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# Potential School Sites State Trust Land Study

*December 2008*

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WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Doug Sutherland - Commissioner of Public Lands

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# Acknowledgements

## **School District Representatives**

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Director, Capital Projects  
Puyallup School District

Mike Gunn  
Director, Facilities and Planning  
Everett School District

Lynn Hicks  
Assistant Superintendent (Retired)  
Battle Ground School District

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# Potential School Sites State Trust Land Study

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**December 2008**

By

The Work Group on  
Potential School Sites on State Trust Land



WASHINGTON STATE DEPARTMENT OF  
**Natural Resources**  
Doug Sutherland - Commissioner of Public Lands

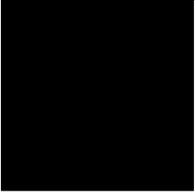
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# Introduction

## BACKGROUND

In the 2007-2009 Washington State Biennial Capital Budget the Legislature formed a Joint Legislative Committee on School Construction Funding (Task Force). The Task Force convened in August 2007 and was charged with a review of the:

- a) Statutory provisions of Washington State's School Construction Assistance Grant Program;
- b) Eligibility requirements and distribution formulas for School Construction Assistance Grant Program;
- c) Flexibility needed in the system to address diverse district and geographic needs; and
- d) Potential revenue sources and alternative funding mechanisms for school construction.

The initial work of the Task Force resulted in Phase I Final Recommendations and the legislative proviso commissioning this report.

## MISSION STATEMENT

The Joint Legislative Committee on School Construction Funding finds that high growth school districts are often unable to acquire lands best suited for siting new schools. Current funding capacity is devoted to current needs and land development in rapidly growing areas of the state competes with the present and future need for undeveloped sites to build new schools. The Superintendent of Public Instruction and the Commissioner of Public Lands shall establish a work group to analyze the feasibility of and develop options for using existing state lands in high growth areas of the state for potential future school sites. The work group shall: (a) prepare an inventory of existing state trust lands suitable for use as school sites; (b) prepare a projection of the needs for school sites in high growth school districts; and (c) develop options for holding and valuing the land for future school district use that are consistent with legal requirements and management objectives for state trust lands and any other state lands. The work group shall report to the Legislature by December 1, 2008.

*Supplemental Capital Budget, HB 2765, Sections 3044 & 5015,  
Potential School Sites-State Trust Land Study*

The Work Group, in addition to fulfilling the directive of the Legislature,

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prepared this study to assure that implementation actions that may follow this study may also be applied to any school district in the state. For purposes of meeting the legislative directive, the Work Group has concentrated its research and analysis on high growth school districts defined solely for the purpose of this study.

## **ORGANIZATION**

The Work Group was made up of representatives of school districts, the Washington State School Directors' Association, the Task Force, the Office of Superintendent of Public Instruction (OSPI), the Department of Natural Resources (DNR), and the Department of Community, Trade and Economic Development. The names and the affiliations of the Work Group members are listed below:

### **School Districts**

Gary Frentress  
Director, Capital Projects  
Puyallup School District

Mike Gunn  
Director, Facilities and Planning  
Everett School District

Lynn Hicks  
Assistant Superintendent (Retired)  
Battle Ground School District

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Managing Director, Growth Management

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**Office of Superintendent of Public Instruction**

Angie Wirkkala  
School Facilities and Organization

**Department of Natural Resources**

Clay Sprague  
Senior Policy Advisor

**Work Group Support**

Margaret Barrette, Department of Natural Resources  
Tami Ishler, Department of Natural Resources  
Mart Kask, Kask Consulting, Inc, consultant to the Office of  
Superintendent of Public Instruction

**PURPOSE AND PROCESS**

A purpose statement and work plan were adopted by the Work Group to complete the legislative assignment. The purpose statement and work plan established the boundaries for the study and identified specific tasks to meet the required outcomes of the Legislature. The tasks were to:

- Review proposals for defining high growth school districts developed by a consultant and adopt one for the purposes of this study.
- Describe the general criteria used for determining whether trust lands may be suitable for school sites—from both the trust and school district perspectives—using DNR and school district expertise.
- Inventory the existing state trust lands in the high growth school districts that are potentially suitable from a trust perspective, using DNR expertise.
- Provide an assessment of the need for school sites in the identified high growth school districts which have trust lands identified in the inventory. This work was completed by the consultant through direct interviews with each of the school districts to determine which trust lands are suitable from a school district perspective.
- Review and discuss options for holding, valuing and acquiring trust lands for future use consistent with existing legal requirements and management objectives for state trust lands that may be suitable for school sites in any school district.

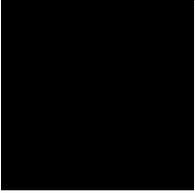
The Work Group was staffed by Tami Ishler, of the Department of Natural Resources, and a consultant, Mart Kask of Kask Consulting,

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Inc., under a personal services contract with the Office of Superintendent of Public Instruction.

The Work Group met in Olympia, Washington, on August 22, September 30, and November 6, 2008, to track work progress and to review the products produced by the consultant. The Work Group concluded its work in November 2008 and prepared this report for the Legislature in December 2008.

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# Executive Summary

As a whole, school districts are very interested in acquiring state trust land sites that have potential as sites for new schools to accommodate the projected growth in student enrollment. Acquiring DNR-managed trust land sites at the assessed market value through a direct sale rather than at public auction is beneficial to the school districts.

Land parcels of sufficient size to accommodate a school (generally, 10 acres for an elementary school, 20 acres for a middle school and 40 acres for a high school) are hard to find in high growth school districts in rapidly growing urban growth areas. When these parcels become available for purchase, school districts are often outbid by competing interests.

## INVENTORY

The Work Group found that there are 27 DNR-managed trust land tax parcels that would be potentially suitable for school sites in 14 out of 40 high growth school districts<sup>1</sup>.

## NEED FOR SITES AND OPTIONS

The Work Group found that there are already several mechanisms in place that allow DNR to sell or lease trust lands to school districts for school sites in ways that meet all legal mandates for the lands involved. Leasing, in particular, is a good way to hold trust land until a purchase is feasible.

The Work Group found that DNR has a long history of providing suitable trust lands for school sites. Since 1981, there have been 34 DNR land sales to school districts comprising over 1,050 acres. (See Appendix C)

The Work Group found that any school district in the state, whether high growth or not, currently can approach DNR and discuss the availability

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<sup>1</sup> DNR-managed trust lands identified as potential school sites may vary in size from as low as 10 acres to a high of 640 acres (one square mile). A particular DNR-managed trust land property may show up on the county assessor's records as one or more tax parcels, each with a different tax parcel number. For example, a 160-acre DNR-identified trust land may show up on the county assessor's records as four separate 40-acre parcels, each having a different tax parcel number.

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of any parcel of trust land within its district for school sites or other related facilities.

The Work Group found that several options exist for purchasing or holding potentially suitable trust lands for school districts, all of which require valuation of fair market value and compensation to the trust involved. Under existing legal requirements, determination of fair market value is the only indicated option for valuing trust lands, although there are several different ways to determine fair market value.

The Work Group found other related concepts that may improve a school district's ability to purchase land (see Appendix A). The Work Group also recommends that timely notification of school districts when trust land is considered or prepared for sale, exchange or transfer to a private or government entity would be very helpful to school districts. In addition, school districts may be largely unaware of the options for obtaining school sites on trust land that are currently available to them. Either DNR, through its land transaction procedures, or OSPI, through school district bulletins, should provide information to school districts to raise their awareness of these options.



**TABLE 1: INVENTORY OF HIGH GROWTH SCHOOL DISTRICTS AND SUITABLE TRUST LANDS FOR SCHOOL SITES**

School District (County)	Trust Property Location and Size		Comments
	Map Reference	County Tax Parcel # Acres	
Arlington (Snohomish)	Map 1	#31053600100300 235	Snohomish County has indicated they intend to purchase this property but budget issues have delayed purchase for year or more.
Auburn (King)	Map 2	<b>NO SUITABLE TRUST LANDS<sup>1</sup></b>	Trust properties not suitable from a School District perspective
Battle Ground (Clark)	Map 3; Site A	#229199000 #229188000 120	
Bellevue (King)	Map 4	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Bellingham (Whatcom)	Map 5; Site A Map 5; Site B Map 5; Site C	#380316200336 #380316072204 #380316328464 40 40 40	City of Bellingham has indicated interest in one or more of these properties. Discussions with City regarding their interest are on-going.
Bethel (Pierce)	Map 6	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Blaine (Whatcom)	Map 7	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Burlington-Edison (Skagit)	Map 8	#P48764 500	B-E SD has expressed interest in 40 acres in the NESE of the section, which is a portion of P48764
Camas (Clark)	Map 9	#173416000 80	Clark County has expressed an interest in this property
Central Valley (Spokane)	Map 10	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Cheney (Spokane)	Map 11; Site A Map 11; Site B	#14362.9006 #23165.9001 160 275	
Deer Park (Spokane & Stevens)	Map 12	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
East Valley (Yakima)	Map 13	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Everett (Snohomish)	Map 14	<b>NO TRUST LANDS IN DISTRICT<sup>2</sup></b>	
Evergreen (Clark)	Map 15	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Issaquah (King)	Map 16; Site A Map 16; Site A Map 16; Site B	#3623069012 #3623069015 #2623069011 33 35 40	Part of a larger 160-acre property that may have to be purchased in its entirety

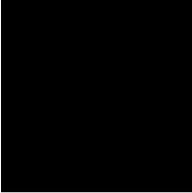
<sup>1</sup> No suitable trust lands. All trust lands in the district were deemed not suitable for a school site by either DNR or the school district

<sup>2</sup> No trust lands in this district. No trust lands are located in the district.

