STAFF REPORT

TO: Clark County Planning Commission

FROM: Oliver Orjiako, Director

PREPARED BY: Jose Alvarez

DATE: October 1, 2015

SUBJECT: CPZ2015-00008 Ridgefield School District CFP 2015-2021

RECOMMENDATION:

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

BACKGROUND:

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

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

	Existing Fee	Proposed Fee
Single Family Residence	$3,983	$7,900-2016 $11,200-2017
Multi Family Residence	$1,796	$4,900-2016 $6,947-2017

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

Summary of Comments Received

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

APPLICABLE CRITERIA AND FINDINGS

In order to comply with the Plan Amendment Procedures in the Clark County Unified Development Code (UDC 40.560.010), in considering requests to update capital facilities plans,

policies and procedures, the County must determine that these updates are consistent with applicable policies and implementation measures of the Comprehensive Plan, and in conformance with the purposes and intent of the applicable inter-jurisdictional agreements.

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

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

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

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

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

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

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

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

Finding. The district is proposing a two-step increase to school impact fees. The district appropriately applied the formula set out in Section 40.620 Clark County Code during this 2015 review cycle. The maximum allowable fee amounts for the Ridgefield School District are $11,289.53 for Single Family and $11,872.94 for Multi-family residences. The proposed fees of $7,900 for Single Family and $4,900 for Multi-family in 2016 and $11,200 for Single Family and 6,947 for Multi-family in 2017 are both within these limits.

RECOMMENDATION AND CONCLUSIONS

Based on the information provided, and the analysis presented in this report, County staff recommends **APPROVAL** of the proposed Ridgefield School District Capital Facilities Plan and impact fees of $7,900 for Single family and $4,900 for Multi-family in 2016 and $11,200 for Single Family and $6,947 for Multi-family in 2017.

RECOMMENDATION SUMMARY

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

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

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

Adopted by the Ridgefield School District Board of Directors
June 9, 2015

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 Mangement 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 199th St. Ridgefield, WA 98642	40	59,687	21	525
Union Ridge	330N. 5th 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. 199th 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*	$58,545,051	1200	$39,820,557
High School Improvements	$16,372,765	300	$16,372,765
TOTAL:	**$74,917,816**	**1,500**	**$56,193,322**

* 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 OSPI's budget request for school construction, which uses $287.62 per sq ft and 140 sq ft per elementary student, 155 sq ft per middle school student and 165 sq ft per high school student. An additional 15% for soft costs (architectural, engineering, etc.) is included in the estimated costs.
*** 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 (561 elementary students, 270 middle school students and 511 high school students).

The District proposes the use of portable classrooms purchased with impact fees to accommodate short-term capacity needs. 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 may need to 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 $74,917,816 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	$56,963,487	$14,659,370	$1,453,052
TOTAL	**$56,963,487**	**$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 $ $11,289 per single-family home and $11,872 per multi-family home.

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

Single Family:	$7,900 in 2016 $11,200 in 2017
Multi-Family:	$4,900 in 2016 $6,947 in 2017

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**
		$18,037.47	**Cost per Single Family Residence**
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		$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	$14,237,190.00	Facility Cost
600	600	300	Additional Capacity
$58,137.26	$58,137.26	$47,457.30	Cost per Student (CS)
0.165	0.089	0.087	Student Factor (SF)
$9,592.65	**$5,174.22**	**$4,128.79**	**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**	**$3,045.16**	**CS x SF - SM**
		$15,391.54	**Cost per Multi-Family Residence**
		0.00356	Average Interest Rate
		0.03617576	Tax Credit Numerator
		0.003688786	Tax Credit Denominator
		9.806956251	Tax Credit Multiplier (TCM)
		$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)**
		$13,968.17	**Cost per Multi-Family Residence - Tax Credit**
		$2,095.23	15% reduction (A)
		$11,872.94	**Calculated Multi- Family Fee Amount**
		$4,900.00	**2016 Recommended Fee Amount**
		$6,947.00	**2017 Recommended Fee Amount**

DETERMINATION OF NONSIGNIFICANCE

Issued with a 14 day comment period

Description of Proposal:

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

1. The adoption of the 2015-2021 Ridgefield School District Capital Facilities Plan by the Ridgefield School District No. 122 for the purposes of planning for the facilities needs of the District; and

2. The amendment of the Clark County Comprehensive Plan to include the Ridgefield School District's Capital Facilities Plan as part of the Capital Facilities Element of the County Comprehensive Plan.

3. The amendment of the City of Ridgefield Comprehensive Plan to include the Ridgefield School District's Capital Facilities Plan as part of the Capital Facilities Element of the City of Ridgefield Comprehensive Plan.

Proponent: Ridgefield School District No. 122

Location of the Proposal:

The Ridgefield School District includes an area of approximately 57 square miles in Clark County.

Lead Agency:

Ridgefield School District No. 122

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

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

Responsible Official: Dr. Nathan McCann
Superintendent
Ridgefield School District No. 122

Telephone: (360) 619.1308

Address: Ridgefield School District No. 122
2724 South Hillhurst Road
Ridgefield, WA 98642

Signature: _____
Dr. Nathan McCann, Superintendent

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