



Planning Commission Recommendation

TO: Clark County Councilors
FROM: Steve Morasch, Planning Commission Chair
PREPARED BY: Jenna Kay, Planner II
DATE: September 3, 2019
SUBJECT: CPZ2019-00027 Ridgefield School District Impact Fee Request

PLANNING COMMISSION RECOMMENDATION

On July 18, 2019, the Planning Commission voted unanimously (6-0) to approve the staff recommendation to re-adopt by reference the current Ridgefield School District capital facilities plan 2015-2021 and collect the school impact fee amount of \$10,100 for single family and multi-family residences in 2020 and a school impact fee amount of 11,289.53 for single family and multi-family residences in 2021.

PROPOSED ACTION

The Ridgefield School District Board of Directors has requested an increase to the district's school impact fees under its existing 2016 adopted capital facilities plan. This proposal is to collect the recommended school impact fees and re-adopt the Ridgefield School District capital facilities plan by reference in the 20-year Clark County Comprehensive Growth Management Plan.

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 Ridgefield School District Board of Directors submitted a letter on June 20, 2019 requesting an increase to the district’s school impact fees effective January 1, 2020 with an additional increase effective January 1, 2021. A copy of the letter is included as Exhibit A, and it provides the school district’s explanation for why they are making the impact fee request. A copy of the current capital facilities plan adopted in 2016 [Ord. 2016-06-12] is attached as Exhibit B.

The school district’s letter describes the high amount of growth in the Ridgefield School District and capital facility needs that include building a new elementary, middle and high school, as some of the reasons the school district is requesting increased impact fees. The potential removal of urban holding near the NE 179th St. and I-5 interchange is also described as accelerating growth in the school district and the impact fee request is to bring school impact fees into alignment with the facility needs and costs in the capital facilities plan.

The current plan and impact fee calculations allow for a higher impact fee amount than is currently being collected. The School District Board of Directors recommends that Clark County collect school impact fees as follows:

	Existing Fee	Proposed Fee	% Change
Single Family Residence	\$6,530	\$10,100 – 2020	+55%
		\$11,290 – 2021	+12%
Multi Family Residence	\$6,530	\$10,100 – 2020	+55%
		\$11,290 – 2021	+12%

SUMMARY OF COMMENTS RECEIVED

As of the writing of this report, no written comments from other agencies or the public have been received specific to this proposal. However, comments and testimony regarding the Ridgefield School District school impact fees did come up in regards to the Urban Holding Removal near the I-5 and NE 179th St. Interchange project. Copies of those materials have been included for reference as part of the materials packet. Oral testimony provided at the Planning Commission hearing is reflected in the meeting minutes and is also included in the hearing materials.

SUMMARY OF PUBLIC PROCESS

The school district issued a Notice of Determination of Non-Significance under SEPA as part of its 2016 capital facilities plan update, issued on April 27, 2015. Sixty-day notification was sent to the Department of Commerce on June 25, 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 Ridgefield School District serves both urban and rural areas. The plan identifies current and planned facility locations, most of which are located in the Ridgefield Urban Growth Area with some land in the surrounding unincorporated area. Due to the urban and rural nature of the school district, the facility locations are 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 Ridgefield 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, state match funds, and impact fees make up the funding sources in the Ridgefield 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 Ridgefield School District capital facilities plan identifies current and planned facility locations, most of which are located within the Ridgefield urban growth area, and is 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 Ridgefield School District capital facilities plan states that “The District’s enrollment projections are based on forecasting work completed by E.D. Hovee & Company, LLC in February 2015. The approach used in conducting this student enrollment forecast builds on the baseline enrollment forecast provided by an earlier memorandum dated January 2, 2015. With the *baseline forecast*, the model applied the Comprehensive Plan allocation for the Ridgefield Urban Growth Area (UGA) plus a proportionate share of population growth forecast by Clark County for areas outside of UGAs countywide. Grade-to-grade enrollment changes as a share of district population were forecast based on historic experience across each of the K-12 grade levels.”

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 bond proceeds, state match funds, and impact fees. 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, Ridgefield, Battle Ground, Camas, Washougal, Ridgefield, Hockinson, Ridgefield 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 includes re-adoption by reference of the Ridgefield School District capital facilities plan into the 20-year Comprehensive Growth Management Plan 2015-2035, 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 Ridgefield 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 Ridgefield 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 the 2015-16 periodic 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 Ridgefield School District are \$11,289.53 for single-family and \$13,696.60 for multi-family residences. The proposed fee of \$10,100 in 2020 for single-family and multi-family is within these limits. The proposed fee of \$11,290 in 2021 for single-family and multi-family is within the multi-family limit and \$0.47 above the single-family limit. A proposal of \$11,289.53 in 2021 for single-family and multi-family would be within the limits of the single-family and multi-family impact fee calculations, consistent with the adopted capital facilities plan.