Kennewick (Benton)	Map 17; Site A Map 17; Site A	#116882020002000 #116884020004000	270 106	This property under a grazing lease till 2014
La Center (Clark)	Map 18	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Lake Washington (King)	Map 19	<b>NO TRUST LANDS IN DISTRICT</b>	<b>NO TRUST LANDS IN DISTRICT</b>	
Mead (Spokane)	Map 20	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Monroe (Snohomish)	Map 21	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Moses Lake (Grant)	Map 22; Site A	#170614000	18	
Mukilteo (Snohomish)	Map 23	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Pasco (Franklin)	Map 24; Site C Map 24; Site C	#117-500-118 #117-510-016	12 412	Portion already sold to Pasco School District. City of Pasco may be interested in this property as well.
Puyallup (Pierce)	Map 25	<b>NO TRUST LANDS IN DISTRICT</b>	<b>NO TRUST LANDS IN DISTRICT</b>	
Renton (King)	Map 26	<b>NO TRUST LANDS IN DISTRICT</b>	<b>NO TRUST LANDS IN DISTRICT</b>	
Richland (Benton)	Map 27; Site B	#11698200001001	334	Under an agricultural "Orchard" lease until 2020.
Ridgefield (Clark)	Map 28	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Seattle (King)	Map 29	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective.
Snoqualmie Valley (King)	Map 30	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Steilacoom Historic (Pierce)	Map 31	<b>NO TRUST LANDS IN DISTRICT</b>	<b>NO TRUST LANDS IN DISTRICT</b>	
Tahoma (King)	Map 32	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Valley (Stevens)	Map 33; Site A Map 33; Site B	8T30NR39E 92T30NR39E	40 120	
Vancouver (Clark)	Map 34	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Walla Walla (Walla Walla)	Map 35	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Washougal (Clark & Skamania)	Map 36	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a DNR perspective
Wenatchee (Chelan)	Map 37; Site A Map 37; Site B	#232016100000 #222016300000	120 325	
West Valley (Yakima)	Map 38	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective
Woodland (Cowlitz)	Map 39; Site A	WB3609001 WB3602001 WB3602002 WB3602003	320	Property currently under agricultural leases
Yelm (Thurston)	Map 40	<b>NO SUITABLE TRUST LANDS</b>	<b>NO SUITABLE TRUST LANDS</b>	Trust properties not suitable from a School District perspective

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# Identifying High Growth School Districts

## DEFINITION

Growth can be measured in numbers, units, or as a percent gain or loss over a period of time. When it comes to identifying potential high growth school districts, the obvious units are the number of enrolled students, both historic and projected.

There are a total of 295 school districts in the State of Washington. Three alternative methodologies were used to identify and rank the potential high growth school districts. The results of the three alternative methodologies are shown in Table 2. The data sources, assumptions and methodologies of the three alternatives are described in summary form below.

## ALTERNATIVES CONSIDERED

### **Methodology 1 – Numeric Growth in Student Enrollment**

The methodology used the recorded forecasted growth in student (K-12) enrollment (headcount) by each school district as reported on the OSPI Form 1049, dated January 17-22, 2008. The growth numbers represent forecasted student enrollment growth from 2007 (actual) to 2013 (forecasted). It should be noted that the forecasts presented on Form 1049 are based on cohort survival forecasting methodology, with a linear projection of kindergarten students. School districts that showed a forecasted 2007 to 2013 growth of less than 450 students were not included in the table. The 450 student number represents the approximate size of an elementary school.

The advantages of this methodology are many. First, the student enrollment history and projections presented on OSPI Form 1049 are standardized official records of OSPI, used in the assessment of eligibility for state funding of school facilities. Second, the student enrollment forecasts are based on stepping forward each year the previous year enrollment and adjusting it for in and out migration.

The disadvantage of the cohort survival method of student enrollment forecasting is that while it works well in gradual growth or declining growth situations, it does not react well to high peaks and valleys in

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student enrollment. OSPI is in the midst of a study, with the help of a consultant, to evaluate the effectiveness of the cohort survival method of student enrollment forecasting. There might be some adjustments proposed to the methodology. The preliminary results were presented to the Joint Legislative Task Force on School Construction Funding in October 2008. A final report on final recommended changes to the K-Linear cohort survival method will be made by January 2009.

A further disadvantage of this methodology is that it tends to favor the large (measured in number of students) school districts. A small overall percentage increase in student enrollment in a large school district may be more than double the student enrollment in a small school district.

### **Methodology 2 – Percent Rate of Growth in Student Enrollment**

This methodology computes the percent in student enrollment growth from 2007 to 2013. The data source is again the OSPI Form 1049. The advantage of this methodology is that the data source is well established in the files of OSPI.

The disadvantage of this methodology is that it favors the small school districts. A relatively small increase in forecasted student enrollment results in a relatively large percentage increase. A similar numeric size increase in student enrollment in large school districts results in a relatively small percentage increase. Again, all school districts with a forecasted increase of less than 450 students were not considered in this analysis.

### **Methodology 3 – Hybrid, Numeric and Percent Rate of Growth**

This methodology combines and averages the rating number under Methodology 1 with the rating number under Methodology 2. The advantage of this methodology is that it tends to balance out the influences of large and small enrollment based school districts. The disadvantage of this methodology is that it is not based on any specific law of science. It is based on common sense. What is involved here is identifying potential high growth school districts. What constitutes a high growth school district is somewhat subjective and is not fixed by laws of science.

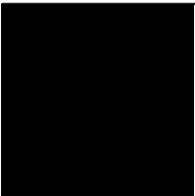
## **Conclusion**

The Work Group reviewed the three methodologies, evaluated their strengths and weaknesses, and chose Methodology 1 for identifying high growth school districts for the purposes of this study.

**Table 2: High Growth School Districts**

School District	Ratings			2007 – 2013		Form 1049 Student Enrollment	
	Hybrid	Number	Percent	Numeric Growth	Percent Growth	2007	2013
Steilacoom (Pierce)	1	1	2	10,352	318	4,759	15,111
Pasco (Franklin)	2	2	3	4,831	37	13,071	17,902
Valley (Stevens)	3	9	1	1,551	373	568	2,119
Snoqualmie Valley (King)	4	7	7	1,832	32	5,674	7,497
Issaquah (King)	5	3	12	3,637	22	16,094	19,731
Camas (Clark)	6	8	9	1,673	30	5,643	7,316
Battle Ground (Clark)	7	4	17	2,649	20	13,073	15,722
Central Valley (Spokane)	8	5	19	2,303	19	12,306	14,609
Tahoma (King)	9	11	14	1,477	21	7,155	8,632
Washougal (Clark)	10	18	8	959	32	3,023	3,982
Yelm (Thurston)	11	15	13	1,162	22	5,346	6,508
Deer Park (Spokane)	12	20	4	906	37	2,433	3,339
Ridgefield (Clark)	13	28	6	741	34	2,121	2,845
West Valley (Yakima)	14	17	18	975	20	4,891	5,866
Moses Lake (Grant)	15	16	20	1,032	14	7,263	8,286
Woodland (Cowlitz)	16	36	11	526	23	2,290	2,816
Lake Wash. (King)	17	10	28	1,527	6	23,565	25,092
Cheney (Spok.)	18	25	15	765	21	3,697	4,462
Moxee (Yakima)	19	30	10	631	23	2,754	3,385
La Center (Clark)	20	35	5	566	37	1,545	2,111
Puyallup (Pierce)	21	12	29	1,237	6	21,609	22,846
Bethel (Pierce)	22	14	30	1,173	6	17,835	19,008
Bellevue (King)	23	6	23	1,840	11	16,674	18,514
Auburn (King)	24	19	31	936	6	14,427	15,363

School District	Ratings			2007 – 2013		Form 1049 Student Enrollment	
	Hybrid	Number	Percent	Numeric Growth	Percent Growth	2007	2013
Seattle (King)	25	13	39	1,201	3	45,063	46,264
Kennewick (Benton)	26	22	32	898	6	15,256	16,154
Richland (Benton)	27	27	26	741	7	10,235	10,976
Monroe (Snohomish)	28	29	24	639	9	7,174	7,813
Arlington (Snohomish)	29	31	22	629	12	5,454	6,083
Burlington-Edison (Skagit)	30	34	21	568	14	3,916	4,484
Blaine (Whatcom)	31	39	16	479	21	2,237	2,716
Everett (Snohomish)	32	21	36	900	5	18,573	19,473
Renton (King)	33	24	33	769	6	13,556	14,327
Mead (Spokane)	34	33	27	613	7	9,206	9,819
Vancouver (Clark)	35	23	38	867	4	22,323	23,190
Mukilteo (Snohomish)	36	26	37	751	5	14,898	15,649
Walla Walla (Walla Walla)	37	40	25	458	8	6,049	6,507
Bellingham (Whatcom)	38	32	34	620	6	10,517	11,137
Wenatchee (Chelan)	39	38	35	483	6	7,522	8,005
Evergreen (Clark)	40	37	40	521	2	26,342	26,863



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# Inventory of Trust Lands Potentially Suitable for School Sites

## **TRUST LAND SUITABILITY**

(also see: State Trust Lands and Transactions, page 23.)

For the purposes of this study DNR defined trust lands potentially suitable as school sites using the following criteria:

- Not designated as long term natural resource lands (forest or agriculture) by the department
- Not committed to a long-term use through a lease or other contractual agreement (>15 years)
- Not part of an existing land transaction (land exchange, land sale, land transfer)
- Not currently producing or having high potential to produce significant income (commercial or industrial properties)

Using this criteria DNR examined all trust properties in each of the high growth school districts listed in Table 2 (pages 13 and 14) of this report and identified 90 tax parcels of trust land that are potentially suitable for school districts as school sites.<sup>2</sup> The 90 tax parcels are located in 24 high growth school districts as listed below.

