

ORDINANCE NO. 2009-12-086

AN ORDINANCE OF THE CITY OF BELLINGHAM RELATING TO THE IMPACT OF RESIDENTIAL DEVELOPMENT ON PUBLIC SCHOOL FACILITIES, AMENDING TITLE 19 OF THE BELLINGHAM MUNICIPAL CODE RELATED TO THE IMPOSITION AND COLLECTION OF SCHOOL IMPACT FEES.

WHEREAS; the Bellingham School District prepared and adopted an update to the District's six-year Capital Facilities Plan (CFP) that meets the requirements of RCW 82.02.050; and

WHEREAS, on December 7, 2009, the City adopted the District's 2010-2015 CFP into the City's Capital Facilities chapter of the Bellingham Comprehensive Plan; and

WHEREAS, the District analyzed forecasted population growth, enrollment trends, and the capacity of current facilities in the 2010-2015 CFP and determined that the projected population increase will create additional demand and need for public school facilities; and

WHEREAS, the City is authorized by RCW 82.02 to require new growth and development in the city to pay a proportionate share of the cost of new facilities to serve the growth through the assessment of impact fees on behalf of the Bellingham School District; and

WHEREAS, the City has been collecting school impact fees on new residential development since 1999; and

WHEREAS, the District's Capital Facilities Plan and this School Impact Fee Ordinance set forth a reasonable methodology and analysis for determining the impact of new development on the need for and the cost of planning, design, and construction of school facilities within the Bellingham School District; and

WHEREAS, the District has met the criteria in RCW 82.02 and BMC 19.08040 for imposition of impact fees and has requested that the City impose a school impact fee on its behalf for all residential development in the city; and

WHEREAS, school impact fee revenues will be used for capital improvement projects to serve new development as specified in the District's 2010-2015 CFP.

NOW, THEREFORE, THE CITY OF BELLINGHAM, WASHINGTON, DOES ORDAIN:

Section 1. Chapter 19.08 of the Bellingham Municipal Code is hereby amended as follows:

TITLE 19 – IMPACT FEES

Chapter 19.08 School Impact Fees

19.08.010 - FINDINGS, PURPOSE AND APPLICABILITY

A. Findings. The City Council of the City of Bellingham (Council) hereby finds that new residential growth and development resulting from forecasted population growth will create additional demand for public school facilities.

B. Purpose. The purpose of this chapter is (1) to ensure that adequate school facilities are available to serve new growth and development; (2) to require that new growth and development pay a proportionate share of the costs of new school facilities needed to serve new growth and development; and (3) to ensure that school impact fees are administered consistently and fairly.

C. Applicability. The terms of this chapter shall apply to all development for which a complete application for approval is submitted on or after the effective date of this chapter, except for development that was the subject of a prior State Environmental Policy Act (SEPA) threshold determination that provided for school mitigation. All building permit applications accepted by the city prior to the effective date of this chapter, or for development that was the subject of a prior SEPA threshold determination that included provisions for school mitigation, shall be reviewed for all purposes allowed under state law, including environmental review pursuant to the City of Bellingham environmental policy ordinance, Chapter 16.20

19.08.020 - AUTHORITY

This chapter is adopted as a basis for the exercise of substantive authority by the City under the Growth Management Act, Chapter 36.70 A. RCW and Chapter 82.02 RCW as a means of mitigating impacts on school facilities as an element of the environment.

19.08.030 - DEFINITIONS

As used in this chapter, the following terms have the meaning set forth below:

A. Words defined by RCW 82.02.090. Words used in this title and defined in RCW 82.02.090 shall have the same meaning assigned in RCW 82.02.090 unless a more specific definition is contained herein.

B. Average Assessed Value. The average assessed value for each dwelling unit type within the Bellingham School District.

C. Boeckh Index. The current construction trade index of construction costs for each school type.

D. Building Permit. The permit required for new construction and additions pursuant to Title 17 of the Bellingham Municipal Code. As used herein, this shall not be deemed to include permits required for remodeling, rehabilitation or other improvements to an existing structure or rebuilding a damaged or destroyed structure; provided there is no increase in the resulting number of dwelling units.

E. Capital Facilities. School facilities identified in the District's 6-Year School Capital Facilities Plan (see Attachment A) that are "system improvements" as defined by the state growth management act as opposed to localized "project improvements."

F. City. The City of Bellingham.

G. Council. The Bellingham City Council

H. Department. The City of Bellingham Planning and Community Development Department.

I. Developer. The proponent of a development activity, such as any person or entity who owns or holds purchase options or other development control over property for which development activity is proposed.

J. Development. For the purposes of this chapter, development shall mean all single-family subdivisions (short and preliminary/final plats), condominium and multi-family residential development, including planned residential development, and all multi-family structures which require building permits, but excluding remodel or renovation permits which do not result in additional dwelling units.

K. Development Activity. Any residential construction or expansion of a building, structure or use of land, or any other change in use of a building, structure, or land that creates additional demand and need for school facilities, but excluding remodeling or renovation projects which do not result in additional dwelling units. Also excluded from this definition is "Housing for Older Persons" as defined by 46 U.S.C. §3607, when guaranteed by a restrictive covenant.

L. Development Approval. Any written authorization from the City that authorizes the commencement of a development activity.

M. Director. The City's Planning and Community Development Director or the Planning Director's designee.

N. District. The Bellingham School District #501.

O. District Property Tax Levy Rate. The Bellingham School District's current capital property tax rate per thousand dollars of assessed value.

P. Duplex Dwelling Units. Any residential building containing two separate dwelling units. For purposes of calculating school impact fees to correctly mitigate the impact of new development, each duplex building shall be considered as two single family dwelling units.

Q. Encumbered. School impact fees identified by the District to be committed as part of the funding for capital facilities for which the publicly funded share has been assured, development approvals have been sought or construction contracts have been let.

R. Estimated Facility Construction Cost. The planned costs of new schools or the actual construction costs of schools of the same grade span recently constructed by the District, including on-site and off-site improvement costs. If the District does not have this cost information available, construction costs of school facilities of the same or similar grade span within another district are acceptable.

S. Facility Design Capacity. The number of students each school type is designed to accommodate, based on the standard of service as determined by the District.

T. Growth Management Act/GMA. The Growth Management Act, Chapter 17, Laws of the State of Washington of 1990, 1st Executive Session, as now in existence or as hereafter amended.

