 housing units implies that new residents will account for about \$104,000 of the other local revenues to be used for parks during our forecast period. (That oversimplifies the situation, since new residents would be arriving gradually throughout the forecast period, but the simplification tends in a conservative direction—it reduces the impact fee.) If we divide the \$104,000 by the investment to be paid by growth (\$14.5 million), we end up with a revenue credit of 0.72%. That credit is deducted from the growth cost per dwelling unit to yield the proposed park impact fees.

## B8. PROPOSED PARK IMPACT FEE

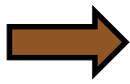
**Exhibit B-5** shows the proposed park impact fee per dwelling unit, along with how it has changed. For single family development, the impact fee is proposed to increase from \$2,697 to \$6,739, an increase of about 150% over the current fee. For multi-family development, the impact fee is proposed to increase from \$1,558 to \$4,362, an increase of about 180% over the current fee.

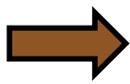
**Exhibit B-5: Summary of Proposed Changes in Park Impact Fee**

Parks and Recreation Impact Fee Summary	2006 Study	Current Impact Fee	2015 Update	% Increase Over Existing	Avg Annual % Increase since 2006
Single Family	\$ 2,606	\$ 2,697	\$ 6,739	150%	11.1%
Multi-Family	\$ 1,502	\$ 1,558	\$ 4,362	180%	12.6%

**Exhibit B-6** shows how the proposed impact fee changes the comparison with the cities of Issaquah, Redmond, and Kirkland. If the proposed impact fees are adopted, the City's park impact fees will go from the lowest to the highest or next-to-highest among these four cities.

**Exhibit B-6: Comparison of Park Impact Fees with Nearby Cities**

Single Family Park Impact Fees				
Current Fee			Proposed Fee	
Issaquah	\$ 5,660		Sammamish	\$ 6,739
Kirkland	3,949	Issaquah	5,660	
Redmond	3,393	Kirkland	3,949	
Sammamish	2,697	Redmond	3,393	

Multi-family Park Impact Fees				
Current Fee			Proposed Fee	
Issaquah	\$ 4,874		Issaquah	\$ 4,874
Redmond	2,727	Sammamish	4,362	
Kirkland	2,583	Redmond	2,727	
Sammamish	1,558	Kirkland	2,583	

## C. CONCLUSION

The proposed park impact fee is a significant revision in amount but a continuation of the same basic methodology as the 2006 impact fee. The City has made a lot of capital investment in its park system since 2006, and land values in the City have risen substantially. Since 2006, the City population has grown by 52%, and the total value of the parks system has grown by 256%. The value per capita has thus grown by 135% during that time.

High quality parks and recreation facilities are part of what makes the City an appealing location for new homes and apartments. Rapid development, in turn, drives up land values, which increases the cost of expanding and improving the parks system to keep up with the growth. Keeping the park impact fee up to date will provide funding toward sustaining the City's level of service for its parks and recreation facilities, which benefits the new residents and allows growth to help pay for the cost of growth.

# TECHNICAL APPENDIX

## UPDATED CALCULATION TABLES

The following pages contain the detailed calculations supporting the updated parks impact fee. The flow of calculation generally follows the method used in the 2006 park impact fee study.

<b>Table 1: Level of Service Standard</b>	<b>Acres in 2015</b>	<b>Value in 2006</b>	<b>Updated 2015 Value</b>
<b>Parks and Recreation Facilities through 2014</b>	559	\$ 45,667,590	\$148,815,859
<b>2015 Growth Capital Expenditures through August</b>			\$ 13,562,656
<b>Total Value through August 2015</b>	559	\$ 45,667,590	\$162,378,515
<b>Population</b>		39,730	60,200
<b>Value per capita</b>		\$ 1,149	\$ 2,697

**Source:** "Rate Study for Impact Fees for Parks and Recreational Facilities," November 2, 2006; "Inventory of Park Assets 12/31/2014-per accounting records," June 9, 2015; Office of Financial Management, Forecasting and Research Division, "Population of Cities, Towns and Counties," April 1, 2015.

