STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director

PREPARED BY: Jose Alvarez

DATE: October 1, 2015

SUBJECT: CPZ2015-00009 Vancouver School District CFP 2015-2021

RECOMMENDATION:

Staff recommends **approval** of the request to adopt by reference the Vancouver School District Capital Facilities Plan in the Clark County Comprehensive Plan.

BACKGROUND:

Chapter 36.70A of the Revised Code of Washington enables school districts to develop capital facilities plans and impact fee programs for new residential developments in order to offset the impacts of growth on school facilities. It further requires these plans and programs be reviewed and approved as part of the county and city comprehensive plans in which the school district is located.

The Vancouver School District Board of Directors has modified its capital facilities plan, and recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee
Single Family Residence	$1,523	$2,880.75
Multi Family Residence	$845	$2,381.93

The request is consistent with Section 40.620.030 (A) of the Clark County Code, which requires school districts to submit to the county, at least every four years updated capital facilities plans adopted by the school board for county approval.

Summary of Comments Received

To date, no comments from other agencies or the public have been received regarding this proposal.

APPLICABLE CRITERIA AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), in considering requests to update capital facilities plans, policies and procedures, the County must determine that these updates are consistent with

applicable policies and implementation measures of the Comprehensive Plan, and in conformance with the purposes and intent of the applicable inter-jurisdictional agreements.

Consistency of this proposal with the Community Framework Plan, Countywide Planning Policies, Clark County Comprehensive Growth Management Plan and other related Plans

The school district's capital facilities plan and attendant impact fees will apply to residential development within the school district service boundary.

Impact fees are based on calculations of children per household by housing type. For this analysis, this is the acceptable method for projected school facilities with all costs resulting in an impact fee amount per unit by housing type. School impact fees are not assessed on commercial and industrial development.

Upon review, the school district's capital facilities plan meets the minimum requirements of Chapter 36.70A of the Revised Code of Washington, and Section 40.620.030 (1) of the Clark County Code. The plan includes:

- A "Standard of Service"
- An inventory of existing facilities,
- A forecast of future needs,
- Proposed locations and capacities of expanded or new facilities,
- A six-year financing plan, and,
- Application of the impact fee formula set out in Section 40.620.040 Clark County Code.

Finding. The standard of service appears to be reasonably consistent with other similar school districts.

Finding. The district's enrollment projections are based on, and are consistent with, Clark County and City of Vancouver's, comprehensive plans. Thus, the district's enrollment projections appear reasonable and reliable.

Finding. The district's anticipated funding levels are based upon historic state funding levels and other voter-approved bond measures. Thus, the district's anticipated funding levels appear reasonable and reliable.

Finding. The district is proposing to increase school impact fees. The district appropriately applied the formula set out in Section 40.620 Clark County Code during this 2015 review cycle. The maximum allowable fee amounts for the Vancouver School District are $2,880.75 for Single Family and $2,381.93 for Multi-family residences. The proposed fees of $2,880.75 for Single Family and $2,381.93 for Multi-family are within these limits.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, and the analysis presented in this report, County staff recommends **APPROVAL** of the proposed Vancouver School District Capital Facilities Plan and impact fees of $2,880.75 for single family and $2,381.93 for multi-family.

RECOMMENDATION SUMMARY

The following table lists the applicable criteria and summarizes the findings of the staff report. The Planning Commission findings will be added to the table after public deliberation at the Planning Commission hearing scheduled for this application.

COMPLIANCE WITH APPLICABLE CRITERIA		
	Criteria Met?	
	Staff Report	**Planning Commission Findings**
Criteria for All Map Changes		
A. Consistency with Countywide Policies	Yes	
Recommendation:	**Approval**	

Action Item

Recommendation to Adopt Resolution No. 749: Providing for Growth Management School Impact Fees

Rationale: The Vancouver School District has been involved in the Growth Management process since its adoption in 1990. The primary purpose of the Growth Management Act is to require local governments to adopt capital facilities plans which are intended to direct sustainable growth into urban growth areas, and to manage and ensure that development is adequately supported by public facilities such as sewer, water, streets, schools, and parks.

To help fund the capital facilities required as a result of Growth Management policies, the Growth Management Act gives local governments and school districts the ability to collect school impact fees. These fees are collected under the authority of the local county and city governments on the school district's behalf. The City of Vancouver and Clark County have adopted impact fee ordinances enabling school districts to collect impact fees upon approval of a school board resolution.

Impact fees may be collected and spent only for public facilities that are addressed by a capital facilities plan. The school district's Comprehensive Six-Year Capital Facilities Plan (CFP) is part of the City of Vancouver and Clark County Comprehensive Land Use Plan. Currently, the impact fees collected may be used only for site purchase, construction of new facilities or improvements to existing facilities, and portable classrooms to serve new growth.