Arlington (1)	Cheney (2)	Richland (3)
Auburn (6)	Deer Park (2)	Snoqualmie Valley (2)
Battle Ground (7)	Issaquah (3)	Tahoma (2)
Bellingham (7)	Kennewick (4)	Valley (6)
Bethel (5)	La Center (1)	Wenatchee (2)
Blaine (1)	Monroe (3)	West Valley (10)
Burlington-Edison (5)	Moses Lake (1)	Woodland (4)
Camas (3)	Pasco (6)	Yelm (4)

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<sup>2</sup> DNR-managed trust lands identified as potential school sites may vary in size from as low as 10 acres to a high of 640 acres (one square mile). A particular DNR-managed trust land property may show up on the county assessor's records as one or more tax parcels, each with a different tax parcel number. For example, a 160-acre DNR-identified trust land may show up on the county assessor's records as four separate 40-acre parcels, each having a different tax parcel number.

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DNR did not identify any trust parcels that would be potentially suitable for school sites in the following high growth school districts. Therefore these school districts were not interviewed as part of this study.

Bellevue	Puyallup
Central Valley	Renton
East Valley	Ridgefield
Everett	Seattle
Evergreen	Steilacoom Historic
Lake Washington	Vancouver
Mead	Walla Walla
Mukilteo	Washougal

## SCHOOL DISTRICT SUITABILITY

For DNR-managed state trust lands to be judged suitable for school sites by school districts, the lands should generally meet the following criteria:

- The site should contain sufficient buildable land (10 acres for an elementary, 20 acres of a middle and 40 acres for a high school), discounting wetlands, steep slope areas, frequently flooded areas and other environmentally constrained lands;
- Sites which are smaller than these guidelines may be useful to school districts by adding to or complementing existing school district properties;
- The site should be in the area where residential growth is occurring or is projected to occur;
- New school sites should be separated from existing school service areas to avoid duplicating or overlapping.

## STUDENT ENROLLMENT FORECASTS

**Introduction.** The projection of needed school sites was based on a review of student enrollment data and on interviews with school districts about their current land holdings and long range needs for school sites. The estimated student enrollment at the beginning of the 2008-2009 school year for the 40 high growth school districts amounted to 432,868 students. As stated in the previous section, only 24 of the 40 identified

school districts contain trust lands that were judged to be suitable for school sites by DNR. Therefore, the emphasis of research and analysis was directed more to the 24 school districts with DNR-identified potential trust land sites and less to the ones with no identified trust lands. The current and projected student enrollment in the 40 high growth school districts is shown in Table 3 below.

**Table 3: Current & Projected Student Enrollment In High Growth School Districts**

School Districts	Current & Projected Student Enrollment		
	2008	2013	2020
Districts with potential state trust lands	186,656	210,603	237,007
Districts with no potential state trust lands	246,212	268,476	290,264
Total	432,868	479,079	527,271

**Current Student Enrollment.** The school year usually begins at the end of August or early in September. The student enrollment headcount, as reported by school districts on OSPI Form 1049, is taken on the first school day in October. Since the research began prior to October, the 2008-2009 school year student enrollment numbers represented the projected student enrollment as shown on OSPI Form 1049. In some instances, the research time period stretched beyond the beginning of October, and therefore, some school districts opted to present the actual head count number for the 2008-2009 school year in lieu of the projected number. In the end, the current student enrollment for the 2008-2009 school year represents a mix of projected and actual head count student enrollment numbers. The difference between the projected and the actual student enrollment numbers are relatively small and insignificant in the context of this study.

**Projected Student Enrollment.** OSPI projects student enrollment six years into the future, as presented in OSPI Form 1049. The 2013 projection year is a six-year extension of student enrollment from 2008. The projection year beyond 2013 varies by school district. Some school districts do not make any projections beyond the OSPI six-year projection. However, many school districts prepare 15, 20 and 25 year projections. For the purposes of this study, the year 2020 was chosen as the target-year for the long-range student population forecast. The 2020 year forecast also coincides with the long-range population forecast year, used by many cities and counties in the work related to meeting the planning requirements of the Growth Management Act. Year 2020 also

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represents a 20-year extension from the 2000 US Census.

The 2013 student enrollment forecast as shown in Table 3 above, represents the 2013 forecast as shown on OSPI Form 1049. In many instances, a school district opted to use their own 2013 forecast. In these instances, the school district choice of the 2013 forecast was substituted for the OSPI Form 1049 forecast.

As stated earlier, OSPI does not prepare student enrollment forecasts that go beyond a six-year extension. Therefore, the 2020 student enrollment forecasts come from numbers provided by school districts. For those school districts that did not have a 2020 forecast, the 2020 forecast numbers were calculated by extending the six-year growth in student population from 2008 to 2013 for the next seven years, namely to 2014-2020.

For those school districts that did not have any potential DNR-identified trust lands, the 2020 student enrollment projection was estimated by extending the six-year growth from 2008 to 2013 for the next seven years, extending to year 2020. This number was further adjusted under certain known circumstances of large residential developments projected to take place prior to 2020. One such example is the Steilacoom Historic School District where the Northwest Landing self-contained community is projected to be substantially built out prior to year 2020.

**Growth in Student Population.** Since school facilities are planned to meet future projected growth, it is important to identify the specific incremental growth in student population. Student population growth from 2013 and 2020 are shown in Table 4 below.

**Table 4: Projected Growth in Student Enrollment in High Growth School Districts**

School Districts	Projected Growth in Student Enrollment		
	2008 to 2013	2013 to 2020	2008 to 2020
Districts with potential state trust lands	23,978	26,979	50,957
Districts with no potential state trust lands	22,264	22,264	44,528
Total	46,242	49,243	95,485

## INTERVIEWS WITH SCHOOL DISTRICTS REGARDING AVAILABLE AND NEEDED SCHOOL SITES

School district superintendents in the 24 high growth school districts with state trust lands judged potentially suitable as school sites by DNR were sent a letter with maps identifying the specific sites and asking further information about student enrollment projections, an inventory of district-owned school sites, the potential of using the DNR-identified sites as future school sites, and the projected need for school sites to years 2013 and 2020. Further, the letter asked for an interview appointment with the superintendent or his or her designee. Interviews were conducted in all 24 high growth school districts with DNR-identified potential school sites. Some interviews were conducted in person by the consultant and some by telephone. Due to time and budget constraints, no interviews were conducted in school districts without DNR-identified potential school sites.

The number of existing school sites held in reserve by the school district and the number of school sites needed to meet projected student enrollment forecasts to 2013 and 2020 are shown in Table 5 below.

**Table 5: Existing Supply and Projected Need for School Sites in School Districts with DNR-Identified Potential School Sites**

School Districts	Existing 2008	Projected Need	
		2008 - 2013	2014-2020
Western Washington	14		
Eastern Washington	10		
Total	24		
Western Washington			
Elementary		17	14
Middle		5	8
High		3	6
Total		25	28
Eastern Washington			
Elementary		13	13
Middle		3	8
High		-	3
Total		16	24
Western and Eastern Washington			
Elementary		30	27
Middle		8	14
High		3	9
Total		41	52

Some school districts were reluctant to make judgments as to how many

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school sites they need for the 2014 to 2020 time period. In these instances, an estimate was made by converting the net growth in student population to the number of needed elementary, middle and high schools to house the projected number of students.

As reported in the initial inventory, DNR identified 90 tax parcels of state trust lands that it considered potentially available for school districts for purposes of constructing new schools. Fourteen out of 24 school districts with identified potential state trust land sites reported that a total of 27 potential DNR-identified trust land tax parcels were of interest to them.

The reasons for rejecting 63 DNR-identified trust land tax parcels are as follows:

- The site is too far out from the school district core area, is not in the growth-occurring area, or is not in line with the direction of planned or projected residential development – 28 responses.
- The site is occupied by wetlands or lies in a frequently flooded area – 11 responses.
- The site is adjacent to or close to an existing school – 4 responses.
- There is no current need to acquire any additional sites because the district has already acquired the needed sites – 5 responses.
- The site has steep slopes and difficult terrain – 4 responses.
- The site is in a county-designated agricultural preserve zone and not subject to development, including a public school – 3 responses.
- The parcel is too small for a school site (10 acres for an elementary site) – 3 responses.
- The site is located in an industrial area – 1 response.
- The site is located in a very high land-cost area – 1 response.

A number of school districts reported that they have in the past acquired and built schools on DNR-managed trust lands. A good example is the Battle Ground School District.

A number of school districts reported that they are in the process or are considering joint development. Joint development is building schools on the same site integrated with municipal and county parks and recreational facilities.

A number of school districts reported that the current economic and housing construction downturn will slow school enrollment growth. They report that projections they made, as late as one year ago, are not going to

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be reached. School districts also report that:

- District constituents are reluctant to vote for bond issues and thus needed school construction is being postponed.
- School districts have to pay high interest rates on bonds that have already been approved but not yet sold.
- Bids on new construction are going to be significantly lower than what they have been in the recent past.
- Student enrollment growth needs are going to be met mostly by bringing to the site portable classrooms.
- For school districts that have impact fees, the amount of money collected will be substantially less than previous years when the residential construction was booming.

The above views are not necessarily held by school districts in Eastern Washington, where the economy is more closely related to agricultural production and food processing. For example, the Pasco School District does not see the economy slowing and are not questioning their growth projections.

A number of school districts welcomed the effort by OSPI and DNR for considering making suitable DNR-managed state trust lands available for school sites. School districts are often outbid by competing interests willing to pay a price for land that is significantly above the assessed or market value, thus relegating the bidding school district to the sidelines.

A number of school districts reported that they are keeping a keen eye on the current or projected urban growth area boundary in the course of selecting school sites. The availability or the extension of sewer and water utilities is the issue. Many municipalities that provide sewer and water services do not extend that service to areas outside the urban growth area.

