

WOODLAND SCHOOL DISTRICT CAPITAL FACILITIES PLAN

2025-2031

BOARD OF DIRECTORS

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**Adopted by the Woodland School District Board of Directors
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SECTION 1 INTRODUCTION AND SUMMARY

A. Introduction

The Washington State Growth Management Act (GMA) includes schools in the category of public facilities and services. The Woodland School District (District) is preparing and adopting this Capital Facility Plan (CFP) to satisfy the requirements of the GMA and to identify additional school facilities necessary to meet the educational needs of projected enrollment growth for a six-year period. The CFP will be filed with the City of Woodland (City) and Clark County (County) for their review, adoption and incorporation into their Comprehensive Land Use Plans.

The District's CFP provides the City and County with a schedule and financing program for capital improvements over the next six years and contains the following elements:

- The District's standard of service (Section 2)
- An inventory of existing capital facilities owned by the District, including functional capacities and locations (Section 3)
- Future enrollment projections for each grade span (K-4, 5-8, and 9-12) (Section 4)
- A forecast of future needs for capital facilities and school sites, including proposed capacities of expanded or new capital facilities and a plan for financing capital facilities within projected funding sources (Section 5)
- A calculation of impact fees based on the formula in the City and County impact fee (Section 6)

B. Summary

The Woodland School District is located in southwest Washington and serves residents from the City of Woodland and from two counties, Clark and Cowlitz. The District is bordered on the north by Kalama School District and on the south by four school districts--Ridgefield, La Center, Green Mountain, and Battle Ground School Districts. The Washougal School District is to the east.

The District is financially and academically sound, and delivers educational services at one comprehensive high school, one middle school, three elementary schools, and two alternative schools. There currently is capacity in the schools to serve 2,559 students.

On October 1, 2024, there were 2368 students (headcount) enrolled in the District. Of the 2368 students, 873 are elementary students, 775 are middle school students, and 720 are high school students. Students that are enrolled in excess of capacity are served in portables.

Prior to the COVID-19 Pandemic, the District was poised to experience significant and consistent growth. However, instead there was a slight decline in enrollment. The District expects to continue to see an increase in enrollment over time with new housing being built in several neighborhoods. Much of the land in the urban growth boundaries has yet to be developed. Future K-12 enrollment is projected to increase by as much as 8%, or an estimated 305 students over the next 6 years. Of the 305 students, the

District estimates roughly 140 will be in grades K-5 and the District has enough capacity to accommodate the growth in the next 6 years, but will need to acquire property to build a fourth elementary school in the future and/or add capacity at the existing elementary schools. With the addition of a fourth elementary school, the District would move their fifth-grade students to the elementary level in order to provide sufficient capacity at the middle school level. The high school, which opened in 2015, continues to offer sufficient capacity to serve forecast growth at the high school for the next six years.

Impact fees have been calculated using the formula in the City of Woodland and Clark County School Impact Fee Ordinances. See Appendix A. The District is requesting \$10,545.93 per single-family and \$13,664.57 per multifamily unit.

SECTION 2

DISTRICT EDUCATIONAL PROGRAMS AND STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's educational program. The educational program components which drive facility space needs include grade configuration, optimum facility size, class size, educational program offerings, classroom utilization and scheduling requirements, and use of modular classrooms (portables).

In addition to student population, other factors such as collective bargaining agreements, government mandates, and community expectations also affect classroom space requirements. In addition to basic education programs, other programs such as special education, bilingual education, pre-school, and art and music must be accommodated. These programs can have a significant impact on the available student capacity of school facilities.

The District educational program guidelines, which directly affect school capacity, are outlined below for elementary, middle, and high school grade levels.

