



Staff Report

TO: Clark County Planning Commission
FROM: Oliver Orjiako, Director *OO*
PREPARED BY: Jenna Kay, Planner II
DATE: July 18, 2019
SUBJECT: CPZ2019-00011 La Center School District Capital Facilities Plan
2019-2025

PROPOSED ACTION

The La Center School District Board of Directors has modified its capital facilities plan. The district is requesting that Clark County formally adopt the plan by reference in the 20-year Clark County Comprehensive Growth Management Plan and collect the recommended school impact fees.

BACKGROUND

Chapter 36.70A of the Revised Code of Washington (RCW) 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 minimum requirements of a school district's capital facilities plan are defined in RCW 36.70A.070(3) and Clark County Code (CCC) 40.620.030(A). A school district requesting impact fees shall submit to the county, and update at least every four (4) years, a capital facilities plan adopted by the school board and consisting of the following elements:

- A standards of service description,
- 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 CCC 40.620.040.

School district capital facility plans typically include multiple funding sources: "Depending on district eligibility, districts pay for a portion of the costs of capital facilities with funds provided by the State of Washington through the Common School Construction Fund. The remaining capital expenses must be raised locally, through the passage of bond levies (which raise the property taxes of all residential property owners within a particular district) and/or impact fees (which apply to new residential construction with the district)." [2016 Plan, pp. 233-234].

The La Center School District Board of Directors adopted a modified capital facilities plan on March 26, 2019. A copy of Resolution 2018/2019-4 and the updated plan with impact fee calculations are attached as Exhibits A and B, respectively. The School District Board of Directors recommends that Clark County formally adopt the plan and collect school impact fees as follows:

	Existing Fee	Proposed Fee	% Change
Single Family Residence	\$4,111	\$3,501	-15%
Multi Family Residence	\$5,095	\$3,104	-39%

SUMMARY OF COMMENTS RECEIVED

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

SUMMARY OF PUBLIC PROCESS

The school district published a Notice of Determination of Non-Significance under SEPA in the Columbian newspaper on March 11, 2019. Sixty-day notification was sent to the Department of Commerce on June 6, 2019 under RCW 36.70A.106. The Planning Commission held a work session on June 20, 2019. A legal notice was published for the July 18, 2019 Planning Commission hearing.

APPLICABLE CRITERIA, EVALUATION, AND FINDINGS

Criterion A: The Plan Amendment Procedures in CCC 40.560.010(M)(1) states the county shall review capital facilities plan and updates at a minimum every four (4) years in Type IV public hearings for those facilities subject to county jurisdiction. In updating capital facilities plans, policies and procedures, the county must determine that these updates are consistent with applicable provisions of the GMA and WAC, and policies and implementation measures of the comprehensive plan, and in conformance with the purposes and intent of the applicable interjurisdictional agreements.

Growth Management Act (GMA)

The GMA goals set the general direction for the county in adopting its framework plan and comprehensive plan policies. The GMA lists thirteen overall goals in RCW 36.70A.020 plus the shoreline goal added in RCW 36.70A.480(1). The goals are not listed in order of priority. The GMA goals that apply to the proposed action are the following:

- Goal 1. Urban growth. Encourage development in urban areas where adequate public facilities and services exist or can be provided in an efficient manner.
- Goal 12. Public facilities and services. Ensure that those public facilities and services necessary to support development shall be adequate to serve the development at the time the development is available for occupancy and use without decreasing current service levels below locally established minimum standards.

RCW 36.70A.070(3) and WAC 365-196-415 describe the mandatory requirements of the capital facilities element in the comprehensive plan including an inventory of existing facilities, a forecast of future needs, the proposed locations and capacities of expanded or new facilities, and at least a six-year financing plan.

RCW 82.02.050, 82.02.110 and WAC 365-196-850 authorize counties planning under the Growth Management Act to impose impact fees as part of the financing for public facilities, including school facilities. The elements of these statutes that apply to this proposal include:

- RCW 82.02.050(2) and WAC 365-196-850(1): Counties, cities, and towns that are required or choose to plan under RCW 36.70A.040 are authorized to impose impact fees on development activity as part of the financing for public facilities, provided 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.
- RCW 82.02.050(4) and WAC 365-196-850(2): The impact fees: (a) shall only be imposed for system improvements that are reasonably related to the new development; (b) shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the new development; and (c) shall be used for system improvements that will reasonably benefit the new development.
- RCW 82.02.050(5)(a) and WAC 365-196-850(4): Capital facilities for which impact fees will be imposed must have been addressed in a capital facilities plan element which identifies: (a) deficiencies in public facilities serving existing development and the means by which existing deficiencies will be eliminated within a reasonable period of time; (b) additional demands placed on existing public facilities by new development; and (c) additional public facility improvements required to serve new development.

Finding: The capital facilities plan identifies current and planned facility locations, all of which are located within the urban growth boundary of La Center, consistent with Goal 1.

Finding: The capital facilities plan identifies future needs to provide the school district's standard of service, consistent with Goal 12.