The projected school site needs for the 16 school districts without potentially suitable trust lands (as identified by DNR) amounted to 17 new school sites for the 2014 to 2020 time period. This estimate is based on converting the growth in student population from 2014 to 2020 to number of school sites. The 17 new school sites break down as 11 elementary schools, three middle schools and three high schools. This estimate makes the assumption that the 16 school districts have already acquired the needed school sites to meet the six-year 2008-2013 time period. The projection of the number of schools and school sites needed to house the growth in student population from 2008 to 2020 may be underestimated in this report. If those school districts had been

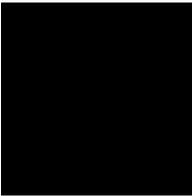
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interviewed, the projection number may have been higher. School districts without DNR-identified trust lands judged suitable as school sites are mostly older, highly urbanized school districts with dense urban residential development patterns. Their school and site needs differ significantly from school districts servicing a predominantly suburban residential type of development. Often, they face problems associated with closing schools rather than finding new school sites.

A number of school districts reported that they are very interested in reserving state trust lands for future school sites and acquiring them shortly before they are needed but after school construction funds have been secured.

A number of school districts reported that they would like to acquire a piece of a larger part of a state trust land site. Some of the parcels are 640 acres in size, particularly in the Eastern Washington farming areas. An elementary school site may only require a parcel that is 10 to 12 acres in size. DNR determines on a case-by-case evaluation whether it is in the best interest of the trust to sell an entire parcel or a portion of the parcel. In any event, DNR is prohibited (RCW 79.11.010) from selling more than 160 acres of grant land at any one time.

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# Options for Acquiring and Holding Trust Lands

## **STATE TRUST LANDS AND TRANSACTIONS**

The state trust lands that DNR manages benefit specific beneficiaries. Just prior to Washington becoming a state in 1889, Congress passed the Omnibus Enabling Act of 1889 and granted more than 3 million acres of land to Washington to support various public institutions important for the new state. Washington, more than most other western states, has retained ownership of these trust lands over the years to serve as an ongoing source of land-based financial support to the various beneficiaries.

The lands that Congress granted are known as Federal Grant Lands and support seven specific trusts: Common School (supports the construction of public kindergarten through twelfth-grade public schools statewide); Agricultural School (supports construction at Washington State University); Charitable, Educational, Penal and Reformatory Institutions (supports establishment and maintenance of institutions managed by the Washington State Department of Corrections and Department of Social and Health Services); University (supports construction at the University of Washington); Normal School (supports construction at Western, Central and Eastern Washington Universities and the Evergreen State College); Capital Building (supports the construction of state office buildings at the Capital Campus in Olympia).

DNR also manages State Forest Lands. These lands (approximately 626,000 acres) were acquired directly from counties or were purchased in the 1920s and 1930s principally to be managed as forest lands and provide financial support to the counties and the junior taxing districts within which the lands reside. State forest lands are forever reserved from sale but can be exchanged for either private lands or other trust lands (inter-grant exchange).

The Enabling Act (updated several times since 1889) places restrictions on the disposal and leasing of the granted lands, the most prominent being disposition at public sale for not less than full market value. It authorizes the lease of these lands under regulations prescribed by the Legislature, and the exchange of these lands for other lands of equal value.

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The Washington State Constitution also imposes certain management restrictions and limitations on the sale of grant lands. It requires full compensation for the trust when trust lands are sold, transferred or otherwise disposed. It describes compensation as "...full market value of the estate or interest disposed of..." (Article 16, Section 1), that the value of lands granted to the state shall be appraised by a board of appraised value of said land" (Article 16, Section 2), and "...that no sale of timber lands shall be valid unless the full value of such lands is paid or secured to the state." (Article 16, Section 3), and "no more than one hundred sixty 160) acres of any granted lands of the state shall be offered for sale in one parcel..." (Article 16, Section 4).

DNR has an active trust lands transaction program that uses legislatively granted authorities to sell, purchase, and exchange state trust lands to improve trust land performance and to maintain the trust land base for multiple benefits. Any trust land transaction must be in the best interest of the affected trust beneficiary first and foremost to meet legislative intent and be consistent with the fiduciary obligations of the trust.

## **EXISTING ACQUISITION AND HOLD OPTIONS**

The Department has a long history of leasing or transferring trust land to school districts for use as school sites (see Appendix C). DNR has several statutory authorities in place to convey land to any public entity including school districts: Currently there are two separate areas in the Revised Code of Washington (RCW) statutes that address DNR's authority to transfer or lease trust land to school districts.

RCW 79.17.100 (see Appendix D): This statute authorizes DNR to offer trust land for purchase or lease upon application of a school district or institution of higher education. If DNR chooses not to transfer or lease trust land upon the application of a school district or institution of higher education, and later decides to sell that parcel at public auction, this statute provides a six month right of first refusal to the school district or institution of higher education to purchase or lease the property at the appraised value.

RCW 79.17.110 (see Appendix D): This statute requires the Department to give school districts and institutions of higher education that lease federally granted lands and have placed improvements on such lands the opportunity to purchase such lands at any time for the purposes of schoolhouse construction and/or necessary supporting facilities or structures. The opportunity to purchase must be for the appraised value, less the value of improvements to the land.

RCW 79.17.130 (see Appendix D): This statute provides that purchases authorized under RCW 79.17.110 and RCW 79.17.120 that have been

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made on ten year contracts may be extended to an additional term not to exceed an additional 10 years, if the Board of Natural Resources determines such an extension is in the best interests of the state.

RCW 79.17.140 (see Appendix D): This statute requires the Board of Natural Resources to determine annually whether lands purchased or leased by school districts or institutions of higher education under RCW 79.17.010 and RCW 79.17.110 are being used for school sites. If such land has not been used for school sites, title to such land reverts to the original trust for which it was held.

RCW 79.17.200 (see Appendix D): This statute authorizes DNR to transfer real property, including federally granted land, to public entities without public auction, after appraisal and for at least fair market value. Such transfers must be approved by the Board of Natural Resources and be in the best interest of the state or affected trust.

## **POTENTIAL LAND ACQUISITION AND HOLD OPTIONS**

### **Department Purchase**

Another option discussed by the Work Group, although not within the scope of the legislatively directed study, is the concept of DNR purchase of private land desired by a school district for a school site. The idea generally involves using the monies in the trust land replacement accounts (generated by the sale of trust lands) to acquire private land desired by a school district. Monies invested out of the replacement accounts on behalf of the trust must be invested in properties that improve the financial performance of the trust. For such a purchase to be in the best interest of the trust, the property would have to be immediately leased to the school district at a rate commensurate with alternative investment options, until such time the school district could raise the funding necessary to purchase the land from the department (trust). Under existing legislative direction (2007-2009 Biennium) the department is restricted to purchasing only forest land threatened with conversion which would prohibit this option. However, prior to this biennium the department has made investments targeting an 8 to 12 percent return on investment.

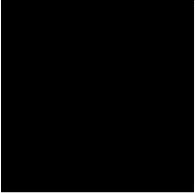
### **Land Exchange**

Another option discussed by the Work Group, although not within the scope of the legislatively directed study, is the concept of exchanging trust land for private land desired by a school district for a school site. While the department frequently exchanges trust land for private or other governmental lands, large acreages (1,000 acres or more) are usually involved due to the need to balance land and resource values and

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improve the financial position of the trust. These types of large exchanges generate significant management cost savings for the trusts involved. It is much more difficult to find two smaller properties that are approximately equal in value and generate the same cost efficiencies and benefits for the trust beneficiaries as the larger land exchanges. In other words, while it is conceptually possible to accomplish a small land exchange envisioned by this option, it would likely be cost prohibitive, and difficult to show that it is in the best interest of the trust beneficiaries.

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# Options for Valuing Trust Lands for Sale or Lease

The Federal Enabling Act and the Washington State Constitution require that any trust land sold or leased must be based on fair or full market value as determined by an appraisal. All land sales or leases to school districts require determination of fair market value through an appraisal. Legally, there are no other options for valuing the property. While there are several approaches to establishing fair market value, the underlying requirement is to determine fair market value to establish the minimum value of the property to be paid to the trust when the property is sold or leased.

## DETERMINING FAIR MARKET VALUE

The information that follows is from *The Appraisal of Real Estate, 12<sup>th</sup> edition* and has been supplemented to include a DNR perspective.

Appraisers develop an opinion of property value with specific appraisal procedures that reflect three distinct methods of data analysis:

1. Cost
2. Sales comparison
3. Income capitalization

**Cost Approach to Value.** This approach is based on the understanding that market participants relate value to cost. In this approach, the value of a property is estimated by adding the value of the land to the depreciated value of the improvements. In DNR appraisals this method is seldom used due to the small amount of improved property in trust beneficiaries' portfolios.

**Sales Comparison Approach.** Using this approach, an appraiser produces a value indication by comparing the subject property with similar properties called comparable sales—or more commonly referred to as 'comps.' The appraiser estimates the degree of similarity or difference between the subject property and the comparable sales by considering various elements of comparison. The appraiser then reconciles his/her opinion as to the market value of the subject property. This approach is considered in virtually all DNR appraisals.

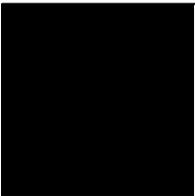
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**Income Capitalization Approach.** In this approach, the present value of the future benefits of the subject property ownership is measured. Data collection and analysis for this approach are conducted against a background of supply and demand relationships, which provide information about trends and market anticipation. In various forms, this approach is always considered when merchantable timber, reproduction or pre-merchantable timber is present.

The final step in the valuation process is to reconcile all three approaches to a single value or a range of values. This is to say that one, two, or even all three approaches may be applicable in any given property.

One option discussed by the work group to lower the cost of acquisition is the concept of timber reservations by DNR on the property being acquired by a school district. This idea involves a school district purchasing the land but not the timber, if there is significant timber value, in order to lessen the purchase cost. DNR retains the rights to any timber and timber value and subsequently sells the timber for harvest to recoup that value for the trust beneficiary. DNR occasionally utilizes timber reservations in some of its land exchange transactions.