<b>Table 2: Alternate Growth Assumptions 2015-2021</b>	<b>2015 Population</b>	<b>Annual Growth</b>	<b>2015-2021 Growth</b>
Historical Growth (10-year Avg.)	60,200	3.00%	11,682
Assumed Growth Per 2014 Traffic Impact Study	<b>60,200</b>	<b>1.75%</b>	<b>6,607</b>
Minimum Growth Target from Comp Plan	60,200	0.37%	1,356

<b>Table 3: Parks and Recreation Investment Needed for Growth</b>	<b>2006 Study</b>	<b>2015 Update</b>
<b>Assumed Population Growth:</b>		
Additional single-family dwelling units	2,402	1,616
Residents per single-family dwelling unit	3.02	3.09
Additional residents in SF dwelling units	7,254	4,993
Additional multi-family dwelling units	285	807
Residents per multi-family dwelling unit	1.74	2.00
Additional residents in MF dwelling units	496	1,614
<b>Total Population Growth</b>	<b>7,750</b>	<b>6,607</b>
<b>Capital Investment per Person</b>	\$ 1,149	\$ 2,697
<b>Investment Needed for Growth</b>	\$ 8,908,157	\$ 17,822,364

**Source:** "Rate Study for Impact Fees for Parks and Recreational Facilities," November 2, 2006. "Traffic Impact Fee Projection", "2009-2013 Census Data: Persons per household", "2009-13 American Community Survey" Table B25024 & Table B25033; "additional multi-family units" figure from City staff, based on 457 units in current projects plus 350 units in permitting stage.

### Exhibit 3

City of Sammamish  
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<b>Table 4: Parks Growth-Related CIP September 2015 through 2020</b>							
	<b>Total</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>
Beaver Lake Park- Lakeside Improvements	\$ 2,000,000			\$ 250,000	\$ 1,750,000		
Beaver Lake Park- Westside Parking	325,000				50,000	\$ 275,000	
Beaver Lake Preserve-Phase II	200,000	\$ 200,000					
East Sammamish Park-Playground	700,000		\$ 50,000	650,000			
East Sammamish Park- Parking	550,000		50,000	500,000			
Evans Creek Preserve- Picnic Shelter & Play Area	400,000					50,000	\$ 350,000
Evans Creek Preserve- Trails	25,000	25,000					
Big Rock Park-Phase I (updated budget)	610,212	610,212					
Sammamish Landing Park Improvements	240,000	240,000					
Sammamish Landing Restroom and Utilities	100,000	100,000					
Lower Commons	300,000					50,000	250,000
Thirty Acres(Soaring Eagle Park)-Master Plan	250,000			50,000	200,000		
Placeholder for Future Trails Connections	1,100,000		550,000	550,000			
Sammamish Commons Trail Connection Phase I	300,000	300,000					
Land Acquisition	2,000,000	250,000	750,000			500,000	500,000
Community and Aquatic Center	22,662,504	21,662,504	1,000,000				
Indoor Field House	100,000	50,000	50,000				
<b>Five-Year Total Growth-related CIP</b>	<b>\$ 31,862,716</b>	<b>\$ 23,437,716</b>	<b>\$ 2,450,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 875,000</b>	<b>\$ 1,100,000</b>
<b>Less: Budgeted 2015 CIP Spent as of August *</b>							
Community and Aquatic Center	(12,529,129)	(12,529,129)					
Beaver Lake Preserve-Phase II	(2,557)	(2,557)					
Evans Creek Preserve- Trails	(25,000)	(25,000)					
Big Rock Park-Phase I	(90,086)	(90,086)					
Sammamish Landing Park Improvements	(240,000)	(240,000)					
Sammamish Landing Restroom and Utilities	(100,000)	(100,000)					
Sammamish Commons Trail Connection Phase I	(2,952)	(2,952)					
<b>Adjusted Growth-related CIP</b>	<b>\$ 18,872,992</b>	<b>\$ 10,447,992</b>	<b>\$ 2,450,000</b>	<b>\$ 2,000,000</b>	<b>\$ 2,000,000</b>	<b>\$ 875,000</b>	<b>\$ 1,100,000</b>

Source: City 2015-2020 Parks CIP and 2015 accounting reports. Excludes Capital Replacement Program and Turf Replacement Projects.

\* August 2015 year-to-date expenditures, but not greater than budgeted 2015 amount for each project.