Finding: The La Center School District capital facilities plan includes the required elements and information listed in RCW 36.70A.070(3) and WAC 365-196-415 and is consistent with the land use and capital facilities elements of the comprehensive plan.

Finding: Bond proceeds and impact fees make up the funding sources in the La Center School District capital facilities financing plan. The plan does not rely solely on impact fees and is consistent with RCW 82.02.050(2) and WAC 365-196-850(1).

Finding: The school district capital facilities plan calculated impact fees in accordance with the local jurisdictions' formula (see Appendix A in the capital facilities plan), which is based on school facility costs to serve new growth. The proposed impact fees are based on the district's cost per dwelling unit for the improvements identified in the plan to serve new development. Credits have been applied in the formula to account for state match funds the district could receive and projected future property taxes that will be paid by the owner of the dwelling unit. Since the design of the impact fee formula takes into account the share of the costs of system improvements that are reasonably related to the new development, and the formula was

applied correctly, then the impact fees are consistent with RCW 82.02.050(4) and WAC 365-196-850(2).

Finding: The proposed impact fees are calculated based on planned improvements and facility needs as identified in the capital facilities plan, consistent with WAC 365-196-850(4) and RCW 82.02.050(5)(a).

Community Framework Plan

The Community Framework Plan (Framework Plan) provides guidance to local jurisdictions on regional land use and service issues. The Framework Plan encourages growth in centers, urban and rural, with each center separate and distinct from the others. The centers are oriented and developed around neighborhoods to allow residents to easily move through and to feel comfortable within areas that create a distinct sense of place and community. The Community Framework Plan policies applicable to this proposal include the following:

- 6.1.0 Major public and private expenditures on facilities and services (including libraries, schools, fire stations, police, parks and recreation) are to be encouraged first in urban and rural centers. [Framework Plan, p. 18].
- 6.1.1 Establish level-of-service standards for capital facilities in urban and rural areas. [Framework Plan, p. 18].
- 6.1.2 Coordinate with service providers to identify the land and facility requirements of each and ensure that sufficient land is provided in urban and rural areas to accommodate these uses. [Framework Plan, p. 18].

Finding: The La Center School District capital facilities plan identifies current and planned facility locations, all of which are located within the urban growth boundary of La Center, consistent with policy 6.1.0.

Finding: The capital facilities plan identifies level of service standards for each type of school, consistent with policy 6.1.1.

Finding: The capital facilities plan identifies facility and land needs to accommodate forecasted growth, consistent with policy 6.1.2.

Countywide Planning Policies

The GMA, under RCW 36.70A.210, requires counties and cities to collaboratively develop Countywide Planning Policies (CWPP) to govern the development of comprehensive plans. The WAC 365-196-305(1) defines “the primary purpose of CWPP is to ensure consistency between comprehensive plans of counties and cities sharing a common border or related regional issues. Another purpose of the CWPP is to facilitate the transformation of local governance in the urban growth areas, typically through annexation to or incorporation of a city, so that urban governmental services are primarily provided by cities and rural and regional services are provided by counties.” The Countywide Planning Policies applicable to this proposal include the following:

- 6.0.2 Plans for providing public facilities and services shall be coordinated with plans for designation of urban growth areas, rural uses and for the transition of undeveloped land to urban uses. [2016 Plan, p. 182].

- 6.0.8 General and special purpose districts should consider the establishment of impact fees as a method of financing public facilities required to support new development. [2016 Plan, p. 183].
- 10.1.1 The county and each city shall give full consideration to the importance of school facilities and encourage development of sustainable learning environments through the adoption and implementation of county and city comprehensive land use plan policies and development regulations. [2016 Plan, p. 237].
- 10.1.6 Encourage jurisdictions to cooperate in planning and permitting school facilities through land use policies and regulations that minimize the financial burden associated with developing school facilities. [2016 Plan, p. 238].

The Capital Facilities Plan states that “The District engaged a consultant to prepare an enrollment study using various tools to analyze growth. The table below reflects the enrollment forecast based on existing enrollment, cohort progression, vacant buildable residential lands and approved developments in the City of La Center and unincorporated Clark County. It is an aggressive forecast that assumes residential development that is already approved or planned will occur as approved and planned.”

Finding: The enrollment forecast was completed considering growth data and tools, consistent with CWPP 6.0.2.

Finding: The financing plan includes school impact fees as one element of financing capital facilities that will support new development, consistent with CWPP 6.0.8.

Finding: The Capital Facilities Plan identifies school facility needs based on growth projections for the district and consistent with the school district’s service standards. This proposal to request adoption of the updated capital facilities plan into the county comprehensive land use plan would be in alignment with CWPP 10.1.1.

Finding: The school district’s financing plan includes secured bond proceeds and impact fees and unsecured funds based on forecasted impact fees from new development. The finance plan is consistent with CWPP 10.1.6.

Clark County Comprehensive Growth Management Plan 2015-2035 (2016 Plan)

The 20-year Comprehensive Growth Management Plan contains many policies that guide schools. The most relevant goals and policies applicable to this application are as follows:

“Goal: Require new development that places added demands on school facilities to pay a portion of the cost for school facilities through impact fees or other alternative mechanisms authorized by State Law.