Conclusion: The proposal meets criterion B if the 2021 fee amount is lowered to \$11,289.53.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, the analysis presented in this report and supporting documents, the Planning Commission forwards a recommendation of **APPROVAL** to the Clark County Council of the re-adoption of the Ridgefield School District capital facilities plan 2015-2021 and impact fees of \$10,100 for single family and for multi-family in 2020 and \$11,289.53 for single family and multi-family in 2021.

RECOMMENDATION SUMMARY

The following table lists the applicable criterion and summarizes the findings of the staff report and Planning Commission report for CPZ2019-00027.

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	Yes
B. Consistency with CCC 40.620.030 School Impact Fee – Capital Facilities Plan	Yes	Yes
Recommendation:	Approval	Approval

MARNIE ALLEN
ESD112 ATTORNEY
LEGAL SOLUTIONS FOR SCHOOLS

June 20, 2019

Oliver Orjiako
Clark County
Department of Community Planning
P.O. Box 9810
Vancouver, WA 98666-9810

Steve Stuart
City of Ridgefield
City Manager
280 Pioneer Street
Ridgefield, WA 98642

Re: Request to Increase Ridgefield School District School Impact Fees

Gentlemen:

This letter is being submitted on behalf of the Ridgefield School District to respectfully request that Clark County and the City of Ridgefield increase the Ridgefield School District School Impact fees to \$10,100 effective January 1, 2020 and \$11,290 effective January 1, 2021. The requested increase will bring the impact fees the City and County are currently collecting up to the amount that is supported by the existing adopted Ridgefield School District Capital Facility Plan (CFP) and impact fee calculation.

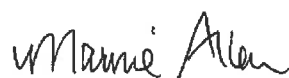
As you know, the Ridgefield School District has experienced significant growth in the last six years. That growth is forecast to continue and will accelerate with the removal of Urban Holding from the area in the District near 179th Street. The above fees should be assessed on development that occurs if urban holding is lifted, and other new development across the District.

The CFP Clark County and the City of Ridgefield have adopted identifies school facilities that are needed to serve forecast growth. As reflected in the CFP, the District needs to construct a new elementary, middle and high school. The forecast cost in the 2015-2021 CFP for these schools is about \$75 million dollars. The costs are based on 2015 construction costs, which have increased significantly since 2015. The school impact fees the District is requesting are minimal when compared to the costs the District and its patrons must fund to build the schools that are needed.

Increasing the school impact fees is consistent with the adopted 2015-2021 CFP, which contains a school impact fee calculation. See Appendix A to the adopted CFP. The school impact fee calculation uses the formula in the Clark County and City of Ridgefield School Impact Fee Ordinance, facility needs and costs in the CFP. Implementing the request to increase the fees will bring the current fees into alignment with the needs and costs identified in the 2015-2021 CFP. Without the increase, the District may not be able to provide adequate school facilities to serve forecast growth.

Please process this request at your earliest convenience. Thank you.

Sincerely,



Marnie Allen

c: Dr. Nathan McCann, Superintendent, Ridgefield School District

Exhibit B

**RIDGEFIELD SCHOOL DISTRICT NO. 122
CAPITAL FACILITIES PLAN**

2015-2021

BOARD OF DIRECTORS

Scott Gullickson, President

Jeff Vigue, Vice-President

Joe Vance

Steve Radosevich

Becky Greenwald

SUPERINTENDENT

Dr. Nathan McCann

**Amended by the Ridgefield School District Board of Directors
January 26, 2016**

SECTION 1 INTRODUCTION

A. *Purpose of the Capital Facilities Plan*

The Washington State Growth Management Act (the "GMA") includes schools in the category of public facilities and services. School districts have adopted capital facilities plans to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of the growing student populations anticipated in their districts.

The Ridgefield School District (the "District") has prepared this Capital Facilities Plan (the "CFP") to provide Clark County (the "County") and the City of Ridgefield (the "City") with a schedule and financing plan for capital improvements needed to serve growth over the next six years (2015-2021).