U. Interest Rate. The current interest rate as stated in the Bond Buyer Twenty Bond General Obligation Bond Index.

V. Interlocal Agreement. The 1999 agreement between the City and the District concerning collection and handling of school impact fees.

W. Land Cost Per Acre. The estimated average land acquisition cost per acre (in current dollars) based on recent school site acquisition costs, comparisons of comparable site acquisition costs in other districts, or the average assessed value per acre of properties comparable to school sites located within the district.

X. Low Income Housing. The City's definition of Low Income Housing as set forth in the current City of Bellingham Consolidated Plan (or successor thereto).

Y. Multi-Family Dwelling Unit. Any residential building containing three or more dwelling units.

Z. Permanent Facilities. School facilities of the District with a fixed foundation.

AA. Relocatable Facilities. Factory-built structures, transportable in one or more sections, that are designed to be used as education spaces and are needed to prevent the over building of school facilities, to meet the needs of service areas within a district, or to cover the gap between the time that families move into new residential

developments and the date that construction is completed on permanent school facilities.

BB. Relocatable Facilities Cost. The total cost, based on actual costs incurred by the district, for purchasing and installing portable classrooms.

CC. Relocatable Facilities Student Capacity. The rated capacity for a typical portable classroom used for a specified grade span.

DD. School Capital Facilities Plan or School CFP. The Bellingham School District's 6-year plan for capital facility improvements adopted by the School Board consisting of those elements required by Chapter 19.08.040 BMC and meeting the requirements of the GMA. See Attachment A.

19.08.040 - SCHOOL DISTRICT ELIGIBILITY

A. School Capital Facilities Plan Required. The Bellingham School District shall be eligible to receive school impact fees upon adoption by the City Council of a 6-Year School Capital Facilities Plan (see Attachment A). This action will also constitute adoption by the City of the schedule of school impact fees specified in such facilities plan. The District's plan shall meet the applicable requirements of the State Growth Management Act.

B. Expiration of District Plan. For purposes of school impact fee eligibility, the District's School CFP shall expire on December 31, 2015, or when an updated plan meeting the requirements of the GMA is adopted by the City Council, whichever date first occurs.

C. Revising the School Facilities Plan (CFP).

1. The District may initiate revisions to the School CFP or fee schedule prior to the 2015 expiration date. The revised plan shall first be approved by the School Board and then transmitted to the City. The District's revised plan will then be considered by the City Council as part of the City's annual comprehensive plan amendment process, unless the School Board of the District declares, and the City finds, that an emergency exists.

2. The Bellingham City Council may, by resolution, recommend that the District initiate a review of the School CFP or impact fee schedule prior to the expiration date.

3. The School Capital Facilities Plan may include revised data for the impact fee formula and/or calculations, and a corresponding modification to the fee schedule.

19.08.050 - SCHOOL FACILITIES PLAN REQUIREMENTS AND PROCEDURES

A. Minimum requirements for the District's School Capital Facilities Plan. To be eligible for school impact fees, the District must submit a 6-Year School CFP to the City pursuant to the procedure established by this chapter. The plan shall contain data and analysis necessary and sufficient to meet the requirements of the State GMA and RCW 82.02. The plan must provide sufficient detail to allow computation of the fees according to the formula contained in the School CFP, Attachment A.

B. Council adoption. Following receipt of the District's School CFP or amendment thereto, the City Council shall schedule a public hearing to consider adoption or amendment of said plan as part of the City's annual comprehensive plan amendment process.

C. If an updated school facilities plan has not been adopted by the City Council prior to the existing plan's expiration date due to the District's failure to submit an updated plan, the District shall not be eligible to receive school impact fees until the updated plan has been adopted by the Council

19.08.060 - SCHOOL IMPACT FEE

A. Fee Required. Each development activity, as a condition of approval, shall be subject to the school impact fee established pursuant to this title. The school impact fee shall be calculated in accordance with the formula established in Attachment A, the School CFP, and incorporated in full by this reference. The school impact fee due and payable shall be as shown in the School CFP.

B. Impact Fee Schedule. The school impact fees specified in the District's School Capital Facilities Plan and adopted by the City Council shall constitute the City's schedule of school impact fees. The Planning and Community Development Department and the School District shall, for the convenience of the public, keep available an information sheet summarizing the schedule of school impact fees applicable throughout the City.

C. Service Areas Established. For purposes of calculating and imposing school impact fees for various land use categories per unit of development, the geographic boundary of the Bellingham School District constitutes a separate service area.

D. Impact Fee Limitations.

1. School impact fees shall be imposed for District capital facilities that are reasonably related to the development under consideration, shall not exceed a proportionate share of the costs of system improvements that are reasonably related to the development, and shall be used for system improvements that will reasonably benefit the new development.

2. School impact fees must be expended or encumbered for a permissible use within ten years of receipt by the District.

3. To the extent permitted by law, school impact fees may be collected for capital facilities costs previously incurred to the extent that new growth and development will be served by the previously constructed capital facilities, provided that school impact fees shall not be imposed to make up for any existing system deficiencies.

4. A developer required to pay a fee pursuant to RCW 43.21C.060 for school facilities shall not be required to pay a school impact fee pursuant to RCW 82.02.050 - .090 and this title for the same facilities.

E. Fee Determination.

1. For nondiscretionary residential building permits, the applicability of school impact fees will be determined at the time of building permit application. The amount of the fee due shall be based on the fee schedule in effect at the time of permit application. Credit amounts and allocation of credits to be applied against the fees shall be determined by the District at the time of permit approval in accordance with BMC 19.08.060 F.

2. Residential development activities that are subject to discretionary review by the City such as long plats and planned developments shall include in the conditions of approval a determination of the project's school impact fee obligation under this chapter. Said determination shall include any credits for in-kind contributions provided under BMC 19.08.060 F. below. Final determinations may be appealed pursuant to the procedures established in Chapter 19.08.080.

3. In all cases, the amount of school impact fees shall be that which is in effect at the time of application for building permit. The fee shall be paid at building permit issuance.

F. Credit For In-Kind Contributions.

1. A developer may request, and the District may grant a credit against school impact fees otherwise due under this title for the value of any dedication of land, improvements to, or new construction of any capital facilities identified in the District's School Facilities Plan provided by the developer. Such requests must be accompanied by supporting documentation of the estimated value of such in-kind contributions. All requests must be submitted to the District in writing prior to the City's determination under Section E above.