- 10.5.1 Provide for the use of School Impact Fees as a funding source for school capital facilities.
- 10.5.2 Capital Facilities Plans for school districts of Vancouver, Evergreen, Battle Ground, Camas, Washougal, Ridgefield, Hockinson, La Center and Green Mountain shall be adopted by reference through the adoption of the 20-Year Comprehensive Plan.” [2016 Plan, p. 240].

Finding: The school district’s capital facilities finance plan includes school impact fees as one funding source for capital improvements, consistent with policy 10.5.1.

Finding: This proposal is to request adoption by reference of the La Center School District Capital Facilities Plan into the 20-year Comprehensive Plan, consistent with policy 10.5.2.

Conclusion: The proposal meets criterion A.

Criterion B: The planning commission shall review a school district's capital facilities plan or plan update in accordance with the provisions of CCC 40.620.030(B). The code specifies that the planning commission shall consider:

- **Whether the district's forecasting system for enrollment projections appears reasonable and reliable; and**
- **Whether the anticipated level of state and voter-approved funding appears reasonable and historically reliable; and**
- **Whether the standard of service set by the district is reasonably consistent with standards set by other school districts in communities of similar socioeconomic profile; and**
- **Whether the district appropriately applied the formula set out in CCC 40.620.040.**

Finding: The district's enrollment projections are based on, and are consistent with, Clark County and the City of La Center'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 standard of service appears to be reasonably consistent with other similar school districts.

Finding: Appendix A of the La Center School District capital facilities plan shows the calculations of the school impact fees. The district appropriately applied the formula set out in CCC 40.620.040 during this 2019 review cycle. The calculations show the 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. Based on the formula in CCC 40.620.040, the maximum allowable fee amounts for the La Center School District are \$3,501.57 for single-family and \$3,104.28 for multi-family residences. The proposed fees of \$3,501 for single-family and \$3,104 for multi-family are within these limits.

Conclusion: The proposal meets criterion B.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, and the analysis presented in this report, staff recommends the Planning Commission forward a recommendation of **APPROVAL** to the Clark County Council of the proposed La Center School District Capital Facilities Plan and impact fees of \$3,501 for single family and \$3,104 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 Findings	Planning Commission Findings
Criteria for Proposed Changes		
A. Consistency with the GMA and the Clark County Comprehensive Plan per CCC 40.560.010.M.1	Yes	
B. Consistency with CCC 40.620.030 School Impact Fee – Capital Facilities Plan	Yes	
Recommendation: Approval		

Exhibit A

**LA CENTER SCHOOL DISTRICT NO. 101
RESOLUTION 2018/2019-4**

Adoption of the 2019-2025 Capital Facilities Plan and School Impact Fees

WHEREAS, the Growth Management Act (GMA) requires counties and cities to adopt a comprehensive land use plan that, among other things, addresses the provision of public services for future growth and development, and

WHEREAS, public schools are one of the public services that Clark County and the City of La Center plans for, with assistance from the school districts, and

WHEREAS, the La Center School District has prepared an updated six-year capital facility plan, which identifies an increase in student enrolment and the need build new classrooms to serve students from new development, and

WHEREAS, school capital project funding sources are not sufficient to fund the property and classrooms that are needed to serve forecast growth, and

WHEREAS, the GMA authorizes Clark County and the City of La Center to collect school impact fees from residential development in accordance with the GMA, the Comprehensive Land Use Plan and the District's Capital Facility Plan to ensure school facilities will be available to serve new growth and development, and

THEREFORE, BE IT RESOLVED that the 2019-2025 La Center School District Capital Facilities Plan (CFP) is hereby adopted.

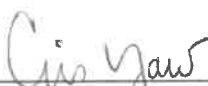
BE IT FURTHER RESOLVED that the District respectfully requests that Clark County and City of La Center adopt the 2019-2025 La Center School District Capital Facilities Plan for incorporation into the Comprehensive Land Use Plan and collect school impact fees in the amount of \$3,501 per single family home and \$3,104 per multi family home.

ADOPTED THIS 26th day of March, 2019

ATTEST:LA CENTER SCHOOL DISTRICT #101 BOARD OF DIRECTORS



Dave Holmes, Secretary to the Board



Cris Yaw, Chair



Wendy Chord, Vice Chair



Todd Jones, Board Member



Eric Lindberg, Board Member



Win Muffett, Board Member

**LA CENTER SCHOOL DISTRICT
CAPITAL FACILITIES PLAN
2019-2025**

BOARD OF DIRECTORS

Cris Yaw – Chair
Wendy Chord – Vice Chair
Todd Jones
Eric Lindberg
Win Muffett

SUPERINTENDENT

Dave Holmes

**Adopted by the La Center School District
Board of Directors
March 26, 2019**

SECTION 1 – INTRODUCTION

Purpose of the Capital Facilities Plan

The Washington Growth Management Act (GMA) outlines broad goals including adequate provision of necessary public facilities and services. Schools are among these necessary facilities and services. The public school districts serving Clark County residents have developed capital facilities plans to satisfy the requirements of RCW 36.70A.070 and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

This Capital Facilities Plan (CFP) is intended to provide the La Center School District (the “District”), Clark County and the City of La Center a description of facilities needed to accommodate projected student enrollment at acceptable levels of service along with a financing program for capital improvements through 2024.