In accordance with the Growth Management Act, Clark County Code Sections 40.620.030 – 40.620.040, and City of Ridgefield Municipal Code Sections 18.070.100 – 18.070.110, this CFP contains the following required elements:

- The District's standard of service, which is based on program year, class size by grade span, number of classrooms, types of facilities and other factors identified by the District.
- Future enrollment forecasts for each grade span (elementary, middle, and high schools).
- An inventory of existing capital facilities owned by the District, showing the locations and capacities of the facilities, based on the District's standard of service.
- A forecast of the future needs for capital facilities and school sites based on the District's enrollment projections.
- The proposed capacities of expanded or new capital facilities over the next six years based on the inventory of existing facilities and the standard of service.
- A six-year plan for financing capital facilities within projected funding capacities, which identifies sources of public money for such purposes.
- A calculation of impact fees to be assessed and supporting data substantiating such fees.

B. *Overview of the Ridgefield School District*

The Ridgefield School District is situated along the Interstate 5 corridor in northern Clark County. It encompasses the City of Ridgefield, a community that is experiencing accelerated growth, and is bordered by Battleground, La Center, Woodland, and Vancouver School Districts.

The District serves a population of 2,307 (Headcount March 2015) with two elementary schools (grades K-6), one middle school (grades 7-8), and one high school (grades 9-12).

The District needs to build schools and make improvements at existing schools in order to effectively accommodate growth. As improvements are made to the facilities and new schools come online, the District anticipates that current grade configurations possibly may change.

The most significant issues facing the District in terms of providing classroom capacity to accommodate existing and projected demands are:

- The District is experiencing the fastest enrollment growth rate in Clark County.
- Presently, View Ridge Middle School is housing students well in excess of the capacity of the facility. Additionally, enrollment projections indicate that all other campuses will exceed capacity by the 2016-2017 school year. Presently, portables are in use for instructional purposes at both elementary schools and View Ridge Middle School
- The Legislature has indicated that full day kindergarten will be implemented state-wide in 2016-2017. RSD currently offers a very limited full day/every day kindergarten program. Full day kindergarten will require additional facility capacity and result in additional costs that are not currently funded by the State.
- The impact of citizen-approved Initiative 1351 is still unknown. Any significant reduction in class size will require a corresponding increase in the number of class rooms across the district.
- As existing facilities exceed capacity, they are experiencing traffic control and safety concerns that need to be addressed.

SECTION 2 DISTRICT EDUCATIONAL PROGRAM STANDARDS

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 school systems play in growing a strong local economy is vital. In order to accomplish the community value of having a vibrant local economy, schools must have quality facilities. These facilities provide the necessary spaces for nurturing the development of the whole child and successfully preparing all Ridgefield children for an increasingly competitive global economy. The educational 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, Highly Capable, bilingual education, STEM, computer labs, preschool and daycare 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/staff to work together. These programs can have a significant impact on the available student capacity within school facilities. Further, the community expects all spaces to be well utilized during the school day and available after the school day for public use.

A. District Educational Program Standards:

Core programs include the following:

- Core classroom space for all curriculum areas which includes space for group learning, direct instruction, and individual student work to meet the rigors set forth in state standards.
- Science classroom space that supports advanced coursework (including water, sinks, gas, hoods, safety equipment). Students must achieve rigorous state mandated science standards. This requires specialty space that is not met by adding portables.
- As STEM education continues to expand, there is an increased need to provide flexible classroom space capable of supporting a variety of educational activities.

- 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.
- 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.
- Fine and performing arts spaces are critical to the development of the whole child. Spaces are necessary to adequately meet the rigorous standards of these state required programs.
- Library/Media services and collaboration spaces must be provided for students to successfully meet the rigor of the District's academic programs. In an information-driven environment, student access to information through appropriately sized library/media spaces is essential.
- Extra-curricular activities need adequate space in order to safely support program activities.

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, funding changes, and the introduction of new technological applications which meet the needs of students. Internal influences include modifications to the program year, class size, grade configurations, and facility changes.
- Special populations receive special support. Specialty space is essential to delivery of this support. Federal and state programs, including Title I math and reading instruction, Highly Capable, and Bilingual, are limitedly funded. These resources do not include the expense of adding facilities to support them.
- Early Childhood programs, such as every-day kindergarten and preschool are essential educational programs and vital to the community. These programs require specialty space which is not currently funded by the state.
- Supplementary services in core academic areas (tutoring, on-line 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 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 also need specific attention. As student populations increase, adequately calculating space requirements 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.
- Transportation support centers are required to handle growing transportation needs.
- Maintenance support facilities must also be considered and are often overlooked as core support services.