Vancouver School District's calculated maximum allowable impact fees associated with its 2014-2020 CFP are $2,880.75 for a single family unit and $2,381.93 for a multi-family unit. The fees are calculated through a standard formula used by all school districts in the county. The last impact fee adopted by the Board was in 2011. The calculated impact fee amount changes as a result of updating the CFP. The calculated fees for the 2014-2025 CFP are greater than the fees adopted in 2011. The single family impact fee increased from $1,523.17 in 2011 to $2,880.75 for 2014 and the multi-family fee increased from $844.70 in 2011 to $2,381.93 for 2014. The increase in impact fees is predominately due to an increase in the construction cost per student per square foot.

The proposed 2014-2020 CFP demonstrates that our existing available space remains inadequate to accommodate the projected growth over the next six years.

To help offset the costs of possible property purchases and construction of school space to house projected enrollment growth, it is recommended that the Board of Directors adopt the calculated school impact fees of $2,880.75 for a single family unit and $2,381.93 for a multi-family unit. Following action by the Board of Directors, the Resolution will be forwarded to the City of Vancouver and Clark County for their adoption. Action by the City and County is anticipated to be the summer of 2015 for implementation in January 1, 2015. The Capital Facilities Plan and Impact Fees have been reviewed by the Superintendent's Administrative Committee.

Recommendation: That the Board of Directors adopt Resolution No.749 providing for the collection of Growth Management Impact Fees in the amount of $2,880.75 per new single family unit and in the amount of $2,381.93 per new multi-family unit.

Board Meeting
February 10, 2015

RESOLUTION NO. 749

A RESOLUTION of the Board of Directors of
Vancouver School District No. 37,
Clark County Washington,
authorizing the collection of impact fees
from new residential development to contribute
toward the costs of new site and new school facilities
necessitated by residential development.

WHEREAS, the Board of Directors have recognized that some of the current facilities within the District are at or over capacity, and;

WHEREAS, new residential development creates additional students who will impact the District's school facilities, and;

WHEREAS, the District believes in the interest of fairness that it is necessary to require new residential purchasers to partially pay for school sites and facilities necessitated by that development through impact fees, and;

WHEREAS, the District's Capital Facilities Plan sets forth the need for new school facilities, the rationale for seeking impact fees, and the maximum allowable amount of the impact fees for single family residences and multi-family units, and;

WHEREAS, the Growth Management Act authorizes the collection of impact fees by Clark County and the City of Vancouver for school facilities.

NOW, THEREFORE, BE IT RESOLVED that the Board of Directors of the Vancouver School District No. 37 recommends that the City of Vancouver and Clark County collect the maximum allowable impact fee in the amount of $2,880.75 per single family residence and $2,381.93 per multi-family unit for all new development within the Vancouver School District, and

BE IT FURTHER RESOLVED that the Superintendent of the Vancouver School District is authorized to take all necessary steps to seek adoption of the impact fee by the City of Vancouver and Clark County and to assist the City of Vancouver and Clark County in providing the information necessary to calculate an impact fee.

ADOPTED by the Board of Directors of the Vancouver School District No. 37, Clark County, Washington, at a regular board meeting thereof held this 10th day of February, 2015.

DATED this 10th day of February, 2015.

ATTEST:

Steven T. Webb, Ed.D.
Secretary, Board of Directors

VANCOUVER SCHOOL DISTRICT
NO. 37
CLARK COUNTY, WASHINGTON

Mr. Mark Stoker, President, Board of Directors

Mrs. Edri Geiger, Vice President, Board of Directors

Mr. Dale Rice

Ms. Kathy Gillespie

Ms. Nada Wheelock

Vancouver Public Schools

CAPITAL FACILITIES PLAN

2014-2020

BOARD OF DIRECTORS

Mark Stoker, Board President
Edri Geiger , Board Vice President
Kathy Gillespie
Dale Q. Rice
Nada Wheelock

SUPERINTENDENT

Dr. Steven Webb

For information regarding the Vancouver Public Schools Capital Facilities Plan, contact the Facilities Planning Department, Vancouver Public Schools, District Administration Office, P.O. Box 8937, Vancouver, WA 98668-8937. Telephone: 360-313-1040. Fax 360-313-1041.

Table of Contents

		Page
Section 1.	Introduction and Summary	1
Section 2.	Space Requirements for District Educational Programs	3
Section 3.	Capital Facilities Summary	4
Section 4.	Student Enrollment Projections	5
Section 5.	Capital Facilities Needs	6
Section 6.	Capital Facilities Financing Plan	7
Section 7.	School Impact Fees	9

Appendix A.....Capital Facilities Inventory

Appendix B .....Population and Enrollment Data

Appendix C.....School Impact Fee Calculations

SECTION 1
INTRODUCTION AND SUMMARY

Introduction

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts are required by the City of Vancouver ("City") and Clark County ("County") to adopt capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period. Enrollment projections for the 6-year plan are largely based on the land use zoning plan and the vacant buildable lands survey adopted by the City and the County during the 2007 Growth Management Plan update.