In accordance with GMA mandates, and Clark County and the City of La Center Impact Fee Ordinances, this CFP contains the following required elements:

- The District’s Educational Program Standards (Section 2 of this document), which is based on a program year, class size by grade span, number of classrooms, types of facilities, and other factors identified by the District, including teacher contracts and funding requirements.
- Existing Capital Facilities Inventory (Section 3 of this document) owned by the District, listing the locations and student capacities of the facilities.
- Student Enrollment Projections (Section 4 of this document) for each grade span (elementary, middle and high).
- A description of Capital Facility Needs (Section 5 of this document) and school sites, along with estimated capacity expansion and costs.
- A six-year plan for Capital Facilities Financing (Section 6 of this document) within projected funding capacities, which clearly identifies sources of public money for such purposes.
- Impact Fee Calculation (Section 7 of this document) to be assessed and support data substantiating said fees.

Overview of the La Center School District

The La Center School District is comprised of approximately 38 square miles of northwestern Clark County, Washington. It currently serves residents from the City of La Center’s Urban Growth Area and from unincorporated Clark County.

The district is bordered by the Woodland School District to the north, the Green Mountain School District to the northeast, the Battle Ground School District to the southeast and the Ridgefield School District to the west. Serving a total student population of 1,704 students

(May 2017 enrollment), the district offers one elementary school (grades K-5), one middle school (grades 6-8) and one high school (9-12). The district also manages a Home School Academy (Grades K-12).

In Winter 2017-18 the District expanded its boundary west to I-5 in an acquisition from Ridgefield School District. The new boundary incorporates approximately 60 additional parcels of land that brings the District's border out to I-5 and encompasses the industrial and commercial development areas being developed in response to the Ilani Casino Complex on the west side of I-5 at the La Center exit.

The district owns two parcels of currently undeveloped land. In 2008, the District purchased a 17-acre parcel on Bolen Rd that may be used at a future time for the construction of a new elementary school. In 2018, the District purchased a 23-acre parcel on Lockwood Creek Dr. that will be the site of a new middle school currently under planning/construction (Figure 1) and expected to open in Fall 2020. Funding was secured in Feb. 2018 when the District passed a 48.093 million dollar bond for the construction and planning of the new middle school. Additional developments continue all around La Center, leading to an expectation of strong continued growth.