- Administrative support facilities must also be considered and are often overlooked as core support services.

B. Elementary Educational Program Standards

The District educational program standards, which directly affect elementary school capacity, include:

- Class sizes for grades K-3 are targeted not to exceed 25 students per class.
- Class sizes for grades 4-6 are targeted not to exceed 25 students per class.
- Music and art instruction will be provided in separate classrooms.
- Physical education instruction must be provided in a full size area.
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- All elementary schools will have a library/media resource center which includes space for a technology lab.

C. Middle and High School Program Standards

The District education programs standards, which directly affect middle school and high school capacity include:

- Class sizes for middle school grades 7-8 are targeted not to exceed an average of 25 students per class, with the exception of PE, music, art, and theatre arts.
- Class sizes for high school grades 9-12 have various targets depending on various program and safety needs. However, the District strives to meet an average of 25 students in the core classrooms with the exception of PE and the fine and performing arts.
- The middle and high school classroom utilization standard is set at a factor of 85% (based on a regular school day).
- Special education services are provided in a self-contained classroom for some children, while others need highly specialized spaces.
- Students will also be provided other programs in classrooms designated as follows:
 - Specialty rooms (computer labs, individual and group study rooms, practice labs, production rooms).
 - Media Center/Library,
 - Program Specific Classrooms (science, music, theatre arts, art, career and technical education).

SECTION 3 CAPITAL FACILITIES INVENTORY

The facilities inventory serves to establish a baseline for determining the facilities necessary to accommodate future demand (student enrollment) at acceptable levels of service. This section provides an inventory of capital facilities owned and operated by the District including schools, portables, undeveloped land and support facilities. School facility capacity was inventoried based on the space required to accommodate the District's educational program standards.

A. Schools

The District maintains two elementary schools, one middle school, and one high school. Elementary schools currently accommodate grades K-6, the middle school serves grades 7-8, and the high school serves grades 9-12. When the school facilities are improved as contemplated in this Plan, the District will consider alternate configurations.

School capacity is determined based on the number of teaching stations within each building and the space requirements of the District's current educational program. It is this capacity calculation that is used to establish the District's baseline capacity, and to determine future capacity needs based on projected student enrollment. The school capacity inventory is summarized in Tables 1, 2, and 3.

Table 1 – Elementary School Inventory

Elementary School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
South Ridge	502 NW 199 th St. Ridgefield, WA 98642	40	59,687	21	525
Union Ridge	330N. 5 th St. Ridgefield, WA 98642	11.8	81,533	28	700
Total		51.8	141,220	49	1,225

*Space reserved for art, music, and PE as well special education classrooms are not counted as teaching stations in the elementary schools because they are pull-out programs. One of the teaching stations at South Ridge houses the Learning Center. It was counted in calculating the permanent capacity.

Table 2 – Middle School Inventory

Middle School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
View Ridge	510 Pioneer St. Ridgefield, WA 98642	9.0	44,079	14	297

* The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the middle school.

Table 3 – High School Inventory

High School	Location	Acres	Building Area (Square Feet)	Teaching Stations*	Permanent Capacity
Ridgefield HS	2630 S. Hillhurst Rd. Ridgefield, WA	60	137,395	30	637

*The music room and physical education space are counted as teaching stations because these are not special pull-out programs at the high school. The instructional space that is used for shop was not counted as a teaching station because it is used for special/pull-out programs.

B. Portables

Portables are used on an interim basis to house students until funding can be secured to construct permanent facilities. The District currently uses 6 portable classrooms at various school sites for special programs and basic education throughout the District. The number and location of the portables is shown in Table 4.

Table 4 – Portables Inventory

School	Portables	Classrooms
South Ridge Elementary	2	4
Union Ridge Elementary	2	3
View Ridge Middle School	2	4
Ridgefield High School	0	0

C. Support Facilities

In addition to schools, the District owns and operates additional facilities which provide operational support functions to the schools. An inventory of these facilities is provided in Table 5.