In most cases, the cost of the appraisal, as well as any transactions costs, incurred by DNR in selling land is borne by the buyer (i.e., school district). Direction to DNR to increase or accelerate its land sales program to school districts would require additional funding to school districts or DNR to pay appraisal and transaction costs.



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## Options for Notifying School Districts when Trust Land is Proposed for Disposal

Although not specifically within the scope the legislatively directed study, the Work Group discussed the importance of timely notification of school districts when trust land within that district is considered or proposed for disposal. In the event DNR and the school district had not previously discussed the availability of a parcel of trust land slated for disposal, such notification would allow the school district the opportunity to determine potential suitability and potential acquisition as a school site or site for a school district-related facility.

The Work Group recognizes this notification as beneficial, but the timing of the notification and the ability of a school district to act may be an issue. A typical DNR sale, exchange or transfer of state trust land can be completed in approximately one year. Depending on the circumstance and how quickly that state needs to divest of the property, school districts may not be able to react that quickly.

School districts generally try to acquire school sites five to six years in advance of constructing a school. The five-to-six year lead time enables the school district to do the following:

- Retain an architect to plan and prepare design and construction documents and prepare a construction cost estimate.
- Present a site-specific school construction proposal to the electorate to vote a bond issue to raise the funds to pay for the construction of the new school at a specific site.
- Obtain all the necessary siting and construction permits from various governmental entities to build a school at a specific site.
- Go through a site approval process in a public hearing process, including all environmental reviews.
- Negotiate off-site improvements, such as roads, utility extensions, stormwater retention and management systems, etc.

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Moneys for acquiring new school sites come primarily from voter approved bond issues. State school construction funds secured through the School Construction Assistance Grant Program are not used for the acquisition of school sites. However, the law does contemplate an opportunity for state-funded recoverable assistance in cases where there is a school housing emergency (RCW 28A.525.170 and WAC 392-343-115(3)).

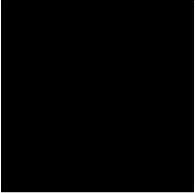
## **EXISTING NOTIFICATION REQUIREMENTS**

RCW 43.17.400 (Appendix D) requires that “state agencies proposing disposition of state-owned land must provide written notice of the proposed disposition to the legislative authorities of the counties, cities, and towns in which the land is located at least sixty days before entering into the disposition agreement.” DNR interprets this statute to include school districts. In addition, as described above (RCW 79.17.100), DNR is required to notify school districts of its intent to sell at public auction, any property the school district has made application to purchase or lease and has not been made available for those purposes by the department.

## **POTENTIAL NOTIFICATION REQUIREMENTS**

The Work Group recommends that DNR discuss with school districts the potential transfer of trust lands within their jurisdiction to other public entities through the legislatively funded Trust Land Transfer program, prior to submission to the Legislature.

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## Conclusions

Based on interviews conducted during the latter part of September and first part of October 2008 with the 24 school districts with identified potentially suitable state trust land sites, the conclusion is that a policy of making potentially suitable DNR-managed state trust lands available for school sites has complete support of the school districts. The school districts represented in this study are excited and optimistic about the opportunity to work with DNR on the possible acquisition of school sites. There may be options to school districts to hold sites in reserve through a lease for purchase at a later date after the school district has secured the financing. Such an arrangement would have to be in the best interest of the trust and include fair market compensation for holding the land. The condition that a school district may place on acquiring state trust lands is that the land must be buildable and must be strategically located to fit in with the school district's long-range development plan.

Although the proposal to use state trust lands for school sites was tested in high growth school districts, the empirical data and the interviews with school districts clearly indicate that a policy of using state trust lands for school sites is just as applicable and is currently available to any school district that is searching for a site or sites to build new schools or other related facilities.

Current statutory authority provides for options to make suitable state trust lands available for public schools. Agreements can be structured, and are currently used, that meets DNR's trust obligations and allows school districts to acquire lands for school sites at fair market values directly from DNR, which is a more predictable and deliberate approach, rather than through a competitive bidding process.

School districts would also benefit from timely notification of pending sales or exchanges of state trust land by DNR.

School districts have options to acquire and lease state trust land from DNR, and many are largely unaware of the options currently available to them. Either DNR through its land transaction procedures and checklists or OSPI through school district bulletins should provide information to school districts to raise their awareness of opportunities to acquire state trust land.

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# Appendix A

## OTHER WORK GROUP CONCEPTS

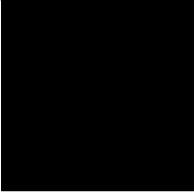
The Work Group meetings not only dedicated time to meeting the assignment of the Legislature, but also provided unique opportunities for members to share information, to pose questions, to air new ideas and to learn from colleagues. The following Work Group concepts are not necessarily specific to school siting, but were considered important ideas to communicate to the Legislature.

- Extend the current statutory limit for the expenditure of impact fees.
  - The Joint Task Force on School Construction Funding is considering adoption of a recommendation to extend the current statutory limit for the expenditure of impact fee revenues to ten years. The Work Group supports this as another tool school districts could use to assist them in securing school sites.
  
- Collaborate with school professional organizations (business, maintenance, and facility planners) to provide information about and raise awareness of the common school trust and its importance to Washington’s schools.
  - Work Group members found the background information about the common school trust and DNR’s role in managing the trust on behalf of the schools new and helpful. The Work Group requests that DNR and OSPI extend outreach efforts beyond school directors and administrators to the professional staff. This will provide a critical link for staff—both in understanding the origins of school construction funding and in working collaboratively on school siting issues where it makes sense.
  - Create explicit statutory authority to allow school districts to exchange property. School districts do not have the authority to complete land exchanges. The Work Group requests that the Legislature review this issue and allow school districts to exchange with public or private entities

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to provide them with another option for securing school sites.

- Encourage DNR to consider simultaneous sales to private purchasers and school districts if the proposed sale would likely impact schools. If there is enough information early on to indicate the overall transaction will result in a need for new schools, then school districts may benefit by completing a purchase or a lease for a future school site directly with the state.
- Allow school districts to purchase or lease property from DNR for sites other than just school sites. Some DNR-managed properties may offer an opportunity for school district support facilities (transportation garages, maintenance compounds, etc.). The Work Group requests that these sites be considered eligible for purchase or lease from the State.
- Recognize that school facility siting issues are broad and involve many jurisdictions. The Work Group requests that the Legislature explore options for encouraging assistance to and collaboration with school districts at all levels. Local public agencies, state facility managers and state land managers participating regionally or county-wide could be a great benefit for planning and securing school sites. The Work Group encourages more state level coordination by OSPI and CTED for supporting efforts like the Clark County Quality Schools Initiative and the 2006 School Siting Summit.
- Create a land trust (designate an existing land trust or agency, such as DNR) to buy and hold property for school districts. This approach would assist school districts with the demand faced in securing school sites, particularly in fast-growing areas. The timing issues of land acquisition are often the problem with speculation and rapid value increases. The concept of a land trust removes the narrow timeframe a school district may have to act at the end of a long school facility or bond planning process.
- Within the legal requirements and the management objectives for state trust lands, and recognizing the State's role as trustee with undivided loyalty to the beneficiaries, explore the concept of providing school districts with the opportunity to purchase lands at a "fair and reasonable" appraised value versus a "highest and best use" or fair market value. The Work Group recognizes that DNR is bound to secure fair market value for the trusts. However, there may be an opportunity for the Legislature to provide state funding for the difference—recognizing the importance of fully compensating the trust and the importance of providing school sites to educate Washington's students.



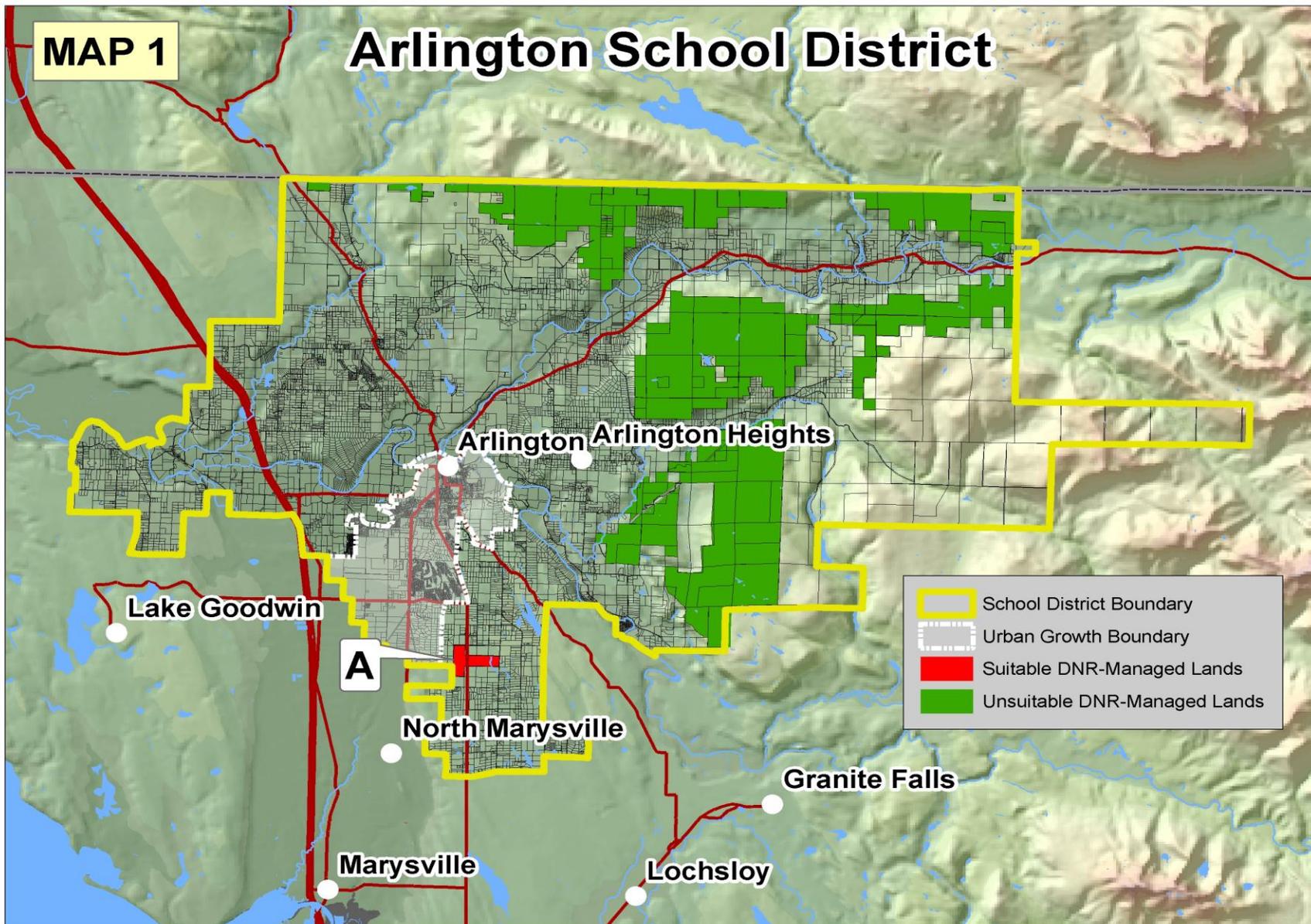
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## Appendix B