- **Elementary Schools:** The average class size for elementary classrooms is estimated at 21 students. The District provides full-day kindergarten. The actual number of students in an individual classroom depends on the above factors. Elementary school capacity is calculated utilizing only classroom spaces containing a basic education teacher and his/her complement of students. Students may be pulled out to attend additional programs (which may also be held in classrooms if there is no designated space available). Working building capacity calculations do not include classrooms used for these special programs, such as resource rooms, learning support centers, computer labs, and self-contained special education classrooms.
- **Middle Schools:** The average class size for middle school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. Middle school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 85.7%. Working building capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

- High Schools: The average class size for high school classrooms is estimated at 26 students. The actual number of students in an individual classroom depends on the above factors. High school capacity is calculated utilizing the number of basic education teaching stations and applying a utilization factor of 83.3%. Capacity calculations do not include classrooms used for resource rooms, computer labs, and self-contained special education classrooms.

SECTION 3 CAPITAL FACILITIES INVENTORY

This section identifies the capital facilities owned and operated by the District including schools, modular buildings, undeveloped land, and support facilities. In the fall of 2019 the elementary schools of Woodland Public School District were reconfigured to serve K-4 students from three different attendance areas.

A. Elementary Schools

Elementary School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Columbia Elementary School (K-4)	600 Bozarth Avenue Woodland, WA 98674	1972	59,296	399	19 ¹
Yale Elementary School (K-4)	11842 Lewis River Road Ariel, WA 98603	1962	8,703	63	3
North Fork Elementary School (K-4)	2250 Lewis River Road Woodland, WA 98674	1997	54,718	441	21
TOTALS:				903	43

The District provides full day kindergarten at all elementary schools.

B. Middle School

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland Middle School (5-8)	755 Park Street Woodland, WA 98674	1950	86,271	846	38

¹ This elementary school was originally a junior high school. It had two locker rooms that have been converted to serve as small classrooms to the teaching of art and music. Because of substandard lighting and air quality, these spaces are not suitable for regular classroom use and are therefore not counted as teaching stations.

Middle school capacity is based on class size and the utilization factor.

C. High School

High School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Woodland High School (9-12)	1500 Dike Access Road Woodland, WA 98674	2015	152,830	866	40

High school capacity is based on class size and a utilization factor.

D. Alternative Schools

Middle School	Location	Year of Occupancy	Building SF	Capacity	Teaching Stations
Lewis River Academy (K-8)	761 Third Street Woodland, WA 98674	2008	1,700	60	2
TEAM High (9-12)	757 Park Street Woodland, WA 98674	2011	2,550	75	3

Students attending alternative programs are counted in the District's enrollment, but they are served in non-traditional settings (like the TEAM double classroom portable). For purposes of planning for future growth, and existing capacity, the District does not anticipate expanding alternative program facility capacity and is not including existing capacity in the capacity that exists for forecast growth.

E. Portable Inventory

Facility Type	No. of Portable Classrooms*	No. of Portables used as Interim Teaching Stations	Interim Capacity
Elementary Schools	20	6	336
Middle School	8	1	260
High Schools	3 (TEAM)	3	75
TOTALS:	31	10	671

*The District owns a total of 31 portables. Many have been refurbished to extend their useful life. If the District's growth exceeds the capacity that can be provided in current facilities, students may be temporarily served in portables.

F. Support Facilities

Type	Location
School District Offices	Woodland Middle School Campus

Technology and Maintenance Facilities	Woodland Middle School Campus
Transportation Center (KWRL)	989 Frazier Lane Woodland, WA 98674
Satellite Transportation Center (Paradise Point)	32407 NW 31st Ave, Ridgefield, WA 98642

G. Land Inventory

The District owns 10 acres of property located at 11842 Lewis River Road in Ariel, Washington. This land is currently being leased to the Cowlitz-Skamania County Fire Dist. #7, and the Yale Valley Library District.

SECTION 4 STUDENT ENROLLMENT PROJECTIONS

The District's six-year enrollment projections are based on estimates calculated by the District using current enrollment, housing information from Clark County, and student generation rates. In addition, Cowlitz County is undergoing a planning effort to update its comprehensive plan in 2026 with the assistance of the Washington State Department of Commerce, Growth Management Services, through their Housing for All Planning tool. Cowlitz County's 20-year projections are still in preliminary stages, but the County is estimating sizable growth in the City of Woodland in the next 20 years. In its planning efforts, and based on projects in the pipeline and trends, the City of Woodland is estimating 300 single-family homes and 100 multi-family homes in the City in the next 3 years. These projections are included in the enrollment forecasts below.