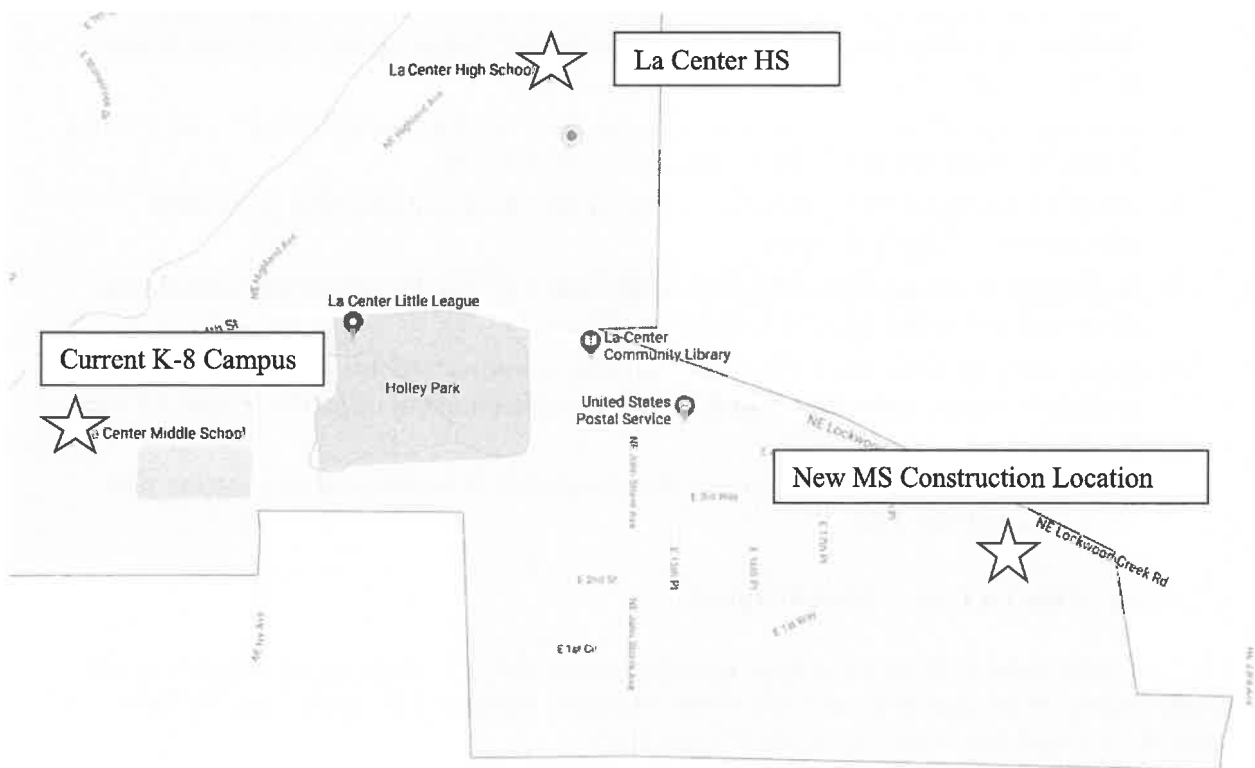


Figure 1

Significant Issues Facing the La Center School District

The most significant issues facing the District relative to facility planning are the impacts of growth caused by proximity to I-5 known as the “Discovery Corridor” as articulated in Clark County and the town of La Center’s current Growth Management Plan. Transportation access and expanding Urban Growth Boundaries (UGB) towards the La Center Junction on I-5 are already creating a significant impact on residential development within the district.

Due to the expansion of the district by acquisition of the properties immediately to the east of I-5, the school district hopes to benefit from some of the industrial and commercial businesses expected to populate the area directly east of the Ilani Casino Complex. Currently, the area remains undeveloped and the residential expansion occurring in the meantime is creating an even greater burden on the residential taxpayer to fund facility needs, because La Center has virtually no commercial and no industrial tax base within District boundaries that are needed to meet these increasing facility demands.

Long-Range Projection of Facilities Needs

In addition to the district’s issues with a growing population, the continued uncertainty regarding implementation of legislation that was intended to address the Washington Supreme Court’s McCleary Decision makes long-term planning difficult. Until the issue is solved, the district will continue to face this inequity of appropriate tax base diversification and will have to address the impacts of this growth without adequate funding by the state to meet the demand. The district plans to continue its efforts to change this inequity by working with the Regional Committee for School Boundaries, the state legislature and if needed the court system until this inequity is corrected.

SECTION 2 – DISTRICT EDUCATIONAL PROGRAM STANDARDS & FRAMEWORK

District Educational Program Standards Framework:

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 role that quality education plays in growing schools must have quality facilities. These facilities serve as the supporting space for developing the whole child within a community to prepare them for a competitive global economy. The education program standards, which typically drive needs for educational space for students, include grade configuration, optimum facility size, class size, educational program offerings, supplemental program offerings, specialty spaces, classroom utilization and scheduling requirements.

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations affect classroom space requirements. Space is necessary for regular classrooms, the fine and performing arts, physical education, special education, Title I, tutorial support, technological applications, computer labs, preschool programs, and other specialized programs. Space must be provided for common areas such as media centers, cafeterias, kitchens, and auditoriums. Space is needed for groups of students and staff to work together. These programs can have a significant impact on the available student capacity within

school facilities. Furthermore, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

Core programs include the following:

- Core classroom space for all curriculum areas, which includes space for group learning, directed instruction and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including sinks, gas, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables.
- Physical education space is needed for students to meet rigorous health and fitness standards. This includes covered areas, fields, gymnasiums, and other multi-use spaces. Playground space for K-5 students is provided using a hard surface space that includes a covered play shed and permanent play equipment area. There is also a grass play area for K-5 students adjacent to the cafeteria. Students in grades 6-8 currently use the gym and halls during lunch breaks, as well as a field space adjacent to the middle school gym when weather permits its use. The new middle school will provide indoor and outdoor eating areas and ample field space for 6-8 student use.
- Technological competency is expected for all students. Space must be allocated for technological equipment and applications in classrooms and specialty spaces. Square footage for this equipment and its infrastructure is not calculated in current state allowances, but must be provided.
- Art, music, and theatre arts spaces are critical to the core program for students. Spaces are necessary to adequately meet the rigorous standards of these state-required programs. Music instruction takes place with specifically designed spaces in the middle and high schools. Elementary instruction is done within a regular classroom space.
- Library/Media services (research, technology, collaboration) and space must be provided for students to achieve the rigors in the core program. In an information-driven environment, student access to information through appropriately-sized library/media spaces is essential.
- Extracurricular activities need adequate space in order to safely support program activities. Athletic activities (games and/or practices) are completed using gym spaces at all three school buildings, field spaces and/or common spaces within the buildings. Art, music, and theatre performances for K-8 are currently completed in the middle school gym, while all high school performances are done in the commons area where there is a stage area. It is expected that the new Middle School will provide an additional performance space.

Special services are essential to meet the needs of special populations:

- Special Education services are delivered at each of the schools within the District. Program standards and services vary based on the handicapping conditions of the students and their Individual Education Plan (IEP). Implementing each student's IEP often requires large and small specialty spaces, which the District must provide. Program standards change as a result of various external or internal influences. External influences include changing federal mandates, handing changes, and the introduction of new technological applications, which meet the needs of students. Internal influences include an increase in the number of high needs IEP students, modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to the delivery of this support. Federal and state programs, including Title 1 Reading, Highly Capable and Bilingual, receive limited funding. These resources do not include the expense of adding

facilities to support them.