2. Where the District determines that a development activity is eligible for a credit for a proposed in-kind contribution, it shall provide the Department and the developer with a letter setting forth the justification for and dollar amount of the credit, the legal description of any dedicated property, and a description of the development activity

to which the credit may be applied. The value of any such credit may exceed the impact fee obligation of the development, but the District shall not be responsible for reimbursing the developer for the difference.

3. Where there is agreement between the developer and the School District concerning the value of proposed in-kind contributions, the developer's eligibility for a credit, and/or the amount of any credit, the Director may (1) approve the request for credit and adjust the impact fee obligation accordingly, and (2) require that such contributions be made as a condition of development approval. Where there is disagreement between the developer and the District regarding the value of in-kind contributions, however, the Director may render a decision that can be appealed by either party pursuant to the procedures in Chapter 19.08.080.

4. For subdivisions, planned residential developments and other large-scale projects where credits for in-kind contributions are proposed or required, it may be appropriate or necessary to establish the value of the credit on a per-unit basis as a part of the development approval. Such credit values will then be recorded as part of the plat or other instrument of approval and will be used in determining the fee obligation, if any, at the time of building permit application for the development activity. In the event that such credit value is greater than the impact fee in effect at the time of permit application, the fee obligation shall be considered satisfied.

G. SEPA Mitigation and Other Review.

1. The City shall review development proposals and development activity permits pursuant to all applicable state and local laws and regulations, including the State Environmental Policy Act (Chapter 43.21C RCW), the State Subdivision Law (Chapter 58.17 RCW), and the applicable sections of the Bellingham Municipal Code. Following such review, the City may condition or deny development approval as necessary or appropriate to mitigate or avoid significant adverse impacts to school services and facilities, to assure that appropriate provisions are made for schools, school grounds, and safe student walking conditions, and to ensure that development is compatible and consistent with the District's services, facilities and capital facilities plan.

2. Impact fees required by this title for development activity, together with compliance with development regulations and other mitigation measures offered or imposed at the time of development review and development activity review, shall constitute adequate mitigation for all of a development's specific adverse environment impacts on the school system for the purposes of BMC Chapter 16. Nothing in this chapter prevents a determination of significance from being issued, the application of new or different development regulations, and/or requirements for additional environmental analysis, protection, and mitigation measures to the extent required by applicable law.

19.08.070 - IMPACT FEE ACCOUNTING

A. Collection and Transfer of Fees.

1. School impact fees shall be due and payable to the City at the time of issuance of building permits for all development activities.
2. The District shall establish an interest-bearing account separate from all other District accounts in which to deposit the impact fees. The City will remit to the District all impact fees collected, with interest. The District shall deposit all impact fees received from the City in the impact fee account.
3. The District shall institute a procedure for the disposition of impact fees and providing for annual reporting to the City that demonstrates compliance with the requirements of RCW 82.02.070, and other applicable laws.

B. Use of Funds.

1. School impact fees may be used by the District only for capital facilities that are reasonably related to the development for which they were assessed and may be expended only in conformance with the District's adopted School CFP.
2. In the event that bonds or similar debt instruments are issued for the advance provision of capital facilities for which school impact fees may be expended, and where consistent with the provisions of the bond covenants and state law, school impact fees may be used to pay debt service on such bonds or similar debt instruments to the extent that the capital facilities provided are consistent with the requirements of this title.
3. The responsibility for assuring that school impact fees are used for authorized purposes rests with the District. All interest earned on a school impact fee account must be retained in the account and expended for the purpose or purposes for which the school impact fees were imposed, subject to the provisions of Section 19.08.070 C. below.
4. The District shall provide the City an annual report showing the source and the amount of school impact fees received by the District and the capital facilities financed in whole or in part with those school impact fees.

C. Refunds.

1. School impact fees not spent or encumbered within ten years after they were collected shall, upon receipt of a proper and accurate claim, be refunded, together with interest, to the then current owner of the property. In determining whether school impact fees have been encumbered, impact fees shall be considered encumbered on a first in, first out basis. At least annually, the City, based on the annual report

received from the District pursuant to BMC 19.08.070 B. 4. and shall give notice to the last known address of potential claimants of any funds, if any, that it has collected that have not been spent or encumbered. The notice will state that any persons entitled to such refunds may make claims.

2. Refunds provided for under this section shall be paid only upon submission of a proper claim pursuant to City claim procedures. Such claims must be submitted to the Director within one year of the date the right to claim the refund arises, or the date of notification provided for above, whichever is later.

19.08.080 - ADJUSTMENTS, WAIVERS, APPEALS AND ARBITRATION

A. Administrative Adjustment of Fee Amount.

1. An applicant for a building permit or the School District may, within 21 days of acceptance by the City of a complete building permit application, submit a letter to the Director requesting an adjustment to the impact fees imposed by this title. The Director may adjust the amount or waive the entire fee, in consideration of studies and data submitted by the developer and the District, if one of the following circumstances exists:

a. It can be demonstrated that the school impact fee assessment was incorrectly calculated;

b. Unusual circumstances of the development activity demonstrate that application of the school impact fee to the development would be unfair or unjust;

c. A credit for in-kind contributions by the developer, as provided for under BMC 19.08.060 F. above, is warranted;

d. Upon application by the owner, the City Council may exempt a low income housing development, as defined by the current City of Bellingham Consolidated Plan (or successor thereto), from all or part of school impact fees upon such conditions as the City Council deems appropriate. The City Council may also vote to exempt specific projects, or components thereof, within proposed development activities with broad public purposes from all or part of the required fees upon such conditions as the City Council deems appropriate. The determination to grant or deny an exemption shall be in the sole discretion of the City Council after consideration in an open public meeting of the public benefit of the specific project, the hardship to the project of the school impact fee, the impacts of the project, the availability of public funding to pay the school impact fees payable on the project and other factors deemed relevant by the City Council. If an exemption is granted, the school impact fee attributable to the development shall be paid from public funds other than impact fee accounts, consistent with RCW 82.02.060 (2); or

e. Any other credit specified in RCW 82.02.060(1)(b) may be warranted.

2. To avoid delay pending resolution of the adjustment or appeal, school impact fees may be paid under protest in order to obtain a development approval.

3. Failure to exhaust this administrative remedy shall preclude appeals of the school impact fee pursuant to BMC 19.08.080 B. below.

B. Appeals of Decisions - Procedure.

1. The Director's final impact fee determination may be appealed to the Hearing Examiner under the provisions of Chapter BMC 2.56. The appeal provisions of Chapter BMC 16.20 shall govern appeals of mitigation requirements imposed pursuant to this chapter.