### **SCHOOL DISTRICT INTERVIEW SUMMARIES AND SITE MAPS**

The school districts listed below were not interviewed because there are no state trust lands within the district boundaries. The maps are included for informational purposes:

1. Bellevue; Map 4
2. Central Valley; Map 10
3. East Valley; Map 13
4. Everett; Map 14
5. Evergreen; Map 15
6. Lake Washington; Map 19
7. Mead; Map 20
8. Mukilteo; Map 23
9. Puyallup; Map 25
10. Renton; Map 26
11. Ridgefield; Map 28
12. Seattle; Map 29
13. Steilacoom; Map 31
14. Vancouver; Map 34
15. Walla Walla; Map 35
16. Washougal; Map 36

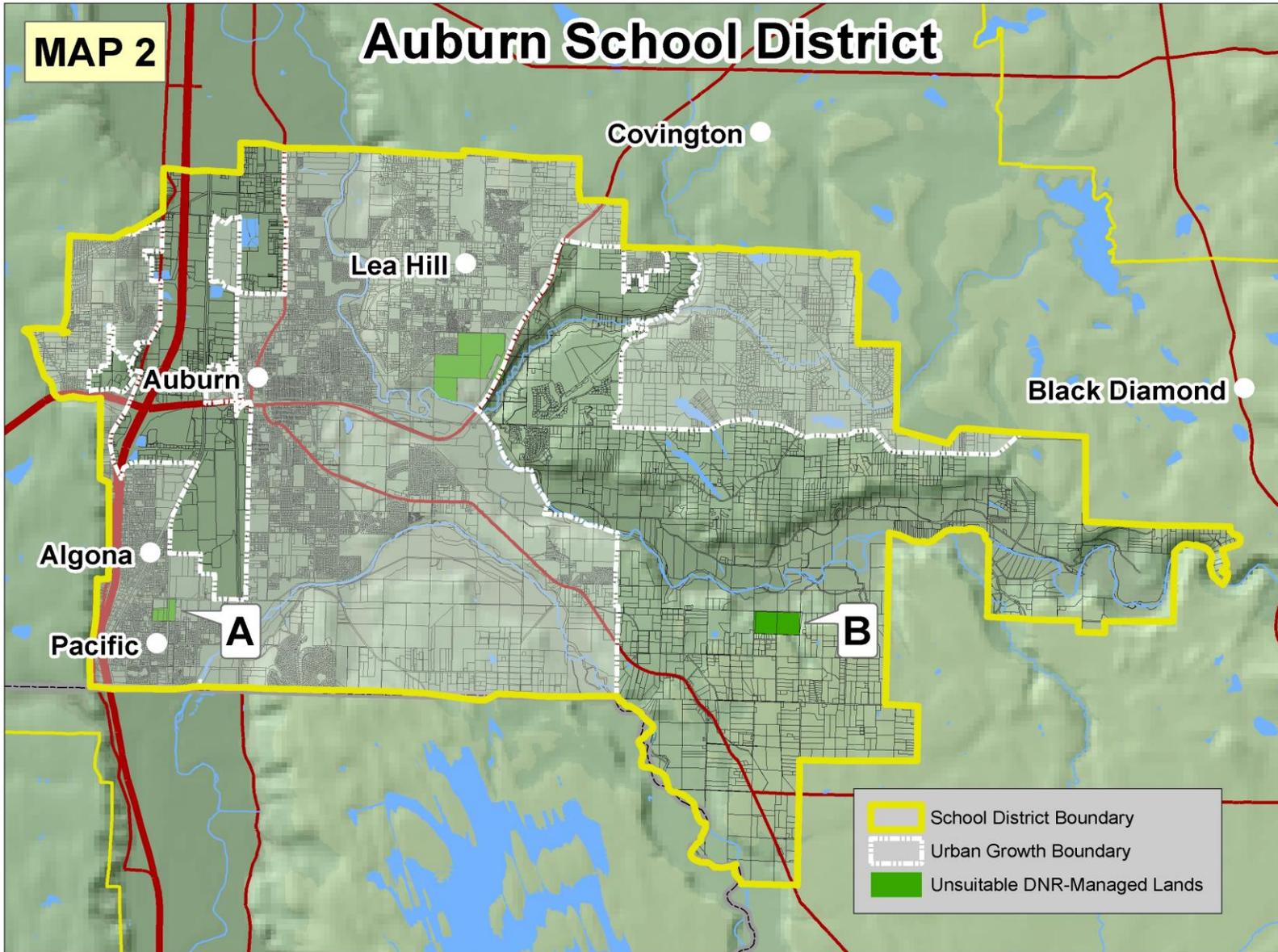


Arlington Public Schools  
 315 North French Avenue  
 Arlington, WA 98223

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 5,486 2013 – 5,918 2020 – 8,560	2008-2013 – 432 2014-2020 – 2,642 2008-2020 – 3,074	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites ___	Build new schools Elementary <u>1</u> Middle ___ High ___  Expand existing Elementary ( ) Middle (X) High (X)  Acquire new sites <u>2</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High ___  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>1</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Snohomish County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
31053600100300	Map 1; Site A	235.5	Yes	

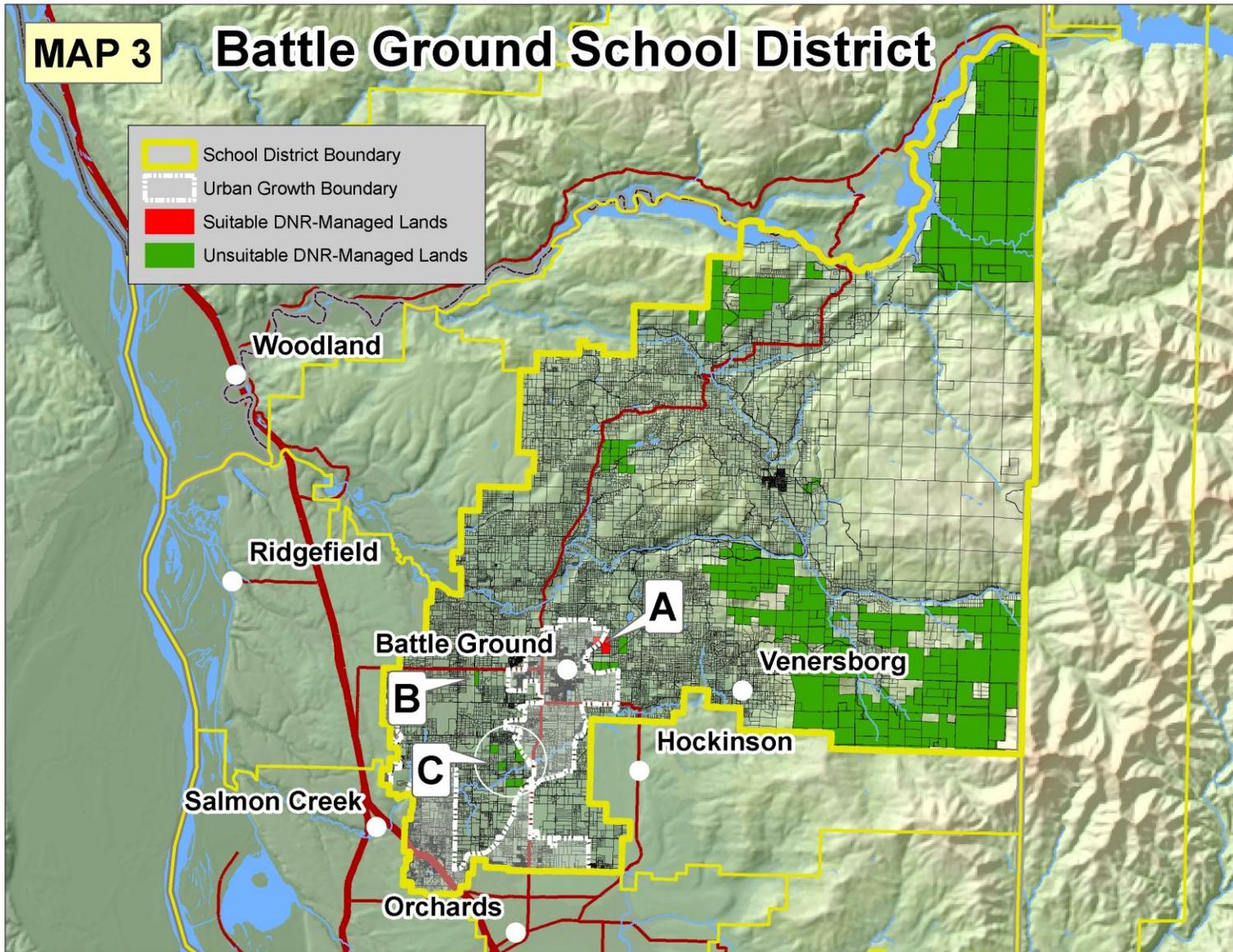


Auburn School District  
 915 – 4<sup>th</sup> Street NE  
 Auburn, WA 98002

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 14,667 2013 – 16,276 2020 – 17,900	2008-2013 – 1,609 2014-2020 – 1,624 2008-2020 – 3,233	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>2</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High —  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>	Build new schools Elementary — Middle — High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (King County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
362149007	Map 2; Site A	4.5	No	Wetlands
3621049008	Map 2; Site A	5.0	No	Wetlands
3621049063	Map 2; Site A	5.7	No	Wetlands
3621049005	Map 2; Site A	11.2	No	Wetlands
3621059001	Map 2; Site B	40	No	Zoned Agriculture
3621054002	Map 2; Site B	40	No	Zoned Agriculture