- Early Childhood programs, such as all-day Kindergarten and Preschool, are essential programs to develop early childhood literacy skills, and vital to the community. Offering full day, every day Kindergarten will be required of the district in 2017-18. These programs require specialty and additional space, which is not funded by the state.
- Supplementary services in core academic areas (tutoring, online learning) and providing multiple pathways to prepare students for a broader range of post-secondary learning opportunities require additional spaces that have not been calculated in current state square footage allowance formulas.
- Support services are often overlooked as core services, and are essential to a quality educational program. Food service delivery, storage, preparation, and service require spaces that are specialty designed and equipped with specific attention. As student populations increase, calculating space needs for this core service is crucial to the overall planning of the facility. Adequacy in planning for this space has significant impacts on the overall learning environment for students if not done appropriately. Food services are provided by a facility on each campus that stores, prepares and serves both breakfast and lunch to students and staff. The high school facility must do this by serving lunch in two separate shifts. The elementary and middle school students currently share the same cafeteria space, so they must coordinate lunch schedules across all grades K-8 using multiple shifts. The construction of the middle school will allow for K-5 and 6-8 students to have their own cafeteria spaces.
- Maintenance support facilities, including adequate storage of district supplies, materials and testing documents, must also be considered and are not counted as core support services nor funded by state allocation.
- Administrative support facilities must be provided, but are not counted as core support services nor are they funded by state allocation.

District Educational Program Standards

The La Center School District provides the above described core program and specialized services for one elementary school (grades K-5), one middle school (grades 6-8) and one high school (grades 9-12). The standards and capacity for each school are described below.

Elementary School (K-5)

The elementary school, which will include all four buildings located at 700 East 4th Street, when the new middle school opens in Fall of 2020, will provide instruction in all core subject areas including reading, writing, math, social studies and science. All students receive instruction in P.E. and music. Technology instruction will be done within the classroom as the district phases out its central technology labs. Art and science instruction is completed within the classroom space. A library will be used to provide access to reading materials and research information.

Capacity at the elementary school is based on the number of permanent classrooms that are used for instruction 50% or more of the day and the District's standard of service, which is a student teacher ratio of 19:1 per classroom for grades K-3 and 20:1 for grades 4-5. Capacity for the elementary school assumes capacity that currently exists for grades 6-8 in Building 100 will be available for student enrolled in grades K-5. Capacity does not include the additional accommodations attributed to portables.

Middle School (6-8)

In the Fall of 2020 the District will open a new middle school, which provide instruction in the core disciplines of English, mathematics, social studies, science, P.E. and music. All art and technology instruction will be done within the classroom space. Science instruction in grades 7 & 8 will be done in specialized science classrooms. Grade 6 science will be completed within a regular education classroom space. A library will be used to provide access to reading materials and research information.

Capacity at the new middle school is based on the number of permanent classrooms that will be used in the new school for instruction 50% or more of the day, the District’s standard of service, which is a student teacher ratio of 22:1 per classroom. Capacity also is based on an 83% utilization factor for the 7th and 8th grades, which accounts for time that 7th and 8th grade classrooms are used for teacher preparation. Capacity equation does not include the additional capacity attributed to portables.

High School (9-12)

The high school provides course work in English, history, science, mathematics, P.E., foreign language, music and art. Additionally, CTE offerings are completed in instructional spaces specifically designed for business education, woods, small engines and metal working/fabrication. Technology instruction is done in the business technology lab or within the classroom spaces. The library also offers significant technology access for students. The library is used to provide access to reading materials and research information.

Capacity at the high school is based on the number of permanent classrooms that are used for instruction 50% or more of the day, the District’s standard of service, which is a student teacher ratio of 22:1 per classroom and a utilization factor of 83%. The utilization factor accounts for time that 9th – 12th grade classrooms are used for teacher preparation. Capacity equation does not include the additional capacity attributed to portables.

SECTION 3 – CAPITAL FACILITY INVENTORY

The District is in the process of constructing a new middle school and will convert the existing middle school building for additional elementary school capacity. The capacity that currently exists is described below the tables and the capacity that will exist when the new middle school is complete is listed in the tables.

Elementary School

School	Location	Total Bldg. Sq. ft.	Current Enrollment	Capacity*	Number Of Portables**
La Center Elementary School (K-5)	700 East 4 th Street	94,677	747	778	8

* The capacity that exists prior to completion of the new middle school and conversion of the existing middle school into additional capacity for K-5 students is for 463 students. Converting the building that is currently used for middle school students will add capacity for another 315 students, taking the total capacity to 778.

** This is the current number of portables that exist on the K-8 campus. There are two classrooms in each portable. The number, use and location of portables will be updated when construction of the new middle school is complete.

The four existing buildings that are located at 700 E 4th Street will be evaluated and changes will be made to maximize efficiency and use for elementary core programs and specialized services, which will include the elementary school office, library, gymnasium, performance area, kitchen/eating space and indoor/outdoor play areas. Converting Building 100 from use for 6-8 students to K-5 students will increase elementary school capacity to 778, leaving a little room to grow.