2. At the hearing, the appellant shall have the burden of proof, which shall be met by a preponderance of the evidence. The impact fee may be modified upon a determination that it is proper to do so based on the application of the criteria contained in BMC 19.08.080 A. Appeals shall be limited to application of the impact fee provisions to the specific development activity and the provisions of this title shall be presumed valid.

C. Arbitration of Disputes. With the consent of the developer and the District, a dispute regarding imposition or calculation of a school impact fee may be resolved by arbitration.

PASSED by the City Council this 14th day of December, 2009.



COUNCIL PRESIDENT

APPROVED by me this 14th day of December, 2009.



MAYOR

ATTEST:



FINANCE DIRECTOR

APPROVED AS TO FORM:



OFFICE OF THE CITY ATTORNEY

Published: December 18, 2009

ATTACHMENT A

**Bellingham School District
Capital Facilities Plan
2010-2015**

ATTACHMENT A

**Bellingham School District
Capital Facilities Plan
2010-2015**

**BELLINGHAM SCHOOL DISTRICT NO. 501
CAPITAL FACILITIES PLAN
2009-2015**

BOARD OF DIRECTORS

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I. EXECUTIVE SUMMARY

This Capital Facilities Plan (the "Plan") has been prepared by the Bellingham School District No. 501 (the District) as the District's principal facility planning document, in compliance with the requirements of Washington's Growth Management Act. It has been prepared using data available in June 2009.

This Plan is consistent with prior long-term capital facilities plans adopted by the District. However, it is not intended to be the sole plan for all the District's needs. The District also prepares interim long-range capital facilities plans consistent with board policies. Such plans take into account longer and shorter time periods, other factors, and trends in the use of facilities, and other needs of the District as may be required. These plans are consistent with this Plan. Pursuant to the requirements of the Growth Management Act, this Plan and the fee schedule will be updated based on the City of Bellingham's and Whatcom County's schedules for updating comprehensive plans.

The City of Bellingham has adopted a school impact fee ordinance. This updated Plan must be adopted by reference as a part of the City's Comprehensive Plan. For impact fees to be collected in unincorporated areas of Whatcom County, the Whatcom County Council must adopt this Plan and must adopt a school impact fee ordinance.

The Plan establishes a service standard in order to ascertain current and future capacity. Though the Office of the Superintendent of Public Instruction ("OSPI") establishes square foot guidelines for use as capacity funding criteria, those guidelines do not account for the local program needs in the District. The Growth Management Act authorizes the District to make adjustments to the service standard based on the District's specific needs. In general, the District's current standard provides the following:

Grade Level	Class Size
Primary (K-3)	22.5 Students
Intermediate (4-5)	22.5 Students
Middle School (6-8)	25 Students
High School (9-12)	25 Students

School capacity is based on the number of teaching stations or classrooms, class size, and the type of educational program provided by the school district. Existing inventory includes both permanent and relocatable classrooms. The District's 2008-2009 permanent capacity is 10,160 (plus relocatable capacity of 648), and student enrollment is 10,594. Based upon preliminary projections, the District anticipates growth in enrollment to be focused in the elementary and high school levels. The District has identified a need for new capacity at the elementary level during the next six years. The District anticipates needing additional middle school and high school capacity in the next ten years.

A financing plan is included in Section VII which demonstrates the District's ability to implement this Plan.

II. SIX YEAR ENROLLMENT PROJECTIONS

Enrollment projects are most accurate for the initial years of the forecast period. Moving further into the future, more assumptions about economic conditions and demographic trends in the area affect the projections. In recent years, enrollment growth in the District as a whole has slowed. Since 2004 enrollment has increased at the elementary level, decreased at the middle level, and remained relatively constant at the high school level. Based upon City of Bellingham planning reports (including the City's comprehensive growth plan and a draft growth report) and Whatcom County growth forecasts, the District can expect continued enrollment growth throughout the years of this Plan. Updates to this Plan will reflect new information regarding expected growth.

Student enrollment projections have been developed using two methods. First, the District reviewed the Office of Superintendent of Public Instruction (OSPI) enrollment projections. The OSPI projections use the cohort survival method. This method uses historic patterns of student progression by grade level to measure the portion of students moving from one grade level up to the next higher cohort or grade. This ratio, or survival rate, is used in conjunction with an estimate of kindergarten enrollment as a base for enrollment projections. Due to the fact that the cohort survival method does not incorporate in-migration, particularly from anticipated new development within the District, these projections are considered highly conservative. See Table 1-A.

The second forecast was prepared for the District by a demographer. These projections use recent trends, actual birth rates, and information about population growth (from the City of Bellingham and Whatcom County) within the District's boundary area. The demographer prepared low, medium, and high forecast ranges. The District is using the medium forecast range as a basis for its enrollment projections. See Table 1-C.

III. SERVICE STANDARDS

The District's service standard is used to ascertain its overall capacity. The service standard identifies the program year, the class size, the number of classrooms, students, and programs of special needs. The service standard outlined below reflects only those programs and educational opportunities provided to students which directly affect the capacity of the school buildings.

The District operates basic educational programs under the following grade level configurations:

Elementary schools house kindergarten through grade five.

Middle schools house grades six through eight.

High schools house grades nine through twelve.

For the 2004 Capital Facilities Plan, the District engaged in a comprehensive review of its facilities, identifying the actual use of each school for regular classroom instruction, special programs, and other non-instructional needs. In preparation for this Plan, the District reviewed and updated that information.

Service Standard for Elementary Students

- In general, class size for grades K-3 should not exceed 22.5 students.
- In general, class size for grades 4-5 should not exceed 22.5 students.
- Special Education for students with disabilities is generally provided in self-contained classrooms.
- Music instruction for all students is generally provided in a separate classroom.
- Computer instruction for all students is generally provided in both the classroom and a special computer lab.

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

- Resource rooms
- Learning assisted programs
- Life skills programs
- Mild, moderate, and severe disabilities

Service Standard for Secondary Students

- In general, class size for grades 6-8 should not exceed 25 students.
- In general, class size for grades 9-12 should not exceed 25 students.
- Special Education for students with disabilities is generally provided in self-contained classrooms.
- Music instruction for all students is generally provided in a separate classroom.
- Computer instruction for all students is generally provided in both the classroom and special computer lab.

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

- Resource rooms
- Learning assisted programs
- Life skills programs
- Mild, moderate, and severe disabilities

Room Utilization

It is not possible to achieve 100% utilization of regular teaching stations because of scheduling conflicts for student programs, the need for specialized rooms for certain programs, and the need for teachers to have a work space during their planning periods.