The Vancouver School District ("District") has prepared the 2014 Capital Facilities Plan ("CFP") to provide the City and the County with a schedule and financing program for capital improvements over the next six years (Oct. 1, 2014 through Oct. 1, 2020). The 2014 CFP includes the following elements:

- A description of space requirements for educational programs (Section 2)
- An inventory of existing capital facilities owned by the District (Section 3)
- Future enrollment projections for each grade span (elementary, middle, and high schools) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities (Section 5)
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of money for such purposes. The financing plan separates projects and portions of projects which add capacity from those which do not, since the latter are generally not appropriate for impact fee funding (Section 6)
- A calculation of impact fees to be assessed and support data substantiating said fees (Section 7)

Summary

School facility and student capacity needs are dictated by a complex matrix of regulatory mandates, educational program components, collective bargaining agreements, and community expectations, more fully described in Section 2. The District's existing capital facilities are summarized in Section 3. The October 1, 2014 enrollment (head count) for the District was 22,480 students. (This total includes only basic education students. It does not include special education students in self-contained classrooms, or students in the Fir Grove Center and GATE facility for comparison to forecast numbers. Spaces for these programs have been extracted for corresponding school capacity).

In addition to a need for additional elementary capacity, there is an imperfect match between individual building capacity and student location. There are 57 modular classrooms located at school facilities. Of these 57 modular classrooms, 37 are used for basic education and houses approximately 3.95%, or 889 students and 19 modular classrooms located at school facilities are used for support programs such as art, music, drama, health, career & technical education, daycare, testing, special education, or English language learners

Future K-12 enrollment is projected to increase by 2.05% or 460 students over the next 6 years (see Section 4). The increase in growth minus the available capacity equals a projected new capacity need of 1,162 elementary school students. Growth at the middle and high school level is not projected to exceed existing capacity during this same period (net available capacity of 283 middle school and 1,430 high school students). The district has some elementary school facilities which need to be upgraded or replaced and there are schools on the north and east side of the district that are growing faster than the overall district rate. For these reasons, the district proposes to address elementary school growth by providing new or replacement schools at locations to be determined, to include 51 new classrooms and associated improvements to accommodate this growth. There is no indicated need for additional capacity at the middle and high school level.

The calculated maximum allowable impact fees for the District are $2,880.75 per single family residence and $2,381.93 per multi-family residence (**Appendix C**). The District Board of Directors Resolution No. 749 dated February 10, 2015, directs the City and the County to collect fees in the amounts of $2,880.75 per single family residence and $2,381.93 per multi-family residence (Section 7).

SECTION 2
SPACE REQUIREMENTS FOR DISTRICT EDUCATIONAL PROGRAMS

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components, which drive facility space needs, include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school and childcare, the arts, and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity, are outlined below for elementary, middle, and high school grade levels.

- Elementary Schools: Average class size for elementary classrooms is based upon 23 students. The actual number of students in an individual classroom depends on the above factors.
- Middle Schools: Average class size for middle school classrooms is based upon 28 students. The actual number of students in an individual classroom depends on the above factors.
- High Schools: Average class size for high schools is based upon 30 students. The actual number of students in an individual classroom depends on the above factors. Working building capacity is determined by the design capacity for the school, based on teaching stations.
- It is not possible to achieve 100% utilization of all basic education teaching stations throughout the day. There are special programs that also have to be housed in the school. Therefore, working building capacity is adjusted depending on the extra needs of the student population of each school. Capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms, if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as family and community resource rooms, learning support centers, reading rooms, math labs and computer labs.
- Portables are a temporary solution to capacity needs, and therefore are not counted in calculating capacity.
- Special Education for some students is provided in a self-contained classroom. These classrooms and these students are not included in the working building capacity calculations for this report.

SECTION 3
CAPITAL FACILITIES SUMMARY

This section provides a summary of capital facilities owned and operated by the District including schools, modulars, undeveloped land, and support facilities. **Figure 1** displays the summary of the District's school facilities. **Appendix A** includes a map and inventory of existing facilities and their locations.

FIGURE 1
VANCOUVER SCHOOL DISTRICT SCHOOL SITES

	No. School Sites	Approximate No Basic Ed. Classrooms/ Teaching Stations	Working Building Capacity [1]	Basic Ed. Classrooms/Tota l Modular Classrooms	Estimated No. Basic Ed Students in Modular Classrooms	Basic Ed Oct. 1, 2014 Enrollment
Elementary	21	427	9,821	31 of 41	713	10,832
Middle	6	215	6,020	2 of 10	56	4,979
High [2]	7	255	7,650	4 of 6	120	6,669
Total	34	897	23,491	37 of 57	889	22,480

1. Working building capacity was inventoried based on the space requirements for the District's educational programs, including federal, state, and local requirements for class size and special programs.
2. Includes 5 comprehensive high schools (with Lewis & Clark) , and two combine middle/high schools - Vancouver School of Arts and Academics and iTech Preparatory (actual student enrollments are counted in their respective categories). Students and capacity at the Lieser School (Home Connection, Virtual Learning, Contracted and Vancouver Alternative) are counted in their respective grade bands.