Middle School

School	Location	Total Bldg. Sq. ft.	Current Enrollment	Capacity*	Number Of Portables**
New Middle School (6-8)	NE Lockwood Creek Drive La Center	TBD	391	465	2

* The capacity that currently exists is for 315 middle school students. That capacity will be converted to use by elementary school students. The new middle school is being designed to serve 465 students.

** This is the current number of portables that exist on the K-8 campus. There are two classrooms in each portable. The number, use and location of portables will be updated when construction of the new middle school is complete.

Planning is underway for the new Middle School. The total building square footage has not yet been determined and will be based, in part, on what is needed to accommodate program and specialized needs, construction costs and what the District is able to do with the funds it has. One design priority is to build classroom and core space that is sufficient to serve 465 students.

High School

School	Location	Bldg. Sq. ft.	May 2017 Enrollment	Capacity	Number Of Portables
La Center High School (9-12)	725 Highland Road La Center, WA 98629	93,634	550	402	3

Capacity at the high school has not changed. Additional capacity will be provided through temporary use of portables, until bonds and state match are available to fully fund permanent facilities.

Non-Instructional Facilities/School Owned Property

Type	Location
Building 500 / Cafeteria	700 East 4 th Street, La Center, WA 98629
District Office	725 Highland Road, La Center, WA 98629
Maintenance Barn	700 East 4 th Street, La Center, WA 98629
Storage Building	700 East 4 th Street, La Center, WA 98629
Covered Play Area	700 East 4 th Street, La Center WA 98629
17 Acres (future school site)	Bolen Rd and 14 th Ave., La Center, WA

SECTION 4 – STUDENT ENROLLMENT PROJECTIONS

Forecasting student enrollment, especially in changing economic times, is difficult because the District cannot be certain of the timing for housing construction or the demographics for students living in new housing.

The Office of the Superintendent of Public Instruction projects enrollment for districts based on cohort survival, which does not take local development or circumstances into account. OSPI’s forecast enrollment for the District shows limited to no growth. However, it doesn’t take into account students that are forecast to live in new housing.

The District engaged a consultant to prepare an enrollment study using various tools to analyze growth. The table below reflects the enrollment forecast based on existing enrollment, cohort progression, vacant buildable residential lands and approved developments in the City of La Center and unincorporated Clark County. It is an aggressive forecast that assumes residential development that is already approved or planned will occur as approved and planned.

Enrollment Forecast

Grades	Current Enrollment	2019	2020	2021	2022	2023	2024	2025
K-5	758	781	801	825	847	868	887	910
6-8	441	454	467	480	493	506	516	529
9-12	555	572	588	605	622	638	650	666
Total	1,754	1,807	1,856	1,910	1,962	2,012	2,053	2,105

SECTION 5 – CAPITAL FACILITY NEEDS

The District’s facility needs are determined by subtracting the existing capacity from its forecast enrollment. The District currently has the capacity to serve 1,180 students. In 2025 the District’s enrollment will be approximately 2,105. The primary needs are at the elementary and middle school, as shown below.

Facility Needs to Serve Growth

Facility	Current Capacity	Forecast Enrollment 2025	Facility Needs
Elem (K-5)	463	910	447
Middle (6-8)	315	529	214
High (9-12)	401	666	265
TOTAL	1,180	2,105	926

To serve forecast growth, the District will construct a new 465 student middle school and make improvements to the old K-8 building for its new role as K-5 only. These improvements will add capacity for an additional 315 elementary school students and an additional 150 middle school students (growing from existing capacity of 315 to new capacity of 465).

After the new middle school is complete the District will evaluate needs to either construct a new elementary school or to add on to the existing high school, or both. The cost for the new middle school, including the property it sits on, the cost to convert the existing middle school to elementary school capacity, and the cost for property where a future elementary school may be built to accommodate growth are below. The costs to increase capacity at the high school will be addressed in a future Capital Facility Plan when need and funding are more certain.

Planned Improvements and Facility Costs to Address Needs

Project Description	Cost Estimate of Needed Facilities	Added Capacity**
New 6-8 Middle School*	\$44,557,226	465
Infrastructure upgrades to convert existing K-8 Campus to K-5 Campus	\$1,118,000	465
23-acre land purchase for new 6-8 Middle School	\$1,300,000	465
17-acre land purchase for potential future Elementary School	\$575,000	0
Portable Classrooms	\$400,000	0***

* Although the District initially intended to build an Elementary School, community feedback led to a decision to build a middle school instead on a new 23-acre parcel of land the District purchased that is much closer to the existing two campuses. The construction of the school is planned for completion in Fall of 2020. New growth prior to opening will be addressed with portables. There is sufficient land to build a new elementary school on the site of the new middle school. Planning for the new middle school is proceeding with an eye towards this eventual construction.

** The added capacity is being provided through construction of a new middle school and improvements and changes to the existing K-8 so it can be used solely as an elementary school. There will be capacity for an additional 315 elementary school students by moving existing middle school students out of the existing building into the new school, and the new middle school will serve an additional 150 students.