New School Planning

When planning, designing, and constructing new schools, the school facilities are sized to accommodate the number of students shown below:

- Elementary schools – 450 to 500 students
- Middle schools – 650 to 700 students
- High schools – 1,200 students

When acquiring new school sites, the following standards are used:

- Elementary schools – 10 acres
- Middle schools – 20 acres
- High schools – 40 acres

IV. INVENTORY AND EVALUATION OF CURRENT FACILITIES

As discussed above in Section III, the District uses a comprehensive facility review which identifies the actual use of each school for regular classroom instruction, special programs, and other programmatic needs.

In the fall of 2008, the District opened its 14th Elementary School, Wade King Elementary. Although Lowell Elementary School remains temporarily closed as a component of the District's Budget Savings Plan, the District has included the Lowell capacity in its capacity calculations.

The District currently has permanent capacity to house 10,160 students and relocatable capacity to house 648 students. This capacity is based upon the District's service standard as set forth in Section III. The District's actual enrollment in October 2008 was 10,594. See Table 1-B (note that Table 1-B shows an October 2008 reported enrollment of 10,598; the District subsequently updated this figure to 10,594 during that same reporting period). Based upon the District's enrollment projections, the District's enrollment is projected to increase to 12,009 in 2015 (see Table 1-C).

Calculations of elementary, middle school, and high school capacities are set forth in Tables 2-A and 2-B.

Relocatables

The District inventory includes 41 relocatables (portable classrooms), with 28 available for regular classroom use.

Based on enrollment projects and planned permanent facilities, the District may need to acquire additional relocatables during the next six-year period.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. The use and need for relocatables will be balanced against program needs.

Table 2-B contains an evaluation of District capacity in relation to the six-year enrollment projections.

V. THE DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

During the next six years, new growth will create the need to complete one new elementary school. To respond to neighborhood enrollment projections, the new elementary school is planned on Aldrich Road. The 2006 Bond measure approved by the District's voters provided funding for the new elementary school.

An extensive review of existing facilities will be conducted as a part of any future bond issue. During that process the District will identify additional capacity enhancement projects as well as major maintenance and modernization projects which will be required. Currently, the district has no plans for a bond issue although this will be reviewed annually in light of enrollment trends, economic conditions and other factors.

VI. SIX-YEAR CLASSROOM CAPACITIES: AVAILABILITY/DEFICIT PROJECTION

Based on the District's enrollment forecast, current service standard, current inventory and capacity, and future planned classroom space, enrollment will exceed District permanent capacity at all grade levels within the six-year period covered by this Plan.

To meet the needs associated with deficiencies or surpluses, the District will utilize a number of tools. These tools may include the movement of relocatables, boundary changes, new construction, and modifications in the educational program. Completion of the new elementary school on Aldrich Road will accommodate expected growth during the six year planning period at the elementary level. The District will consider a new middle school over the next ten years and classroom additions at the high school level. Future updates to this Plan will include relevant information. The District may also purchase additional portables during the six years of this Plan.

VII. FINANCE PLAN

The Finance Plan shown on Table 3 demonstrates how the District plans to finance improvements for the years 2009 through 2015. The financing components include secured and unsecured funding. The Finance Plan is based on secured bond funding, collection of impact fees under the State Growth Management Act, and the possibility of a future bond issue which will need to be approved by voters to fund other school projects.

The District does not expect to be eligible for state school construction assistance for the capacity projects included in this Plan.

VIII. IMPACT FEES

New residential developments built within the District's boundaries will generate additional students. Specifically, the District's student generation rate indicates that .374 students will be generated from each new single family development in the District and .151 students will be generated from each new multi-family dwelling unit. (See Appendix B.) These students will create the need for additional capacity at the elementary level.

The impact fee formula takes into account the cost of the growth-related capital improvements identified in this Plan for the next six years. It calculates the fiscal impact of each single-family or multi-family development in the District based on projected student generation rates for single-family and multi-family dwelling units. It also takes into account the taxes that will be paid by these developments and any funds that will be provided by the State for new construction. For the impact fee calculations see Appendix A. School impact fees will be used to offset that portion of the cost to construct a new elementary school that is related to new growth, with the majority of the facility being funded by state and local funds.

School impact fees will not be used to fund improvements necessary to correct existing needs.

School Impact Fee Schedule

Impact fee per single-family dwelling unit	\$1,854.00
Impact fee per multi-family dwelling unit	\$1,154.00

Table 1-A: OSPI Cohort Enrollment Projections

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION
OLYMPIA

REPORT NO. 1049
RUN ON 10:10 NOV 14 '08

DETERMINATION OF PROJECTED ENROLLMENTS
BY COHORT SURVIVAL KX LINEAR PROJECTION

	DISTRICT NO. 501 WHATCOM						COUNTY NO. 37							
	----ACTUAL ENROLLMENTS ON OCTOBER FIRST----						AVER. %	-----P R O J E C T E D E N R O L L M E N T S--						
	2003	2004	2005	2006	2007	2008	SURVIVAL	2009	2010	2011	2012	2013	2014	
KINDERGARTEN	714	758	724	712	719	881		689	680	672	663	666	647	
GRADE 1	723	795	820	786	770	797	109.38	745	754	744	735	725	716	
GRADE 2	772	744	782	822	782	774	100.32	800	747	766	746	737	727	
GRADE 3	730	785	741	795	851	799	101.21	783	810	756	765	755	746	
GRADE 4	732	748	761	742	800	840	100.28	801	785	812	766	767	767	
GRADE 5	773	726	745	772	738	818	100.38	843	804	788	815	781	770	
GRADE 6	819	785	711	739	812	780	101.09	827	852	813	797	824	769	
K-6 HEADCOUNT	5,263	5,321	5,284	5,367	5,472	6,469		5,488	5,432	5,341	5,279	5,224	5,132	
K-8 W/K @ 1/2	4,908	4,942	4,922	5,011	5,113	5,119		5,144	5,092	5,005	4,948	4,897	4,809	
GRADE 7	812	849	794	703	763	827	101.76	763	841	867	827	811	838	
GRADE 8	826	827	837	820	723	775	101.82	840	775	866	861	840	824	
7-8 HEADCOUNT	1,638	1,878	1,631	1,523	1,486	1,602		1,603	1,616	1,722	1,708	1,651	1,662	
GRADE 9	1,011	1,014	1,070	1,114	912	856	122.97	953	1,033	953	1,051	1,083	1,033	
GRADE 10	922	923	938	956	957	903	91.57	784	873	946	873	862	992	
GRADE 11	853	872	838	828	879	906	92.09	832	722	804	871	804	886	
GRADE 12	846	748	678	703	811	825	88.18	799	734	637	709	768	709	
9-12 HEADCOUNT	3,432	3,555	3,522	3,601	3,589	3,490		3,368	3,362	3,340	3,504	3,617	3,820	
K-12 HEADCOUNT	10,333	10,652	10,437	10,491	10,517	10,551		10,459	10,410	10,403	10,491	10,482	10,414	