In addition to the above basic educational facilities for K-12 students, the District also owns and operates:

- The Fir Grove Children's Center and the GATE house, which house special education services;
- The Propstra Aquatic Center;
- The Jim Parsley Center;
- The Stapleton Operations Site, which houses transportation and warehousing;
- And the Fruit Valley Maintenance Site, which houses the maintenance crew.

In addition, the District owns five (5) parcels of undeveloped land, which include four elementary school-sized sites and one middle school-sized site.

SECTION 4
STUDENT ENROLLMENT PROJECTIONS

Projected Student Enrollment

The District has contracted with E.D. Hovee & Company to provide two alternative forecast scenarios for future student enrollment: a base case (mid-growth) consistent with BOCC-adopted population projections for Clark County; and a growth scenario provided by the Office of Fiscal Management (OFM). Base case projected enrollment from E.D. Hovee & Company's most recent data table (dated December 2014 **Appendix B**) was used in this plan.

The approach used in making the updated enrollment forecast included the following:

- Kindergarten (K) enrollment is forecast based on population of each school area (and expected population growth) together with birth rate data from five years previous using an age-cohort methodology. Data required for the K-level forecast includes projections of population growth by school area, women of childbearing age and age-specific fertility rates.
- Actual enrollment patterns from prior years are used as a basis for projecting future enrollment for grades 1-12. For example, the number of students in a particular grade as of October 1, 2014 are promoted into the next grade level for 2015 (adjusting for expected population growth together with gains or losses typically associated with a particular grade-to-grade change for each grade level at each individual school).
- The 2014/2015 school year enrollment is based on the October 1, 2014 enrollment data.
- Economic growth impacts, land use and zoning provisions, buildable lands inventory, and new residential developments are taken into account.

Summary of 6-Year Projections

	2014 Available Capacity	2020 Projected Increased Enrollment [1]	2020 Projected Capacity Needs [2]
Elementary	-1,011	151	1,162
Middle	1,041	758	-283
High	981	-449	-1,430
TOTALS	1011	460	-551

1. Enrollment projections (Baseline), E. Hovee & Co., LLC December 2014 (2020 minus 2014 enrollment). Values used for the impact fee calculation.
2. Capacity needs = projected increased enrollment minus available capacity

SECTION 5
CAPITAL FACILITIES NEEDS

In 1988, the District embarked on a long-range planning process for capital improvement projects. These improvements were grouped into phases. Phase I (1990 Bond), Phase II (1994 Bond) and Phase III (2001 Bond) capital facilities improvements creating capacity are complete. Accommodation of all 151 elementary school students and existing students beyond available capacity, will require additional capital improvements. Accommodation of the high school students can be accommodated through scheduling, new programming and the use of modular units.

Current forecast numbers are based on current conditions and does not factor in other program enhancements as maybe deemed necessary by a more Comprehensive Facilities Evaluation with the State. These figures will evaluate the school impact fee based on current conditions.
Capital Projects with increased Capacity

Site	Description of Project	Fund Source
New Site[1] *(from inventory)* And/Or Existing Site *(from inventory)*	New Elementary School/Site Expansion/Replacement/Portables *(Candidate: All Elementary Schools, Lieser, and Fir Grove)*	Unfunded Unfunded
Site Acquisition	Purchase	Unfunded

ESTIMATED COST: $56,810,120[1]
FUNDING SECURED: $ 0
DEFICIT: $56,810,120

TOTAL ADDITIONAL CAPACITY: 1,162[2]
CAPACITY FUNDED: 0
CAPACITY UNFUNDED: 1,162

1 Estimated cost for new elementary construction was based on a need for 1,162 students, 118 sqft per student and approximately $240 per sqft plus contingencies, taxes, fees and furnishings (excludes land).
2 Elementary school students that can be accommodated by the estimated cost.

SECTION 6
CAPITAL FACILITIES FINANCING PLAN

Planned Improvements

The most likely avenue for new school funding will be a future bond measure, and associated state and local matches and school impact fees. The District's capital facilities efforts may include not only adding capacity, but providing space for special programs, and building modernization. Funding for added capacity has been separated for purposes of impact fee calculations.

Six-Year Financing Plan

General Obligation Bonds

Bonds are used to fund site acquisition, construction of new schools, and other capital improvement projects. A 60% majority vote is required to approve the issuance of bonds. Bonds are then retired through collection of property taxes.

State Match Funds

State Match funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State Match funds for specific capital projects based on eligibility requirements and a state prioritization system. Based on the District's assessed valuation per student and the formula in the State regulations, the District is currently eligible for State Match funds for new schools at the 63.42% match level.

Impact Fees

The collection of school impact fees generates partial funding for construction of public facilities needed to accommodate new development. School impact fees are collected by the City/County, on behalf of the District. Impact fees are calculated based on a formula, which includes the portion of District construction resulting in increased capacity in schools due to new enrollment growth.