<b>Table 5: Comparison of Growth-Related CIP vs. Investment Needed for Growth</b>	
Adjusted Growth CIP through 2020	18,872,992
Investment Needed for Growth	17,822,364
CIP minus Investment Needed for Growth	<b>1,050,628</b>

*Binding constraint is the investment needed for growth impact.*

### Exhibit 3

City of Sammamish  
October 2015

Park Impact Fee Update  
Technical Appendix, Page 3

**Assumed Percent Funded by Other Local Revenue** 3.23% 5.00%

**Table 6: Parks and Recreation Investment to be Paid by Growth**

	2006 Study	2015 Update
Investment Needed for Growth	\$ 8,908,157	\$ 17,822,364
Outside Donations for Parks and Recreation	1,800,000	2,418,000
Other Local Revenue Expenditure (5%)	287,733	891,118
City Investment for Growth	2,087,733	3,309,118
<b>Investment to be Paid by Growth</b>	<b>\$ 6,820,424</b>	<b>\$ 14,513,245</b>

Remaining YMCA contribution

Source: "Capital Facilities Background Information" Table CF-4

**Table 7: Parks and Recreation Growth Cost Per Person**

	2006 Study	2015 Update
Investment to be Paid by Growth	\$ 6,820,424	\$ 14,513,245
Growth In Population	7,750	6,607
Growth Cost Per Person	\$ 880	\$ 2,197

**Table 8: Parks and Recreation Growth Cost per Dwelling Unit**

	2006 Study	2015 Update
Growth Cost per Person	\$ 880	\$ 2,197
Average Persons Per Dwelling Unit:		
Single Family	3.02	3.09
Multi-Family	1.74	2.00
Cost Per Dwelling Unit Before Revenue Credit:		
Single Family	\$ 2,658	\$ 6,787
Multi-Family	\$ 1,531	\$ 4,393

### Exhibit 3

City of Sammamish  
October 2015

Park Impact Fee Update  
Technical Appendix, Page 4

**Table 9: Revenue Credit - New Residents' Proportionate Share of Other Local Revenues, as % of Investment to be Paid by Growth**

<b>New Residents' Share of Other Local Revenues:</b>	
Investment Needed for Growth	\$ 17,822,364
Assume % Funded by Other Local Revenues	5.00%
Other Local Revenues Planned to be Used for Growth Capital	\$ 891,118
<b>Assumed # Dwelling Units in Sammamish:</b>	
2012 Figure from Comp Plan	16,336
Adjustment for Assumed Growth 2012-2015 (at 1.75% per year)	873
Adjustment for Klahanie Annexation	3,540
Current # Dwelling Units in Sammamish	20,749
Other Local Revenue per Dwelling Unit	\$ 42.95
<b>Projected Growth in Dwelling Units, 2015-2021</b>	
Single-Family	1,616
Multi-Family	807
Total Projected Growth in Dwelling Units	2,423
<b>Calculation of Revenue Credit Percentage:</b>	
New Residents' Proportionate Share of Other Local Revenue (Growth in Dwelling Units x Other Local Revenue per Dwelling Unit)	\$ 104,063
Investment to be Paid by Growth	\$ 14,513,245
New Residents' Proportionate Share of Other Local Revenue, as % of Investment to be Paid by Growth	0.72%

**Revenue Credit: New Residents' Proportionate Share of Taxes and Other Local Revenue, as % of Investment to be Paid by Growth**      1.93%      0.72%

<b>Table 10: Parks and Recreation Impact Fee Per Dwelling Unit</b>	<b>2006 Study</b>	<b>2015 Update</b>
<b>Single Family</b>		
Cost per Dwelling Unit Before Revenue Credit	\$ 2,658	\$ 6,787
Revenue Credit (0.72%)	51	49
Single Family Impact Fee	\$ 2,606	\$ 6,739
<b>Multi-Family</b>		
Cost per Dwelling Unit before Revenue Credit	\$ 1,531	\$ 4,393
Revenue Credit (0.72%)	30	31
Multi-Family Impact Fee	\$ 1,502	\$ 4,362

Totals may not exactly match due to rounding error.