Table 1-B: OSPI Reported Enrollment

REPORT 1251B

STATE OF WASHINGTON
SUPERINTENDENT OF PUBLIC INSTRUCTION

RUN JUN 17, 2009 @ 20:09

SUMMARY OF HEAD-COUNT ENROLLMENT AS REPORTED ON FORM P223 FOR SCHOOL YEAR ENDING 2009

	Bellingham S.D. No. 501					Whatcom County No. 37					Northwest E.S.D. 109
GRADES	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	AVERAGE	
HALF-DY.	672.00	691.00	685.00	684.00	684.00	681.00	685.00	689.00	686.00	692.89	
FIRST	795.00	796.00	794.00	789.00	786.00	780.00	778.00	777.00	791.00	785.00	
SECOND	771.00	774.00	778.00	779.00	793.00	771.00	774.00	780.00	793.00	777.00	
THIRD	791.00	799.00	800.00	799.00	798.00	796.00	799.00	806.00	809.00	799.56	
FOURTH	827.00	940.00	842.00	845.00	847.00	840.00	846.00	846.00	845.00	842.00	
FIFTH	906.00	920.00	820.00	821.00	820.00	818.00	831.00	819.00	822.00	819.56	
SIXTH	742.00	750.00	754.00	757.00	755.00	747.00	748.00	747.00	745.00	749.44	
SEVENTH	922.00	929.00	823.00	826.00	824.00	816.00	831.00	836.00	835.00	826.79	
EIGHTH	773.00	775.00	774.00	773.00	767.00	753.00	759.00	753.00	751.00	764.22	
NINTH	853.00	863.00	861.00	862.00	867.00	856.00	860.00	852.00	857.00	859.00	
TENTH	897.00	906.00	903.00	903.00	896.00	887.00	894.00	899.00	899.00	898.00	
ELEVENTH	937.00	915.00	907.00	896.00	898.00	874.00	870.00	864.00	862.00	889.11	
TWELFTH	845.00	851.00	836.00	829.00	825.00	803.00	796.00	772.00	767.00	813.79	
KINDERGARTEN	672.00	691.00	685.00	684.00	684.00	681.00	685.00	689.00	686.00	692.89	
GRADES 1-3	2,347.00	2,369.00	2,372.00	2,366.00	2,367.00	2,347.00	2,350.00	2,363.00	2,373.00	2,361.56	
GRADE 4	927.00	940.00	842.00	845.00	847.00	840.00	846.00	846.00	845.00	842.00	
GRADES 5-6	1,549.00	1,570.00	1,574.00	1,578.00	1,575.00	1,565.00	1,569.00	1,566.00	1,567.00	1,569.00	
GRADES 7-9	1,595.00	1,603.00	1,597.00	1,599.00	1,591.00	1,569.00	1,590.00	1,589.00	1,586.00	1,591.00	
GRADES 9-12	3,512.00	3,535.00	3,507.00	3,490.00	3,476.00	3,420.00	3,420.00	3,386.00	3,384.00	3,459.89	
*** TOTALS	10,801.00	10,598.00	10,577.00	10,562.00	10,540.00	10,422.00	10,440.00	10,438.00	10,441.00	10,504.33	
RUNNING START	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	JUNE	AVERAGE	
TOTAL RS	366.00	357.00	357.00	368.00	359.00	352.00	363.00	364.00	349.00	359.33	
RS ONLY	147.00	142.00	144.00	143.00	138.00	144.00	138.00	138.00	141.00	141.67	
* - Months in Average	*	*	*	*	*	*	*	*	*	*	
	SEPTEMBER	OCTOBER	NOVEMBER	DECEMBER	JANUARY	FEBRUARY	MARCH	APRIL	MAY	AVERAGE	
Bilingual Spa.	592.00	561.00	561.00	564.00	566.00	564.00	572.00	571.00	574.00	566.62	

Table 1-C: District Enrollment Projections

Projection (Medium)

	Projected Births																			
	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
City Births	851	929	840	953																
County Births	2061	2122	2209	2210	2282	2298	2327	2356	2406	2451	2484	2505	2529	2554	2575	2595	2605	2607	2609	2612
% of Cohort	34.9%	34.9%	34.8%	34.8%	34.7%	34.7%	34.6%	34.6%	34.5%	34.5%	34.4%	34.4%	34.3%	34.3%	34.2%	34.2%	34.1%	34.1%	34.0%	34.0%
Projections																				
	Oct-09	Oct-10	Oct-11	Oct-12	Oct-13	Oct-14	Oct-15	Oct-16	Oct-17	Oct-18	Oct-19	Oct-20	Oct-21	Oct-22	Oct-23	Oct-24	Oct-25	Oct-26	Oct-27	Oct-28
K	721	741	772	773	798	804	814	816	833	847	857	863	865	872	878	884	886	885	884	884
1	745	789	811	845	847	875	881	891	894	912	928	939	941	943	951	957	963	965	965	964
2	800	748	792	816	850	852	880	885	895	898	916	932	939	941	943	951	957	963	965	965
3	784	810	757	803	828	862	864	892	897	907	910	928	940	947	949	951	959	965	971	973
4	802	786	812	761	807	832	866	867	895	900	910	913	927	939	946	948	950	958	964	970
5	844	805	789	817	766	812	837	870	871	900	905	915	913	927	939	946	948	950	958	964
6	829	853	814	799	828	776	823	847	880	881	911	916	921	919	933	946	953	955	957	965
7	764	844	868	830	815	844	791	838	863	896	897	928	928	933	931	946	959	966	968	970
8	843	777	858	884	846	830	860	805	853	878	912	913	940	940	945	943	958	971	978	980
9	936	1037	956	1058	1090	1043	1023	1059	991	1050	1081	1123	1119	1152	1152	1158	1155	1174	1190	1198
10	793	860	953	880	974	1004	960	941	974	912	966	994	1028	1024	1054	1054	1060	1057	1074	1089
11	837	731	793	881	813	900	928	886	869	899	842	892	913	944	941	968	968	974	971	987
12	<u>820</u>	<u>748</u>	<u>653</u>	<u>710</u>	<u>789</u>	<u>728</u>	<u>806</u>	<u>830</u>	<u>793</u>	<u>778</u>	<u>804</u>	<u>753</u>	<u>794</u>	<u>813</u>	<u>840</u>	<u>838</u>	<u>862</u>	<u>862</u>	<u>867</u>	<u>864</u>
Total	10518	10529	10628	10857	11051	11162	11333	11427	11508	11658	11839	12009	12168	12294	12402	12490	12578	12645	12712	12773
Change	-76	11	99	228	194	111	171	95	80	150	181	170	159	126	108	88	88	67	67	61
Percent	-0.7%	0.1%	0.9%	2.1%	1.8%	1.0%	1.5%	0.8%	0.7%	1.3%	1.6%	1.4%	1.3%	1.0%	0.9%	0.7%	0.7%	0.5%	0.5%	0.5%
Enrollment by Level																				
K-5	4696	4679	4733	4815	4896	5037	5142	5221	5285	5364	5426	5490	5525	5569	5606	5637	5663	5686	5707	5720
6-8	2436	2474	2540	2513	2489	2450	2474	2490	2596	2655	2720	2757	2789	2792	2809	2835	2870	2892	2903	2915
9-12	3386	3376	3355	3529	3666	3675	3717	3716	3627	3639	3693	3762	3854	3933	3987	4018	4045	4067	4102	4138