FINANCIAL SUMMARY – CAPITAL FACILITIES PLAN

Cost of providing Additional Capacity:

Total Costs	$ 56,810,120
Secured Funding	0
Unfunded Total	$ 56,810,120

SECTION 7
SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Impact fees cannot be used for the operation, maintenance, repair, alteration, or replacement of existing capital facilities used to meet existing service demands. The costs of modular classrooms (portables) have not been included by the District in the impact fee calculation to avoid charging new housing for the cost of temporary facilities, when permanent facilities are planned.

The County's and the City's impact fee programs require school districts to prepare and adopt a Capital Facilities Plan (CFP) meeting the specifications of the GMA. Impact fees are calculated in accordance with the formula, which is based on projected school facility costs necessitated by new growth and are contained in the District's CFP.

Maximum allowable impact fees have been calculated for the District utilizing the formula in the Clark County Impact Fee Ordinance (18.65.097 School Impact Fee Component) and the Vancouver Municipal Code (Section 20.97.110 School Impact Fee Component). The calculated maximum allowable impact fees are $2,880.75 per single family residence and $2,381.93 per multi-family residence (**Appendix C**).

The District Board of Directors Resolution No.749 dated February 10, 2015, requests the City and the County to collect $2,880.75 per single family residence and $2,381.93 per multi-family residence.

APPENDIX A
Capital Facilities Inventory

Appendix A

This appendix provides an inventory of capital facilities owned and operated by the Vancouver School District (District) including schools, modulars, undeveloped land, and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program needs, including federal, state, and local requirements for class size and special programs. Figure 1 displays the District's capital facilities inventory. A map of the District's facilities is provided as Figure 2.

FIGURE 1
INVENTORY OF EXISTING FACILITIES

Elementary Schools	October 1, 2014 Enrollment [1]	Building Capacity [2]	No. Modular Units [3]	No. Students in Modulars [4]
Sarah J. Anderson 2215 N.E. 104 Street	793	782	0	0
Chinook 1900 NW Bliss Road	722	667	0	0
Dwight D. Eisenhower 9201 NW 9th Avenue	550	506	0	0
Felida 2700 NW 119th Street	647	621	0	0
Ben Franklin 5206 Franklin St	382	253	6-6	138
Fruit Valley 3301 Fruit Valley Road	233	207	2-2	46
Harney 3212 E. Evergreen Blvd.	645	529	4-4	92
Hazel Dell 511 N.E. Anderson Rd.	457	460	0	0
Hough 1900 Daniels	269	276	0	0

Elementary Schools	October 1, 2014 Enrollment [1]	Building Capacity [2]	No. Modular Units [3]	No. Students in Modulars [4]
Martin L. King, Jr. 4801 Idaho Street	505	414	3-8	69
Lake Shore 9300 NW 21st Avenue	385	391	0	0
Lincoln 4300 Daniels	355	391	0	0
George C. Marshall 6400 MacArthur Blvd.	386	368	0-1	0
Minnehaha 2800 N.E. 54 Street	537	506	0	0
Peter S. Ogden 8100 N.E. 28 Street	559	437	4-4	92
Eleanor Roosevelt 2921 Falk Road	695	621	2-3	46
Sacajawea 700 N.E. 112 Street	380	391	0	0
Salmon Creek 1601 N.E. 129 Street	517	483	0	0
Harry S. Truman 4505 N.E. 42 Avenue	569	460	4-7	92
Walnut Grove 6103 N.E. 72 Avenue	750	529	6-6	138
Washington 2908 "S" Street	374	391	0	0

Elementary Schools	October 1, 2014 Enrollment [1]	Building Capacity [2]	No. Modular Units [3]	No. Students in Modulars [4]
Lieser School 301 S. Lieser Road	122	138		
Fir Grove (Special Ed.) 2920 Falk Road	–	–	–	–
TOTAL Elementary	**10,832**	**9,821**	**31 of 41**	**713**

1 Total head count not including special ed
2 Working building capacity represents basic ed classes of students, not special programs (23 students per classroom)
3 Number of modular units used for basic education classrooms vs modular inventory
4 Represents basic ed classes of students, not special programs (23 students per classroom)

Middle Schools	October 1, 2014 Enrollment [1]	Building Capacity [2]	No. Modular Units [3]	No. Students in Modulars [4]
Alki 1800 NW Bliss Road	702	840	0	0
Discovery 800 E. 40 Street	683	896	0	0
Gaiser 3000 N.E. 99 Street	868	896	1-4	28
Jason Lee 8500 NW 9 Avenue	519	896	0-4	0
Thomas Jefferson 3000 NW 119 Street	741	896	0	0
McLoughlin 5802 MacArthur Blvd.	892	952	1-2	28
Vancouver School for Arts/Academics [5] 3101 Main Street	294	280	0	0
*i*Tech Preparatory (M.S) [5] 2901 Falk Road	179	196	0	0
Lieser School 301 S. Lieser Road	101	168	0	0
Fir Grove (M.S.) 2920 Falk Road	—	—	—	—
TOTAL Middle	**4,979**	**6,020**	**2 of 10**	**56**