<b>Table 11: Parks and Recreation Impact Fee Summary</b>	<b>2006 Study</b>	<b>Current Impact Fee</b>	<b>2015 Update</b>	<b>% Increase Over Existing</b>	<b>Avg Annual % Increase since 2006</b>
Single Family	\$ 2,606	\$ 2,697	\$ 6,739	149.8%	11.1%
Multi-Family	\$ 1,502	\$ 1,558	\$ 4,362	179.9%	12.6%



# Memorandum

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**Date:** November 3, 2015

**To:** City Council

**From:** Beth Goldberg, Director of Administrative Services

**Via:** Lyman Howard, Acting City Manager

**Re:** Solid Waste Collections Contract Request for Bids

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On October 27, 2015, the City of Sammamish received bids from two solid waste collection companies – Republic Services and Waste Management – in response to the City’s solid waste collection contract Request for Bids (RFB).

## Executive Summary

Based on the bid totals on the forms submitted to the City, Waste Management appeared to offer the City the apparent low bid. However, the City’s review of the bid documents revealed that Waste Management materially altered its bid form contrary to the RFB instructions resulting in a significant understatement of its bid costs. In fact, when taking this into account, the bid submitted by Republic Services becomes the apparent low bidder.

Based on the fact that Waste Management violated the RFB instructions, **the City has rejected Waste Management’s bid in accordance with the guidelines outlined in the RFB.** City staff recommends the City continue the contract process by continuing to evaluate the Republic Services bid. **An initial assessment of the Republic Services bid indicated that residential customers in Sammamish will see reductions in their solid waste rates.** The amount of the savings varies by customer class and is also dependent on what service alternatives – if any – that the City Council chooses to adopt.

The remaining portions of this memo will provide Council with more details about how the City reached this point, including a discussion of the following:

- background about the bid process;
- a summary of the bids received;
- the status of staff’s review of the bids; and
- an overview of the decisions that Council will need to make at subsequent Council meetings as we work towards finalizing a new solid waste collection contract by the end of 2015.

**Background:**

The City's solid waste collections contract expires on December 31, 2016. Based on direction provided in City Council Resolution 2014-596 staff initiated a competitive bidding process. Resolution 2014-596, which passed with a 7-0 vote, states:

*The Sammamish City Council hereby directs the City Manager to conduct a procurement for the 2017 solid waste hauler contract using a cost-based competitive bidding process. The City Manager shall use prudent measures during the process to ensure that bidders are competent and that the collection contract used for the bidding process shall include provisions that support high levels of service delivery consistent with the expectations of City residents and businesses.*

Under a cost-based competitive bidding process, a contract is awarded to the lowest responsive, responsible bid based on a service mix defined by the RFB.

After providing the solid waste collection companies multiple opportunities to offer input on the draft RFB and to meet with the City Manager to offer their perspectives on the process, the City of Sammamish issued the RFB on June 30, 2015. Responses to the RFB were due to the City on October 27, 2015.

This bid process is the first opportunity since Sammamish incorporated in 1999 for the City to procure a garbage contract. Currently, the City is served by two haulers – Republic Services for portions of the City that lie south of Inglewood Hill Road/NE 8<sup>th</sup> Street and Waste Management for portions of the City that lie north of Inglewood Hill Road/NE 8<sup>th</sup> Street. The City's existing contracts with the two haulers are transitional franchises designed to fulfill Washington State requirements for compensating the formerly State-regulated haulers when a city transitions to its own municipal contract. Services and rates under the current contracts are largely based on what is provided in each hauler's surrounding State-regulated service areas. Council has made it clear that it prefers that the City, according to today's boundaries, be unified under one solid waste collection company when the new contract is implemented.<sup>1</sup> The new contract will be effective January 1, 2017.

**Summary of the Bids Received:**

The City of Sammamish received bids from two solid waste collection companies – Republic Services and Waste Management, as follows:

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<sup>1</sup> Please note that the new contract as currently contemplated will not apply to Klahanie. Per State guidelines, Klahanie residents and businesses would receive service under its existing contract with Republic Services for 10 years post-annexation. The City of Sammamish intends to structure the duration of its 2017 contract so that it expires when the 10-year period on Klahanie expires, allowing Sammamish to procure a single contract for both regions for service starting January 1, 2025. Republic Services, at its discretion, could extend the City's new contract rates to Klahanie before 2025 upon mutual agreement with the City.

Bids As Reflected on Form 2a

		Total Bid <sup>2</sup>
Republic Services	\$	714,664.97
Waste Management	\$	540,488.00

According to the parameters outlined in section 2.11.1 of the RFB, the City is to award the solid waste collections contract to the “lowest responsive, responsible Bid as calculated on Form 2a, subject to Form 2a formula and calculation verification.”