Table 5- Support Facility Inventory

School	Building Area	Site Location
Administration/Central Office	1,848	2724 S. Hillhurst Rd. Ridgefield, WA (a portable located on the HS Campus)
Maintenance Department	10,000	304 Pioneer Avenue, Ridgefield, WA
SW Washington Child Care Consortium	2-classroom portable	509 N.W. 199 th St., Ridgefield, WA (located at South Ridge Elementary)

D. Land Inventory

The District owns the following sites:

- 49.84 acre site located at 23800 NW Hillhurst Road, Ridgefield, WA 98642
- 23 acre site located at NE 10th Avenue and 239th Street, Ridgefield, WA 98642 that is being purchased for a future elementary school.
- 2,178 sq. ft. strip located at 45th and Pioneer in Ridgefield.
- Co-owner of Paradise Point Transportation Center as a member of the Kalama, Woodland, Ridgefield and La Center School District Transportation Cooperative.

**SECTION 4
STUDENT ENROLLMENT PROJECTIONS**

A. Projected Student Enrollment 2015-2021

The District's enrollment projections are based on forecasting work completed by E.D. Hovee & Company, LLC in February 2015. The approach used in conducting this student enrollment forecast builds on the baseline enrollment forecast provided by an earlier memorandum dated January 2, 2015. With the *baseline forecast*, the model applied the Comprehensive Plan allocation for the Ridgefield Urban Growth Area (UGA) plus a proportionate share of population

growth forecast by Clark County for areas outside of UGAs countywide. Grade-to-grade enrollment changes as a share of district population were forecast based on historic experience across each of the K-12 grade levels.

Table 6- Enrollment Forecast

Grade	2015	2016	2017	2018	2019	2020	2021
K	179	170	168	165	169	181	209
1	185	214	208	203	199	202	216
2	182	203	240	231	224	218	221
3	186	204	232	272	260	252	244
4	169	204	229	258	300	285	275
5	184	185	228	253	284	329	312
6	182	197	202	247	272	304	351
Total K-6	1267	1377	1507	1629	1709	1773	1828
7	176	195	215	219	266	292	324
8	190	188	213	233	236	285	311
Total 7-8	366	383	428	452	501	576	636
9	167	208	211	236	256	258	310
10	190	179	227	228	254	275	275
11	159	203	195	246	245	272	293
12	142	170	222	211	265	263	290
Total 9-12	658	760	856	921	1020	1067	1169
TOTAL	2,291	2,520	2791	3002	3230	3416	3633

SECTION 5 CAPITAL FACILITIES NEEDS

A. Facility Needs

The District's facility needs are based on its existing capacity and the forecast enrollment. In 2021, the enrollment forecast projects that the District will be serving 3,633 students, an increase of 1,342 students, representing student enrollment growth of approximately 59%. This includes high school students the District anticipates will return to the District due to facility upgrades at Ridgefield High School. Currently, there are approximately 400 students who live within the boundaries of the Ridgefield School District who attend schools in other public school districts.

Table 7 – Enrollment and Capacity

Facility	Existing Capacity	2021 Enrollment	2021 Need
Elementary Schools (K-6)	1,225	1,828	603
Middle School (7-8)	297	636	339
High School (9-12)	637	1,169	532
Totals	1,934	3,633	1,474

As shown in Table 7, the District needs to expand its capacity to serve 603 K-6th grade students, 339 7th and 8th grade students and approximately 532 high school students.

B. Planned Improvements

To serve the forecast growth, the District proposes constructing new schools to serve K-8th grade students and expanding capacity at the high school. These projects, the capacity they will add and the estimated cost is shown in Table 8.

Table 8 – Improvements and Costs

Project Description	Estimated Cost**	Added Capacity	Cost for Capacity to Serve Growth***
New schools to serve K-8*	\$69,764,710	1200	\$48,312,067
High School Improvements	\$21,635,404	300	\$21,635,404
TOTAL:	\$91,400,114	1,500	\$69,947,471

* The community and District patrons will be engaged to assist the District identify the type of schools and grade configuration.

** The estimated cost is based on data the District’s architect has compiled given his experience and knowledge of the school construction industry and District standards.

*** That portion of the total cost that is equal to the percentage of the added capacity that is needed to serve the forecast growth, determined by increased enrollment (831 K-8 and 511 high school students).

Portable classrooms are not considered permanent facilities so they are not used to determine future capital facility needs. Facility needs are expressed in terms of “unhoused students” or students that cannot be housed in permanent (brick/mortar) facilities. To serve the “unhoused students” on a short-term and immediate basis to serve growth, the District will purchase and utilize portable classrooms. This plan incorporates those facilities. The cost of the portables is not included in the impact fee calculation; however, impact fee revenue can be available to fund portable facilities if these facilities are needed to serve growth.