The District contracted with Flo Analytics to provide student generation rates based on the past 10 years (2014-2024) of housing and enrollment history. Enrollment projections include projected new housing, both single family and multi-family, in the District for the next 6 years and multiplied by the calculated student generation growth rates in each grade level. Total growth projections were spread equally over the next six years. The District will monitor enrollment and growth and may update this plan when the anticipated residential development occurs, should growth occur at a more accelerated rate than analyzed by the District using this method.

Projected Enrollment (District calculated as described above) 2025-2031

Grade	2025	2026	2027	2028	2029	2030	2031
K-4	900	928	955	982	1009	1037	1064
5-8	791	806	822	837	853	869	884
9-12	737	754	770	787	804	821	837
TOTALS:	2428	2487	2547	2607	2666	2726	2786

As shown above, the District anticipates an increase of 418 students over the next six years. Of the 418 students, 164 are projected to be elementary school students, 94 are projected to be middle school students, and 101 are projected to be high school students. The facility needs to serve this growth are discussed in Section 5.

SECTION 5 CAPITAL FACILITY NEEDS

The District's facility needs are determined by subtracting the existing capacity from the 2031 projected student enrollment. The resulting deficit is the number of students who cannot be housed in permanent facilities, or the facility needed.

A. Projected Facility Capacity Needs

Type of Facility	2024 Capacity	2031 Projected Enrollment	2031 Facility Need
Elementary	903	1064	161
Middle	846	884	38
High	866	837	0

To serve forecast growth at the elementary and middle school level, the District will need to purchase property and construct a fourth elementary school and reconfigure grades so fifth grade students attend elementary schools, which will provide more capacity at the middle school. Because future growth will require the acquisition of real property for an additional school site and the temporary use of portables, these improvements are listed as facility capacity needs.

B. 6-Year Plan – Facility Capacity Needs

Project Description	Capacity	Cost
Elementary school***	400	\$28,800,000****
Real Property*	400	\$2,500,000****
Portables	0**	\$500,000
TOTAL:	450	\$31,800,000

* A site has not been currently selected.

** Because the portables provide interim or temporary capacity, the District is not including the cost of these improvements in the impact fee calculation.

***The cost is based on \$600 per square foot and 120 square feet per student, which is the cost and square footage for an elementary school that was bid in 2025 in Clark County Washington. Other schools are coming in at a higher price per sq ft so the estimate is conservative.

****Full cost of new school is allocated to growth.

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

Added Facility Capacity	Total	Impact Fees	State Construction Funds	Bonds
Unsecured	\$31,300,000	\$1,000,000	\$4,568,000	\$27,232,000
Secured		\$350,000		

C. Six-Year Financing Plan

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 the collection of property taxes.

State Construction Funds

State construction funds primarily come from the Common School Construction Fund (the "Fund"). School districts may qualify for State construction 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 construction funds for new schools at the 63.05% match level.

Impact Fees

The collection of school impact fees generates partial funding for the construction of public facilities needed to accommodate new development. The full amount of the expected cost of the property purchase and construction of the new elementary school is included in the impact fee calculation. As indicated above, public funds are needed to fully fund the cost of new facilities for growth. School impact fees are collected by the City of Woodland and Clark 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 6 SCHOOL IMPACT FEES

The Growth Management Act (GMA) authorizes local jurisdictions to collect impact fees to supplement funding of additional public facilities needed to accommodate new development.

Local jurisdictions in Clark County have adopted impact fee programs that require school districts to prepare and adopt Capital Facilities Plans. Impact fees are calculated in accordance with the jurisdiction's formula, which is based on school facility costs to serve new growth.

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

The District has set the school impact fees at the following amounts:

Single Family:	\$10,545.93
Multi Family:	\$13,664.57