Table 2-A
Existing Facilities

EXISTING ELEMENTARY SCHOOLS - CLASSROOM CAPACITIES (R: 6-15-09)									
SCHOOLS	Number of Classrooms	Available for Basic Educ.	Class Size	Classroom Capacity	Number of Portables	Available for Basic Educ.	Class Size	Capacity of Portables	Grand Total Capacity
Aldenwood	18	15	22.5	338	3	2	22.5	45	383
Birchwood	12	9	22.5	203	6	5	22.5	113	315
Carl Cozier	19	16	22.5	360	3	0	22.5	0	360
Columbia	13	10	22.5	225	0	0	22.5	0	225
Geneva	22	20	22.5	450	3	2	22.5	45	495
Happy Valley	16	15	22.5	338	7	4	22.5	90	428
Larrabee	7	7	22.5	158	3	3	22.5	68	225
Lowell (Temporarily Closed)	17	13	22.5	293	0	0	22.5	0	293
Northern Heights	21	18	22.5	405	0	0	22.5	0	405
Parkview	16	15	22.5	338	1	1	22.5	23	360
Roosevelt	22	18	22.5	405	0	0	22.5	0	405
Silver Reach	21	18	22.5	405	0	0	22.5	0	405
Sunnyland	14	12	22.5	270	4	4	22.5	90	360
Wade King	24	20	22.5	450	0	0	22.5	0	450
Elementary Total	242	206		4,635	30	21		473	5,108

*Special Education, Music, Computer Labs, etc.

EXISTING MIDDLE/HIGH SCHOOLS - CLASSROOM CAPACITIES (R: 6-15-09)

SCHOOLS	Number of Classrooms	Available for Basic Educ.	Class Size	Classroom Capacity	Number of Portables	Available for Basic Educ.	Class Size	Capacity of Portables	Grand Total Capacity
Farmaven MS	30	26	25	650	0	0	25	0	650
Kulshan MS	28	28	25	650	2	1	25	25	675
Shuksan MS	28	21	25	525	0	0	25	0	525
Whatcom MS	31	18	25	450	4	4	25	100	550
Middle School Total	115	91		2,275	8	5		125	2,400
Bellingham HS	49	42	25	1,050	0	0	25	0	1,050
Sehome HS	47	40	25	1,000	2	1	25	25	1,025
Squalicum HS	56	48	25	1,200	1	1	25	25	1,225
High School Total				3,250	3	2		50	3,300
K-12 Summary:	357	297		10,160	41	28		648	10,808

**Table 2-B
PROJECTED CAPACITY BY GRADE LEVEL: 2009-2015**

ELEMENTARY SCHOOL FACILITIES	Actual Oct. 2008	2009	2010	2011	2012	2013	2014	2015
Permanent Capacity	4,635	4,635	4,635	4,635	5,085	5,085	5,085	5,085
Capacity Enhancements (Portables)	473	473	473	473	473	473	473	473
Enhanced Capacity	5,108	5,108	5,108	5,108	5,558	5,558	5,558	5,558
New Construction					450			
School Closures								
Projected Enrollment	4,708	4,696	4,679	4,733	4,815	4,896	5,037	5,142
Permanent Capacity Surplus/(Deficit)	(73)	(61)	(44)	(98)	270	189	48	(57)
Enhanced Capacity Surplus/(Deficit)	400	412	429	375	743	662	521	416
Alrich Elementary Opens Fall 2012								
MIDDLE SCHOOL FACILITIES	Actual Oct. 2008	2009	2010	2011	2012	2013	2014	2015
Permanent Capacity	2,325	2,275	2,275	2,275	2,275	2,275	2,275	2,275
Capacity Enhancements (Portables)	125	125	125	125	125	125	125	125
Enhanced Capacity	2,450	2,400	2,400	2,400	2,400	2,400	2,400	2,400
New Construction								
School Closures								
Projected Enrollment	2,353	2,436	2,474	2,540	2,513	2,489	2,450	2,474
Permanent Capacity Surplus/(Deficit)	(28)	(161)	(199)	(265)	(238)	(214)	(175)	(199)
Enhanced Capacity Surplus/(Deficit)	97	(36)	(74)	(140)	(113)	(89)	(50)	(74)
New Shuksan Replaces Old Shuksan Fall 2009								
HIGH SCHOOL FACILITIES	Actual Oct. 2008	2009	2010	2011	2012	2013	2014	2015
Permanent Capacity	3,250	3,250	3,250	3,250	3,250	3,250	3,250	3,250
Capacity Enhancements (Portables)	50	50	50	50	50	50	50	50
Enhanced Capacity	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300
New Construction								
School Closures								
Projected Enrollment	3,533	3,388	3,378	3,355	3,529	3,666	3,875	3,717
Permanent Capacity Surplus/(Deficit)	(283)	(136)	(126)	(105)	(279)	(416)	(425)	(467)
Enhanced Capacity Surplus/(Deficit)	(233)	(86)	(76)	(55)	(229)	(366)	(375)	(417)

**TABLE 3
Six Year Finance Plan**

Capacity Improvements

	2009	2010	2011	2012	2013	2014	2015	Total ¹	Secured Local	Unsecured Local ²
Aldrich Elementary		\$10,000	\$4,300					\$14,300 ³	\$14,300	
Aldrich Elementary Property	\$760 ⁴							\$760	\$760	
Portables					\$300			\$300		\$300
Future Elementary Property Purchase		\$1,500 ⁵						\$1,500	\$1,500	
Total	\$760	\$11,500	\$4,600					\$16,860	\$16,560	\$300

*Dollars are in 1,000s.