1 Total head count not including special ed students
2 Working building capacity represents regular classes of students, not special programs (28 students per classroom)
3 Number of units used for basic education classrooms vs total inventory
4 Represents regular classes of students, not special programs (28 students per classroom)
5 Arts and Academics and *i*Tech Preparatory enroll both middle and high school students

High Schools	October 1, 2014 Enrollment [1]	Building Capacity [2]	No. Modular Units [3]	No. Students in Modulars [4]
Columbia River 800 NW 99 Street	1,186	1,350	4-4	120
Fort Vancouver 5700 E. 18 Street	1,419	1,920	0-2	0
Hudson's Bay 1206 Reserve	1,317	1,680	0	0
Skyview 1300 NW 139 Street	1,928	2,010	0	0
Lewis and Clark 2901 General Anderson Ave.	108	240	0	0
*i*Tech Preparatory (H.S) [5] WSUV campus	160	0	0	0
Vancouver School for Arts/Academics [5] 3101 Main Street	297	270	0	0
Jim Parsley Center 2901 Falk Road	254	180	0	0
Fir Grove (M.S.) 2920 Falk Road	--	--	--	--
GATE 3100 E. 18th Street	--	--	--	--
TOTAL High	**6,669**	**7,650**	**4 of 6**	**120**

1 Total head count not including special ed
2 Working building capacity represents regular classes of students, not special programs (30 students per classroom)
3 Number of units used for basic education classrooms vs total inventory
4 Represents regular classes of students, not special programs (30 students per classroom)
5 Arts and Academics and *i*Tech Preparatory enroll both middle and high school students

Other Facilities	Total Building Square Feet	Acreage	Modulars
Fir Grove (Special Ed.) 5700 E. 18 Street Vancouver, WA	30,000	6	0
GATE House 3100 18th Street Vancouver, WA	3,475	1	0
Warehouse 2419 Stapleton Road Vancouver, WA and Transportation Garage & Mechanical Maintenance Shop 2501 Stapleton Road Vancouver, WA	61,944	12	0
Jim Propstra Pool 605 N. Devine Road Vancouver, WA	14,700	3	
Maintenance Facility 6014 NW Fruit Valley Road Vancouver, WA	28,023	9	
Jim Parsley Center 2901 Falk Road Vancouver, WA	121,425	23	

Undeveloped Land Inventory

Elementary School Sites	
108th Street and 23rd Ave. NW	12 Acres
88th Street and 25th Ave. NE	10 Acres
McCann Road and 46th Ave. NW	11 Acres
2000 Norris Road	9 Acres (Includes GATE facility)
Secondary School Sites	
29th Street and 83rd Ave. NE	17 Acres

APPENDIX B
Population and Enrollment Data

Enrollment Forecast of Total Elementary Students by Development Scenario

	October 1st Enrollments																										
Grade	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Kindergarten	1,590	1,623	1,637	1,719	1,764	1,776	1,808	1,758	1,749	1,702	1,676	1,684	1,784	1,798	1,807	1,820	1,837	1,859	1,872	1,894	1,910	1,927	1,946	1,959	1,974	1,987	1,997	2,000
First	1,720	1,775	1,735	1,787	1,815	1,885	1,853	1,935	1,877	1,867	1,817	1,788	1,797	1,903	1,919	1,929	1,942	1,961	1,983	1,996	2,019	2,036	2,054	2,075	2,089	2,105	2,118	2,082
Second	1,673	1,706	1,690	1,698	1,746	1,796	1,931	1,866	1,940	1,884	1,874	1,824	1,795	1,804	1,911	1,927	1,936	1,949	1,968	1,990	2,002	2,027	2,044	2,061	2,081	2,095	2,111	2,078
Third	1,700	1,695	1,686	1,657	1,703	1,717	1,805	1,938	1,869	1,943	1,887	1,877	1,827	1,798	1,807	1,914	1,930	1,939	1,952	1,970	1,993	2,006	2,030	2,046	2,063	2,083	2,097	2,066
Fourth	1,756	1,696	1,677	1,656	1,703	1,702	1,726	1,826	1,958	1,888	1,960	1,906	1,896	1,845	1,815	1,824	1,931	1,947	1,957	1,970	1,988	2,011	2,023	2,046	2,062	2,081	2,101	2,066
Fifth	1,617	1,730	1,686	1,701	1,619	1,645	1,709	1,697	1,801	1,936	1,867	1,940	1,885	1,875	1,825	1,795	1,804	1,910	1,926	1,935	1,948	1,966	1,988	1,999	2,023	2,039	2,057	2,028
Total Headcount	10,055	10,226	10,111	10,218	10,350	10,521	10,832	11,020	11,196	11,221	11,081	11,019	10,983	11,023	11,086	11,210	11,381	11,566	11,658	11,755	11,861	11,973	12,084	12,185	12,292	12,390	12,481	12,320