**SECTION 6
CAPITAL FACILITIES FINANCING PLAN**

A. Finance Plan

The District will finance the \$91,400,114 in planned improvements using bonds, state match and impact fees.

Table 9 – Anticipated Finances

	Bonds	State Match	Impact Fees
Secured	\$0	\$0	\$1,841,907
Unsecured	\$73,445,785	\$14,659,370	\$1,453,052
TOTAL	\$73,445,785	\$14,659,370	\$3,294,959

The District's planned improvements that will add capacity are dependent upon the passage of a bond and receipt of state match and impact fees. Below is a summary of these funding sources.

B. Funding Sources

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. 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 47.81% 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 Cities and 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.

SECTION 7 SCHOOL IMPACT FEES

The 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.

A. School Impact Fees

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

B. Methodology and Variables Used to Calculate School Impact Fees

The District's impact fees have been calculated utilizing the formula in the Clark County and City of Ridgefield Impact Fee Ordinances. The resulting figures in the attached Appendix A are based on the District's cost per dwelling unit to construct new schools and increase capacity at Ridgefield School District, both of which add capacity that is needed to serve new development. Credits have also been applied in the formula to account for future state match funds the District could receive and projected future property taxes that will be paid by the owner of the dwelling unit.

C. Proposed Ridgefield School District Impact Fee Schedule

The school impact fee calculation results in a fee of \$ \$11,290 per single-family home and \$13,697 per multi-family home.

The District requests collection of school impact fees in the following amounts:

Single Family: \$6,530 in 2016

Multi-Family: \$6,530 in 2016

Because the amount of the fees being recommended is less than the calculated amount, and in anticipation that construction costs for school facilities will continue to increase, the District will be requesting an increase in the amount the City and County collect each year based on the Rider Levett Bucknall Construction Cost Index. Future increases in fees will not exceed the calculated impact fee amounts.

Ridgefield School District 2015 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
\$34,882,355.00	\$34,882,355.00	\$21,635,404.00	Facility Cost
600	600	300	Additional Capacity
\$58,137.26	\$58,137.26	\$72,118.01	Cost per Student (CS)
0.190	0.086	0.077	Student Factor (SF)
\$11,046.08	\$4,999.80	\$5,553.09	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
47.81%	47.81%	47.81%	State Match Eligibility %
\$1,638.37	\$964.05	\$959.07	State Match Credit (SM)
\$9,407.71	\$4,035.75	\$4,594.02	CS x SF - SM
<hr/>			Cost per Single Family Residence
		\$18,037.47	
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$334,434.00	Average Assessed Value (AAV)
		3279779.61	TCM x AAV
		0.00145	Tax Levy Rate (TLR)
		\$4,755.68	TCM x AAV x TLR = (TC)
		\$13,281.79	Cost per Single Family Residence - Tax Credit
		\$1,992.27	15% reduction (A)
		\$11,289.53	Calculated Single Family Fee Amount
		\$7,900.00	2016 Recommended Fee Amount
		\$11,200.00	2017 Recommended Fee Amount

Multi-Family Residence:

Elementary	Middle School	High School	Formula
\$34,882,355.00	\$34,882,355.00	\$21,635,404.00	Facility Cost
600	600	300	Additional Capacity
\$58,137.26	\$58,137.26	\$72,118.01	Cost per Student (CS)
0.165	0.089	0.087	Student Factor (SF)
\$9,592.65	\$5,174.22	\$6,274.27	CS x SF
\$200.40	\$200.40	\$200.40	Boeck Index
90.00	117.00	130.00	OSPI Sq Ft
47.81%	47.81%	47.81%	State Match Eligibility %
\$1,422.80	\$997.68	\$1,083.63	State Match Credit (SM)
\$8,169.85	\$4,176.53	\$5,190.64	CS x SF - SM
<hr/>			Cost per Multi-Family Residence
		\$17,537.03	
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		\$100,096.00	Average Assessed Value (AAV)
		981637.09	TCM x AAV
		0.00145	Tax Levy Rate (TLR)
		\$1,423.37	TCM x AAV x TLR = (TC)
		\$16,113.65	Cost per Multi-Family Residence - Tax Credit
		\$2,417.05	15% reduction (A)
		\$13,696.60	Calculated Multi-Family Fee Amount
		\$4,900.00	2016 Recommended Fee Amount
		\$6,947.00	2017 Recommended Fee Amount