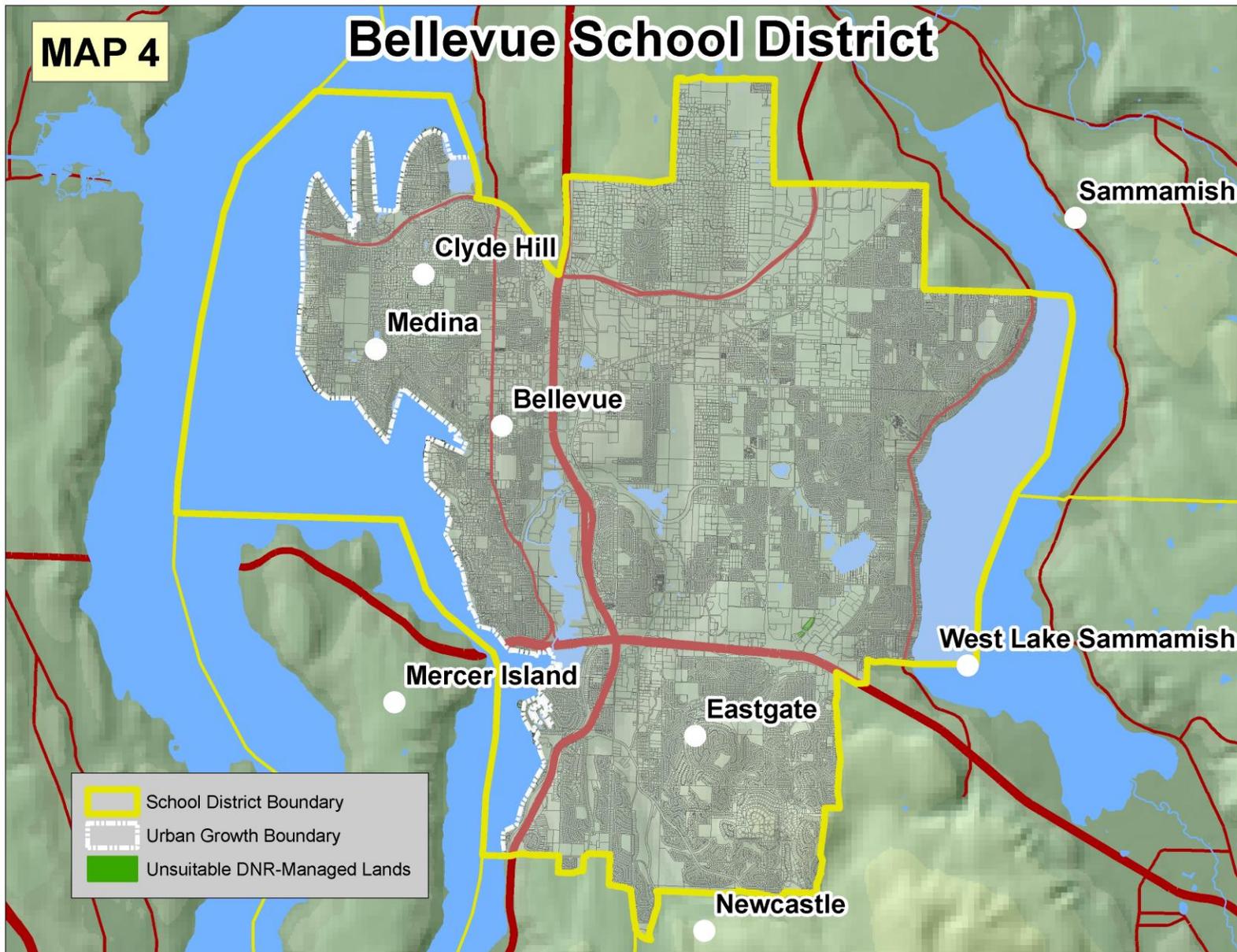


**Battle Ground Public Schools**  
**P.O. Box 200**  
**Battle Ground, WA 98604**

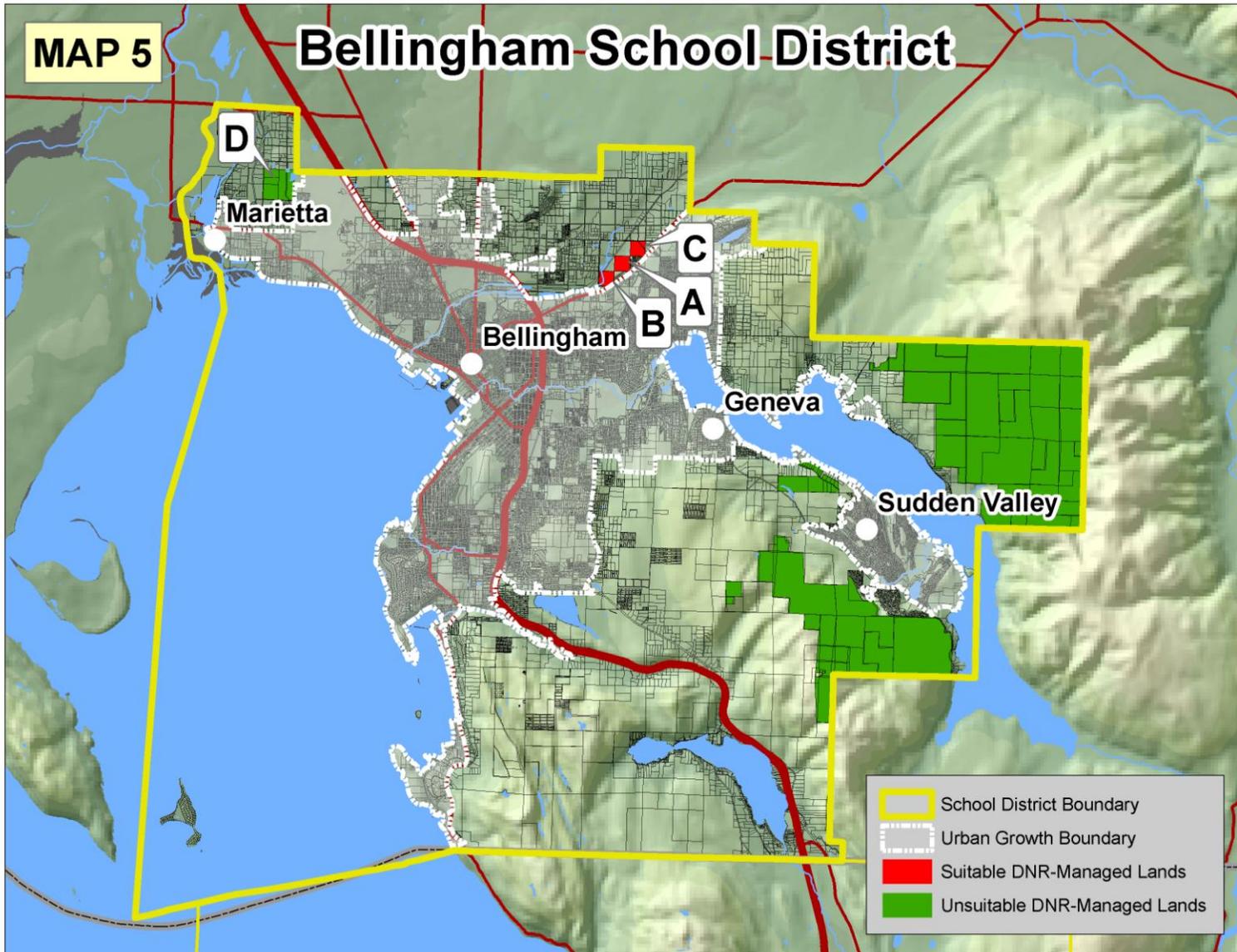
<b>Student Enrollment Existing/Projected</b>	<b>Projected Growth in Student Enrollment</b>	<b>Existing School Facilities 2008</b>	<b>Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress</b>	<b>Capacity Expansion School Facilities 2014-2020 Projected Need</b>
2008 – 13,563 2013 – 15,722 2020 – 17,900	2008-2013 – 2,159 2014-2020 – 2,178 2008-2020 – 4,337	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>3</u>	Build new schools Elementary <u>3</u> Middle <u>2</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>	Build new schools Elementary <u>2</u> Middle <u>2</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>4</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Clark County)**