Source: E. D. Hovee & Company, December 2014.
Note: All figures in this table are based on estimates and assumption about future economic and demographic trends that may vary from actual conditions and are therefore subject to change.
Date: 12/30/2014
Includes: Basic Ed, GCY, Other, NO SPED

Enrollment Forecast of Total Secondary Students by Development Scenario

	October 1st Enrollments																										
Grade	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Sixth	1,684	1,602	1,717	1,676	1,682	1,632	1,638	1,735	1,727	1,824	1,954	1,892	1,959	1,908	1,898	1,850	1,822	1,831	1,932	1,947	1,955	1,967	1,984	2,006	2,017	2,039	2,054	2,027
Seventh	1,619	1,667	1,596	1,717	1,684	1,664	1,636	1,597	1,698	1,691	1,787	1,920	1,859	1,924	1,872	1,862	1,814	1,785	1,793	1,896	1,911	1,920	1,933	1,949	1,970	1,981	2,004	1,975
Eighth	1,684	1,643	1,651	1,604	1,697	1,671	1,705	1,628	1,592	1,691	1,684	1,781	1,919	1,855	1,920	1,867	1,857	1,808	1,778	1,786	1,890	1,906	1,915	1,926	1,944	1,965	1,977	1,956
Ninth	1,618	1,709	1,661	1,670	1,663	1,734	1,737	1,666	1,592	1,560	1,654	1,649	1,734	1,869	1,819	1,880	1,829	1,818	1,769	1,739	1,747	1,852	1,867	1,876	1,888	1,906	1,928	1,899
Tenth	1,748	1,626	1,735	1,643	1,681	1,650	1,739	1,690	1,618	1,542	1,511	1,607	1,600	1,686	1,823	1,771	1,835	1,783	1,772	1,720	1,690	1,699	1,805	1,819	1,829	1,840	1,858	1,839
Eleventh	1,583	1,684	1,624	1,673	1,611	1,644	1,549	1,626	1,587	1,517	1,445	1,415	1,508	1,500	1,586	1,718	1,665	1,729	1,677	1,666	1,618	1,588	1,595	1,698	1,712	1,720	1,731	1,711
Twelfth	1,707	1,626	1,723	1,643	1,726	1,690	1,644	1,501	1,586	1,546	1,479	1,409	1,379	1,472	1,466	1,549	1,678	1,628	1,690	1,639	1,629	1,580	1,551	1,559	1,660	1,674	1,682	1,657
Middle School Total	4,986	4,913	4,964	4,997	5,063	4,967	4,979	4,960	5,017	5,206	5,425	5,593	5,737	5,686	5,690	5,580	5,493	5,424	5,503	5,628	5,756	5,794	5,832	5,881	5,931	5,985	6,035	5,958
High School Total	6,656	6,645	6,743	6,629	6,681	6,718	6,669	6,482	6,383	6,165	6,089	6,080	6,220	6,527	6,694	6,918	7,008	6,957	6,908	6,764	6,684	6,718	6,819	6,952	7,089	7,140	7,199	7,107
Total Secondary Headcou	11,642	11,558	11,707	11,626	11,744	11,685	11,648	11,442	11,400	11,372	11,514	11,673	11,957	12,213	12,384	12,498	12,500	12,381	12,411	12,392	12,440	12,512	12,650	12,834	13,020	13,125	13,234	13,065

Source: E. D. Hovee & Company. December 2014.
Note: All figures in this table are based on estimates and assumption about future economic and demographic trends that may vary from actual conditions and are therefore subject to change.
Date: 12/30/2014
Includes **Basic Ed, Other, NO SPED**

Enrollment Forecast of Total School District Students by Development Scenario

	October 1st Enrollments																										
Grade	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Elementary School Total	10,055	10,226	10,111	10,218	10,350	10,521	10,832	11,020	11,196	11,221	11,081	11,019	10,983	11,023	11,086	11,210	11,381	11,566	11,658	11,755	11,861	11,973	12,084	12,185	12,292	12,390	12,481	12,320
Middle School Total	4986	4913	4963.8	4997	5063	4967	4979	4960	5017.4	5206.2	5425	5593	5736.8	5686.4	5690	5579.8	5492.8	5424	5503	5628.2	5756.1	5793.6	5831.6	5881.3	5930.6	5985.1	6035.3	5958.2
High School Total	6656.4	6645.4	6742.8	6629	6681	6718	6669	6482.1	6382.9	6165.4	6089.3	6079.7	6220.2	6526.9	6693.6	6917.8	7007.7	6957.5	6907.8	6764.2	6684.3	6718.5	6818.6	6952.3	7089.2	7140	7198.9	7106.6
Total District Headcount	21,697	21,784	21,817	21,844	22,094	22,206	22,480	22,462	22,596	22,592	22,595	22,692	22,940	23,236	23,469	23,708	23,882	23,947	24,069	24,148	24,301	24,485	24,734	25,019	25,312	25,515	25,715	25,385