¹ The District does not expect to be eligible for state funding assistance for the above capacity projects.

² These are expected to be secured through local bond issues and impact fees

³ Construction costs only.

⁴ Purchased in 2005; listed herein for information purposes.

⁵ Based on recent property appraisals.

APPENDIX A
IMPACT FEE CALCULATIONS

School Impact Fee Calculation			DISTRICT		Bellingham School District #501		
School Site Acquisition Cost:							
((Acre x Cost per Acre)/Facility Capacity) x Student Generation Factor							
	Facility	Cost/	Facility	Student	Student	Cost/	Cost/
	Acreage	Acre	Capacity	SFR	MFR	SFR	MFR
Elementar	0.00	\$0	450	0.183	0.096	\$0	\$0
Middle	0.00	\$0	650	0.082	0.020	\$0	\$0
Sr. High	0.00	\$0	400	0.109	0.034	\$0	\$0
				TOTAL		\$0	\$0
School Construction Cost:							
((Facility Cost/Facility Capacity) x Student Generation Factor) x (permanent/Total Sq Ft)							
	%Perm/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft	Cost	Capacity	Factor	Factor	SFR	MFR
Elementar	96.80%	\$14,300,000	450	0.183	0.096	\$5,629	\$2,953
Middle	96.80%	\$0	700	0.082	0.020	\$0	\$0
Sr. High	96.80%	\$0	400	0.109	0.034	\$0	\$0
				TOTAL		\$5,629	\$2,953
Temporary Facility Cost:							
((Facility Cost/Facility Capacity) x Student Generation Factor) x (Temporary/Total Square Feet)							
	%Temp/	Facility	Facility	Student	Student	Cost/	Cost/
	Total Sq.Ft	Cost	Size	Factor	Factor	SFR	MFR
Elementar	3.20%	\$0	25	0.183	0.096	\$0	\$0
Middle	3.20%	\$0	25	0.082	0.020	\$0	\$0
Sr. High	3.20%	\$0	25	0.109	0.034	\$0	\$0
				TOTAL		\$0	\$0
State Matching Credit:							
Boeckh Index X SPI Square Footage X District Match % X Student Factor							
	Boeckh	SPI	District	Student	Student	Cost/	Cost/
	Index	Footage	Match %	Factor	Factor	SFR	MFR
Elementar	174.26	90	0.00%	0.183	0.096	\$0	\$0
Middle	174.26	117	0.00%	0.082	0.020	\$0	\$0
Sr. High	174.26	130	0.00%	0.108	0.034	\$0	\$0
				TOTAL		\$0	\$0
Tax Payment Credit:							
						SFR	MFR
Average Assessed Value						\$265,588	\$89,257
Capital Bond Interest Rate						4.86%	4.86%
Net Present Value of Average Dwelling						\$2,064,815	\$693,929
Years Amortized						10	10
Property Tax Levy Rate						\$0.9300	\$0.9300
Present Value of Revenue Stream						\$1,920	\$645
Fee Summary:							
				Single	Multiple		
				Family	Family		
Site Acquisition Costs				\$0.00	\$0.00		
Permanent Facility Cost				\$5,629.24	\$2,953.05		
Temporary Facility Cost				\$0.00	\$0.00		
State Match Credit				\$0.00	\$0.00		
Tax Payment Credit				(\$1,920.28)	(\$645.35)		
FEE				\$3,709	\$2,308		
FEE WITH DISCOUNT OF 50%				\$1,854			
FEE WITH DISCOUNT OF 50%					\$1,154		

APPENDIX B
STUDENT GENERATION RATES

Michael J. McCormick FAICP

Planning Consulting Services • Growth Management • Intergovernmental Relations

March 30, 2009

Memorandum

To: Ron Cowan
Bellingham School District

From: Mike McCormick

Re: Bellingham S.D. 2009 Student Generation Rates (SGR)

This memorandum contains the 2009 Student Generation Rates (SGR) for both single family and multiple family residential development for the Bellingham School District.

The methodology used to produce these rates is consistent with the methodology previously developed and successfully applied for a number of school districts in western Washington, including previous analysis prepared for the Bellingham School District and other Whatcom County school districts. The rates have been calculated for single family and multiple family residential development. The survey area included all of the territory within the boundary of the Bellingham School District. The analysis is based on residential projects constructed between 2004 through 2008. The primary sources of information are the Whatcom County Assessor's Office and the school district.¹

The analysis involved comparing current student addresses with the street address for all residential development from 2004 through 2008. The addresses of each of these developments was matched with student addresses from the 2008-2009 school year. This data was aggregated to show the number of students in each of the grade groupings for each type of residential development. The SGR were calculated on a 100% sample of all single and multi-family residential development constructed between 2004 and 2008.²

¹ The data provided by the county contained a variety of information including parcel number, street address, year built, and a identification number which reveals type of residential structure. The school district provided data containing the street address and grade level for each student.

² Identified multiple family projects developed for college students or for seniors (55+) which characteristically do not produce any students were excluded from the analysis.

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Bellingham School District 2009 Student Generation Rates

March 30, 2009

Page 2

The analysis is built on a comparison of the street addresses of the new developments with the current street addresses of each of the district's students from the 2008-2009 school year which produces a record of each unit occupied by a student. This information was aggregated into the three grade groupings and produced student generation rates for single family and multiple family. The resulting calculations are presented below and in a summary table attached to this report. The attached summary tables include individual grade counts of students by residential type and the total number of units in each type. A summary of the results are presented in the following table.

	Single Family	Multiple Family
Elementary (K-5)	0.183	0.096
Middle (6-8)	0.082	0.020
High (9-12)	0.109	0.034
Total ³	0.374	0.151

Attachment: Table Bellingham School District Student Generation Rates--2009

³ Totals may not balance due to rounding.