*** Portables are necessary and add temporary capacity but they are not counted as permanent capacity, and are not included in the costs that are used to calculate the school impact fees.

The additional capacity that will be provided is based on the anticipated number of new classroom spaces and core area that will be provided when the new middle school and elementary school improvements are complete. The cost for the new middle school and elementary school improvements is based on the architect’s and project manager’s estimates.

To accommodate growth on a short term and immediate basis, the La Center School District may purchase and utilize portable classrooms and this plan incorporates those facilities and the equipment and furniture necessary to equip these classrooms in the District’s project list. Impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

SECTION 6 – CAPITAL FACILITIES FINANCING PLAN

Secured Finance Plan

The District has collected bond proceeds and impact fees in an amount that is expected to cover most of the costs to build the new middle school, to convert the existing middle school into an elementary school and to pay for property. The amount of secured fees are identified in the table below.

Unsecured Finance Plan

The only source of unsecured capital project funds currently planned for is impact fees. The amount of unsecured impact fees the District anticipates it will collect is based on an assumption that building permits will continue to be issued at a constant rate that is similar to that observed over the past three years and the fee amounts will remain the same. If there is a decrease in the number of building permits that are issued for single family homes in the District, or the impact fee amounts are decreased, the District will collect less impact fees, if there is an increase in the number of building permits that are issued or an increase in the impact fee amounts, the District will collect more impact fees.

When the District is prepared to construct a new elementary school or to expand the capacity at the high school, the Capital Facility Plan will be updated and the secured and unsecured funds for those improvements will be identified.

Finance Plan

Type	Amount
Secured Capital Project Funds (bond proceeds and impact fees as of 6/1/2018)	\$46,975,226
Unsecured Funds (forecast impact fees)	\$2,614,596
TOTAL	\$49,589,822

SECTION 7 – SCHOOL IMPACT FEES

Impact Fee Explanation

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development. Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the local jurisdictions’ formula, which is based on school facility costs to serve new growth.

The District’s impact fees have been calculated utilizing the formula in the Clark County and

City of La Center Impact Fee Ordinance. The resulting figures, in the attached Appendix A, are based on the District's cost per dwelling unit for the improvements in Section 5 of this Plan that add capacity to serve new development. Credits have also been applied in the formula to account for State Match funds the District could receive and projected future property taxes that will be paid by the owner of the dwelling unit.

Calculated Impact Fees

Single Family:	\$3,501.57
Multi-Family:	\$3,104.28

La Center School District 2018 Impact Fee Calculation

APPENDIX A

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

Single Family Residence:

Elementary	Middle School	High School	Formula
\$1,118,000.00	\$14,792,653.50	\$0.00	Facility Cost
315	150	0	Additional Capacity
\$3,549.21	\$98,617.69	\$0.00	Cost per Student (CS)
0.390	0.140	0.080	Student Factor (SF)
\$1,384.19	\$13,806.48	\$0.00	CS x SF
\$225.97	\$225.97	\$225.97	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
67.37%	67.37%	67.37%	State Match Eligibility %
\$0.00	\$0.00	\$0.00	State Match Credit (SM)
\$1,384.19	\$13,806.48	\$0.00	CS x SF - SM
\$15,190.67			Cost per Single Family Residence
*			
		0.00395	Average Interest Rate
		0.040209559	Tax Credit Numerator
		0.004108828	Tax Credit Denominator
		9.786138967	Tax Credit Multiplier (TCM)
		\$384,799.70	Average Assessed Value (AAV)
		3765703.34	TCM x AAV
		0.00294	Tax Levy Rate (TLR)
		\$11,071.17	TCM x AAV x TLR = (TC)
		\$4,119.50	Cost per Single Family Residence - Tax Credit
		\$617.92	15% reduction (A)
		\$3,501.57	Calculated Single Family Fee Amount
		\$3,501.57	Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$1,118,000.00	\$14,792,653.50	\$0.00	Facility Cost
315	150	0	Additional Capacity
\$3,549.21	\$98,617.69	\$0.00	Cost per Student (CS)
0.080	0.080	0.080	Student Factor (SF)
\$283.94	\$7,889.42	\$0.00	CS x SF
\$225.97	\$225.97	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
67.37%	67.37%	67.37%	State Match Eligibility %
\$0.00	\$0.00	\$0.00	State Match Credit (SM)
\$283.94	\$7,889.42	\$0.00	CS x SF - SM
\$8,173.35			Cost per Multi-Family Residence
		0.00395	Average Interest Rate
		0.040209559	Tax Credit Numerator
		0.004108828	Tax Credit Denominator
		9.786138967	Tax Credit Multiplier (TCM)
		\$157,144.80	Average Assessed Value (AAV)
		1537840.85	TCM x AAV
		0.00294	Tax Levy Rate (TLR)
		\$4,521.25	TCM x AAV x TLR = (TC)
		\$3,652.10	Cost per Multi-Family Residence - Tax Credit
		\$547.81	15% reduction (A)
		\$3,104.28	Calculated Multi-Family Fee Amount
		\$3,104.28	Recommended Fee Amount