

Board Information

Six-Year Capital Facilities Plan Preview

May 28, 2020

Capital Facilities Plan Adjustments

- Provided draft plan to the board on May 15th and to legal counsel for review.
- Legal counsel recommend revising construction costs to recently bid and opened projects rather than older completed projects that had been used since 2014
 - Changed Appendix E1–E3 from using costs of Sandburg El., Rose Hill Middle and Lake Washington High to using costs for Kirk El., Timberline and Juanita High School.
 - Increase in construction costs causes increase to impact fee calculation
 - Update accurately reflects the building costs per student



Capital Facilities Plan Adjustments

- While the district appropriately updated the plan to accurately reflect construction costs, we realize it is also important to maintain consistency in the impact fee increase
- Provides regular increase of Single-Family fee rather than decrease in original draft
- Multi-Family Fee significantly increased
 - Recommend incrementally stepping up the Multi-Family Fee so that the increase does not occur all in one year.
 - District can provide adjustment beyond the 50% local share
 - Recommend Multi-Family discount be adjusted to 60% for this year in order to step up the fee.
 - Had large increase in MF fee in 2019
 - Shown in plan in Appendix C as “District adjustment”
- No adjustment to Single-Family – remains 50% local share

Formula Driven Impact Fee Calculation

- Comparison of First Draft Plan vs. Final Draft Plan

	2019 Plan	2020 May 15 Draft	% Change	2020 May 28 Draft	% Change
Single Family (50% share)	\$13,633	\$12,611	(7.5%)	\$15,070	10.5%
Multi-Family (50% share)	\$1,388	\$2,148	54.8%	\$2,701	94.6%
Multi-Family (with district adjustment to 60% local share)				\$2,161	55.7%

▶ Even with this increase Lake Washington has one of the lowest Multi-Family Impact Fee of King County Districts

Lake Washington Impact Fee History

ADOPTED	IN EFFECT	SF	% CHANGE	MF	% CHANGE
June 2019	2020	\$13,633	10.9%	\$1,388	122.4%
June 2018	2019	\$12,294	2.8%	\$624	-14.9%
June 2017	2018	\$11,954	10.5%	\$733	-23.3%
June 2016	2017	\$10,822	11.4%	\$956	17.2%
June 2015	2016	\$9,715	1.0%	\$816	9.5%
June 2014	2015	\$9,623	52.7%	\$745	259.9%
June 2013	2014	\$6,302		\$297	

2019 King County School District Impact Fees

School District	SF Fee		MF Fee
Auburn	\$	6,905.00	\$ 14,668.00
Enumclaw	\$	5,785.00	\$ 3,317.00
Federal Way	\$	5,035.00	\$ 20,768.00
Fife	\$	4,531.00	\$ 319.00
Highline		N/A	N/A
Issaquah	\$	14,501.00	\$ 9,583.00
Kent	\$	5,554.00	\$ 2,345.00
Lake Washington	\$	13,633.00	\$ 1,388.00
Northshore	\$	20,092.00	\$ 3,540.00
Renton	\$	6,862.00	\$ 3,582.00
Riverview	\$	10,271.00	\$ 5,757.00
Snoqualmie	\$	10,825.00	\$ 3,432.00
Tahoma	\$	7,073.00	\$ 3,870.00