**Evaluation of the Bids:**

**Bid Evaluation Team:** The City assembled a Bid Evaluation Team, per the parameters of the RFB, to review the bids. The bid evaluation team includes the following individuals:

- Beth Goldberg, Director Administrative Services, Bid Evaluation Team Lead
- Joe Guinasso, Finance Director
- Jeff Brown, Epicenter Services
- Kim Adams Pratt, Kenyon Disend
- Alexandra Kenyon, Kenyon Disend

**Waste Management Bid is Materially Altered:** While the Waste Management bid appears to be the lowest bid, the review conducted by the Evaluation Team determined that the Waste Management bid as reflected on the Form 2a that it submitted to the City on October 27, 2015 was materially altered in a way that significantly understates the total cost of the bid in clear violation of the instructions outlined in the RFB.

The Evaluation Team identified two ways in which Waste Management altered Form 2a:

- Waste Management materially altered the “Residential Bid Alternatives” section of Form 2a, presenting its bid for the compostable collections options (alternatives 2 and 3) in revenue requirement terms rather than reflecting the total amount added to each customer’s garbage rates, as instructed in the RFB. This material alteration to Form 2a grossly understates the value of Waste Management’s bid by more than \$190,000.
- Waste Management added formulas to Form 2a to include “extra” garbage charges for all customer classes. Form 2a, as released in the RFB, was structured so that these costs

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<sup>2</sup> The dollar amounts portrayed reflect what was submitted to the City on October 27, 2015 by each company. The amounts represent monthly revenues assuming the base bids plus **all** of the bid alternatives. The City may or may not choose to implement the bid alternatives (or a subset thereof). The dollar amounts submitted by the companies on Form 2a are subject to verification by the City.

would not roll up into the bid total since the charges were defined and unalterable for all bidders. However, the Form 2a submitted by Waste Management included formulas to the right-hand column for these items and added those amounts to the bid. This alteration to Form 2a modestly overstates Waste Management’s bid by roughly \$8,000.

Collectively, these material alterations to Form 2a grossly underrepresent the value of the Waste Management bid by more than \$180,000.

The Evaluation Team also conducted a thorough review of the Republic Services bid documents. While no material alterations were identified, a small math error was discovered that understates its total bid by \$10.00. The table below depicts the actual bid totals when taking into account Waste Management’s material alterations to Form 2a and Republic Services’ small math error.

Corrected Bid Totals

		Total Bid
Republic Services	\$	714,674.97
Waste Management	\$	723,848.03

The material alterations to Waste Management’s bid, as submitted on October 27, 2015, violated the RFB instructions, including (underline added for emphasis):

**2.8 Preparation of Bid Submission Forms:**

*The City may deem any Bid non-responsive that contains omissions, erasures, alterations, or additions of any kind, or prices uncalled for, or obviously unbalanced, or any proposal that in any manner fails to conform to the conditions of this Request for Bids.*

**2.11 Bid Evaluation Process:**

*All forms must be completed, all questions answered, and all information supplied in the format requested. . . . The City’s Bid award will be based on the lowest responsive, responsible Bid, as calculated on the Form 2a, subject to Form 2a formula and calculation verification.*

**3.1 Bid Submission Preparation Guidelines and Format:**

*The Bid and all attachments shall be complete and free of ambiguities, alterations and erasures.*

The City offered Waste Management and other prospective bidders multiple opportunities to ask questions, seek clarification, and offer suggestions for adjusting the bid instructions through the RFB’s industry review phases and through the addenda to the RFB. In none of these instances did Waste Management seek clarification on the expectations or suggest that the City consider changing the format of how alternatives are priced on Form 2a. Moreover, a review of

Waste Management's recent competitive rate submittals to other similarly situated cities using similar Form 2a's and instructions (Burien, SeaTac and Maple Valley) suggests that Waste Management has previously understood similar instructions and expectations surrounding the completion of Form 2a.

As a result of Waste Management's material alterations to Form 2a, pursuant to Section 2.11.2 of the RFB the City has rejected the Waste Management bid as nonresponsive and will no longer consider the Waste Management bid for this solid waste collections contract.<sup>3</sup> The City informed Waste Management of this decision in a letter dated November 2, 2015.