Source: E. D. Hovee & Company, December 2014.
Note: All figures in this table are based on estimates and assumption about future economic and demographic trends that may vary from actual conditions and are therefore subject to change.
Date: 12/30/2014
Includes: Basic Ed, GCY, Other, NO Sped

APPENDIX C
School Impact Fee Calculations

VANCOUVER SCHOOL DISTRICT

2015 Impact Fee Calculation

APPENDIX C

$$SIF = \left[CS(SF) - (SM) - \left(\frac{(1+i)^{10}-1}{i(1+i)^{10}} \times AAV \times TLR \right) \right] \times A - FC$$

Single Family Residence:

Elementary	Middle School	High School	Formula
$7,382,390.00	$0.00	$0.00	Facility Cost
151	1	1	Additional Capacity
$48,890.00	$0.00	$0.00	Cost per Student (CS)
0.183	0.076	0.089	Student Factor (SF)
$8,946.87	**$0.00**	**$0.00**	**CS x SF**
$200.40	$200.40	$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
63.97%	63.97%	63.97%	State Match Eligibility %
$2,111.39	$0.00	$0.00	State Match Credit (SM)
$6,835.48	**$0.00**	**$0.00**	**CS x SF - SM**
		$6,835.48	**Cost per Single Family Residence**

0.00356	Average Interest Rate
0.03617576	Tax Credit Numerator
0.003688786	Tax Credit Denominator
9.806956251	Tax Credit Multiplier (TCM)
$223,835.00	Average Assessed Value (AAV)
2195140.05	TCM x AAV
0.00157	Tax Levy Rate (TLR)
$3,446.37	**TCM x AAV x TLR = (TC)**
$3,389.11	**Cost per Single Family Residence - Tax Credit**
$508.37	15% reduction (A)
$2,880.75	**Calculated Single Family Fee Amount**
$2,880.75	**Recommended Fee Amount**

Multi-Family Residence:

Elementary	Middle School	High School	Formula
$7,382,390.00	$0.00	$0.00	Facility Cost
151	1	1	Additional Capacity
$48,890.00	$0.00	$0.00	Cost per Student (CS)
0.103	0.046	0.058	Student Factor (SF)
$5,035.67	**$0.00**	**$0.00**	**CS x SF**
$200.40	$200.40	$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
63.97%	63.97%	63.97%	State Match Eligibility %
$1,188.38	$0.00	$0.00	State Match Credit (SM)
$3,847.29	**$0.00**	**$0.00**	**CS x SF - SM**
		$3,847.29	**Cost per Multi-Family Residence**

0.00356	Average Interest Rate
0.03617576	Tax Credit Numerator
0.003688786	Tax Credit Denominator
9.806956251	Tax Credit Multiplier (TCM)
$67,872.00	Average Assessed Value (AAV)
665617.73	TCM x AAV
0.00157	Tax Levy Rate (TLR)
$1,045.02	**TCM x AAV x TLR = (TC)**
$2,802.27	**Cost per Multi-Family Residence - Tax Credit**
$420.34	15% reduction (A)
$2,381.93	**Calculated Multi- Family Fee Amount**
$2,381.93	**Recommended Fee Amount**

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment and appeals period

Description of Proposal:

This threshold determination analyzes the environmental impacts associated with the following actions, which are so closely related to each other that they are in effect a single course of action:

1. The adoption of the Camas School District Capital Facilities Plan 2015-2021 by the Camas School District No. 117 for the purposes of planning for the facilities needs of the District; and

2. The amendment of the Comprehensive Plans of the City of Camas, the City of Washougal, the City of Vancouver, and Clark County to include the Camas School District's Capital Facilities Plan 2015-2021 as part of the Capital Facilities Element of these jurisdictions' Comprehensive Plans.

Proponent: Camas School District No. 117

Location of the Proposal:

The Camas School District includes an area of approximately 57 square miles. The District serves residents from the cities of Camas, Washougal, Vancouver and unincorporated rural Clark County. It is bordered by Evergreen School District to the west, Hockinson School District to the north, Washougal School District to the east, and the Columbia River and the state line to the south.

Lead Agency: Camas School District No. 117

The lead agency for this proposal has determined that the proposal does not have a probable significant adverse environmental impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after a review of the completed environmental checklist and other information on file with the lead agency. This information is available to the public upon request.

This Determination of Nonsignificance (DNS) is issued under WAC 197-11-340(2). The lead agency will not act on this proposal for 14 days from the date of issue. Comments must be submitted by 4 p.m., May 11, 2015. The responsible official will reconsider the DNS based on timely comments and may retain, modify, or, if significant adverse impacts are likely, withdraw the DNS. If the DNS is retained, it will be final after the expiration of the comment deadline.

Responsible Official:	Mike Nerland Superintendent Camas School District No. 117
Telephone:	360-335-3000
Address:	Camas School District No. 117 841 NE 22nd Ave Camas, WA 98607

Date of Issue: April 27, 2015
Date of Published: April 27, 2015