**Republic Services Bid Offers Potential Savings to Sammamish Residents:** This leaves the Republic Services bid as the only remaining apparent viable bid. An initial review of the rate implications of the base bid submitted by Republic Services suggests that residential customers will enjoy savings to their monthly bills.

The new contract will offer residential customers throughout the City with weekly recycling services. This is a service enhancement for those customers who are currently served by Waste Management as they currently receive recycling services every other week. The new contract will also offer customers the opportunity to use bear-resistant carts at an additional cost to the customer using the service. Commercial customers will enjoy embedded recycling services, something that is not currently in place under the existing contracts.

Based on an initial review of the Republic bid, staff concludes that residential customers will likely see savings in their rates. The City has not yet evaluated the overall rate impacts to commercial customers when current recycling costs are incorporated and will bring that information to the Council on November 17, 2015 during the discussion about contract alternatives.

#### **Next Steps: Reviewing Bid Alternatives and the Administrative Fee**

**Bid Alternatives:** Based on direction that Council provided to staff at its March 16, 2015 Committee of the Whole meeting and later confirmed at its April 20, 2015 Committee of the Whole meeting, the RFB asked bidders to submit proposals for a series of service enhancement alternatives, as follows:

- **Weekly Year-Round Subscription Compostables Collection:** The base bids, upon which the rates described above are built, assumes that the City continues to offer single-family customers on a subscription basis with weekly compostables collection service March – November and every other week service December – February. This bid alternative would allow the City to expand this service to weekly on a year-round basis.
- **Embedded Split Schedule Compostables Collection:** The base bids assume that compostables collection services are offered to single-family customers on a subscription basis, as the service is offered under the current contracts. This means that only those single-family customers who wish to have the service pay for the service. This bid alternative would “embed” the cost of compostables collection in the garbage

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<sup>3</sup> Section 2.11.2 states, in part “The City reserves the right to reject any and all Bids, to waive any and all informalities, and to disregard all non-conforming, non-responsive, irregular or conditional Bids.”

rate for *all* single-family customers whether they use the service or not, assuming a split collections schedule (i.e. weekly collections March – November and every other week collections December – February). This is similar to how recycling services are provided under the current contracts. The advantages of this approach are (1) that it encourages more customers to participate, allowing Sammamish to increase its diversion rate from the landfill, and (2) that it should theoretically lower the rate for this service for the average customer. This disadvantage of this approach is that it would require customers to pay for the service regardless of whether they use the service.

- **Embedded Year-Round Weekly Compostables Collection:** This bid alternative is similar to the previous bid alternative with one major difference. Rather than embedding the cost of split schedule (i.e. weekly collections March – November and every other week collections December – February), embedded compostable service would be offered on a weekly basis year-round.
- **Expanded Recyclables Collection:** The base bid assumes curbside collection of a mix of recyclables that is similar to what customers can recycle curbside under the current contracts. This bid alternative would allow single-family customers to dispose of a broader array of recyclables at the curbside. Under this alternative, Republic Services proposed to the City the option to allow customers to dispose of cooking oil and kitchen grease; household batteries; household plastics; light bulbs; wood scrapes and certain household appliances at the curbside.
- **Reduced Fleet Standard:** The base bid assumes the hauler will use Model Year 2016 Compressed Natural Gas (CNG)-fueled trucks. This bid alternative would allow the hauler to use Model Year 2012 and newer trucks and a vehicle age limit of 10 years through the term of the contract.

**Administrative Fee:** King County cities typically include administrative fees in collection contract rates to cover the cost of administering the collection contract, provide matching funds for grants, additional community clean-ups and other events, and other city costs such as contributing to road overlay programs. Administrative fees vary widely between cities ranging from 1% to 15%. The base bids do not include any administrative fees. Staff will review expected program costs and will present Council with options on November 17, 2015.

**Next Steps:** Staff is continuing to analyze Republic Services' base bid and the implications of the bid alternatives and a potential administrative fee on customer rates. Staff plans on bringing the results of this analysis to the Council at its November 17, 2015 meeting for decisions about what to include in the contract.

The goal is to have a signed contract by the end of 2015. This will allow the selected hauler the time it needs to gear up (i.e. purchase equipment, establish routes, customer outreach) for providing service to the City effective January 1, 2017.