<b>Assessor Parcel Number</b>	<b>Map Identification</b>	<b>Land Area in Acres</b>	<b>Suitable School Site</b>	<b>Unsuitable Reasons for:</b>
229199000	Map 3; Site A	62.5	Yes	
229188000	Map 3; Site A	57.5	Yes	
192809000	Map 3; Site B	37.7	No	Far removed from urban growth area
195482000	Map 3; Site C	37.6	No	Far removed from urban growth area
195483000	Map 3; Site C	40.0	No	Near existing school
195484000	Map 3; Site C	40.0	No	Near existing school
195480000	Map 3; Site C	40.0	No	Far removed from urban growth area







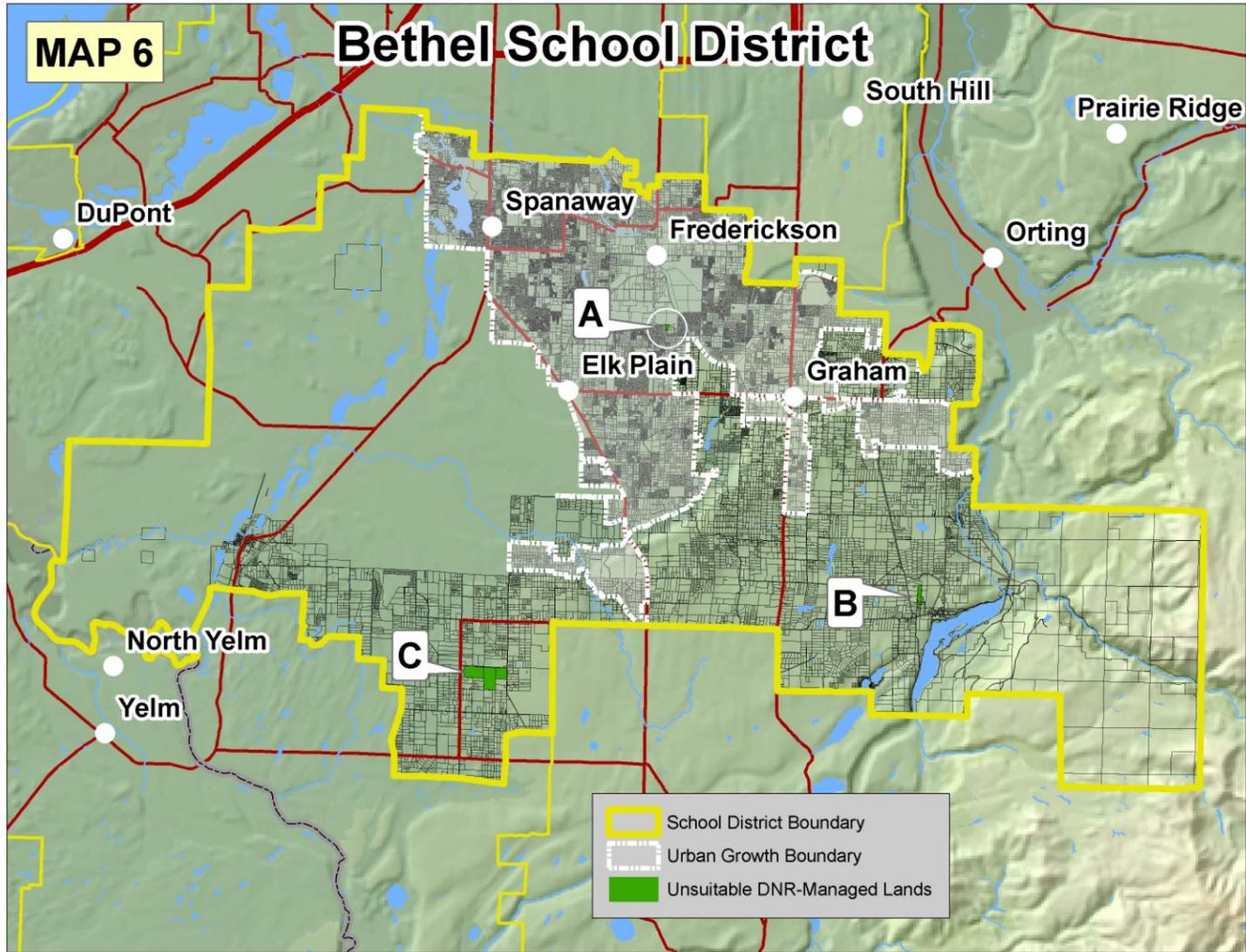
Bellingham Public Schools  
 1306 Dupont Street  
 Bellingham, WA 98225

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 10,552 2013 – 11,137 2020 – 11,807	2008-2013 – 621 2014-2020 – 670 2008-2020 – 1,291	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>—</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>	Build new schools Elementary <u>2</u> Middle <u>1</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>2</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Whatcom County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
380316072204	Map 5; Site A	36.9	Yes	
380316200336	Map 5; Site B	40.0	Yes	
380316328464	Map 5; Site C	35.0	Yes	
380209337502	Map 5; Site D	20.0	No	Wetlands, airport vicinity*
380209326428	Map 5; Site D	20.0	No	Wetlands, airport vicinity*
380209331334	Map 5; Site D	40.0	No	Wetlands, airport vicinity*
380209444413	Map 5; Site D	74.6	No	Wetlands, airport vicinity*

\* Would like to discuss with DNR as possible wetland mitigation sites



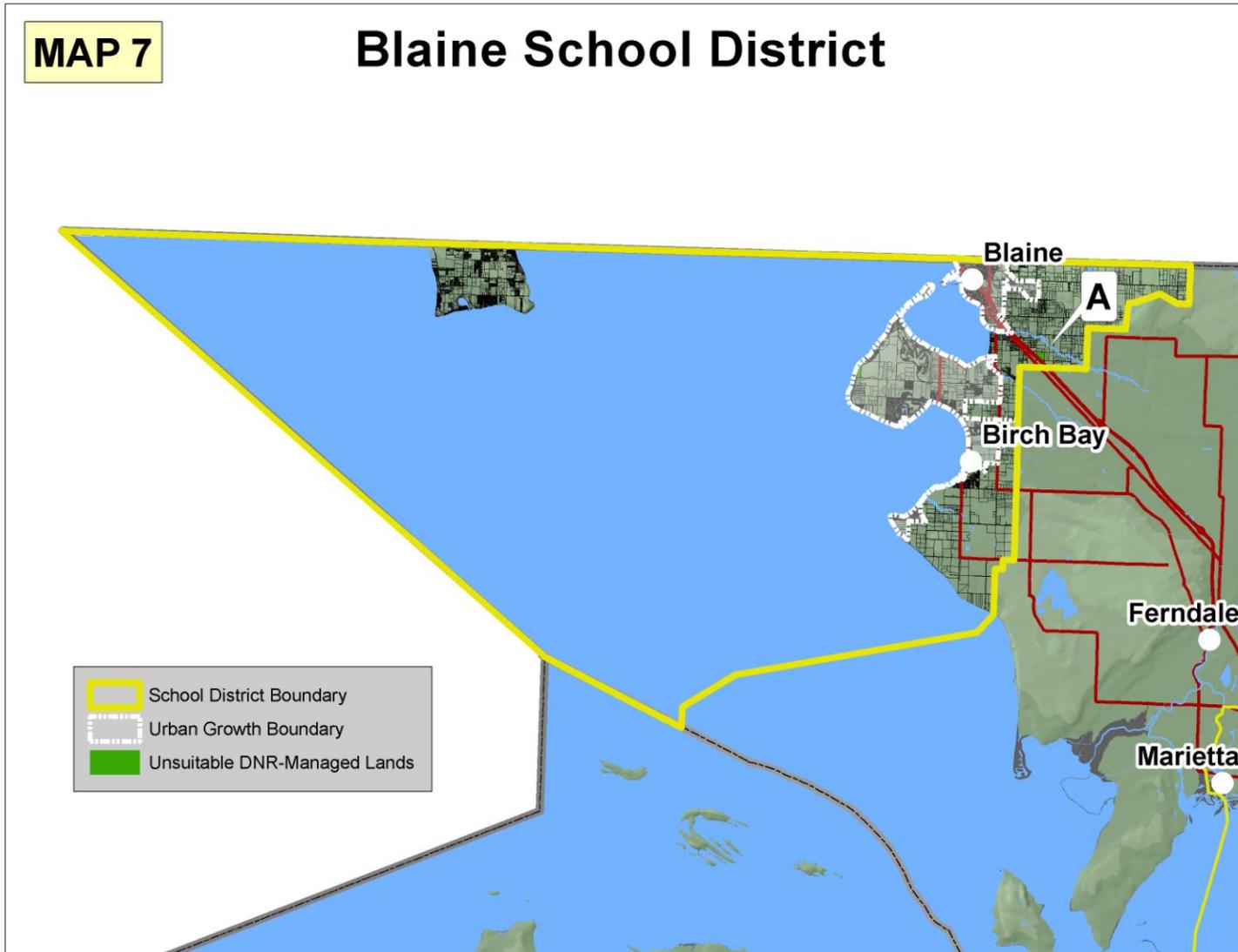
Bethel School District  
 516 176<sup>th</sup> Street East  
 Spanaway, WA 98387

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 17,840 2013 – 19,008 2020 – 20,200	2008-2013 – 1,168 2014-2020 – 1,192 2008-2020 – 2,360	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>  *</u>	Build new schools Elementary <u>  2  </u> Middle <u>  1  </u> High <u>    </u>  Expand existing Elementary (3) Middle ( ) High ( )  Acquire new sites <u>  4  </u>	Build new schools Elementary <u>  2  </u> Middle <u>  1  </u> High <u>  1  </u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>    </u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Pierce County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
0418063005	Map 6; Site A	5.0	No	In the process of buying the needed sites
0517062000	Map 6; Site B	23.9	No	In the process of buying the needed sites
0317162004	Map 6; Site C	70.0	No	In the process of buying the needed sites
0317161002	Map 6; Site C	80.0	No	In the process of buying the needed sites
0317161001	Map 6; Site C	40.0	No	In the process of buying the needed sites

\* In the process of buying needed sites

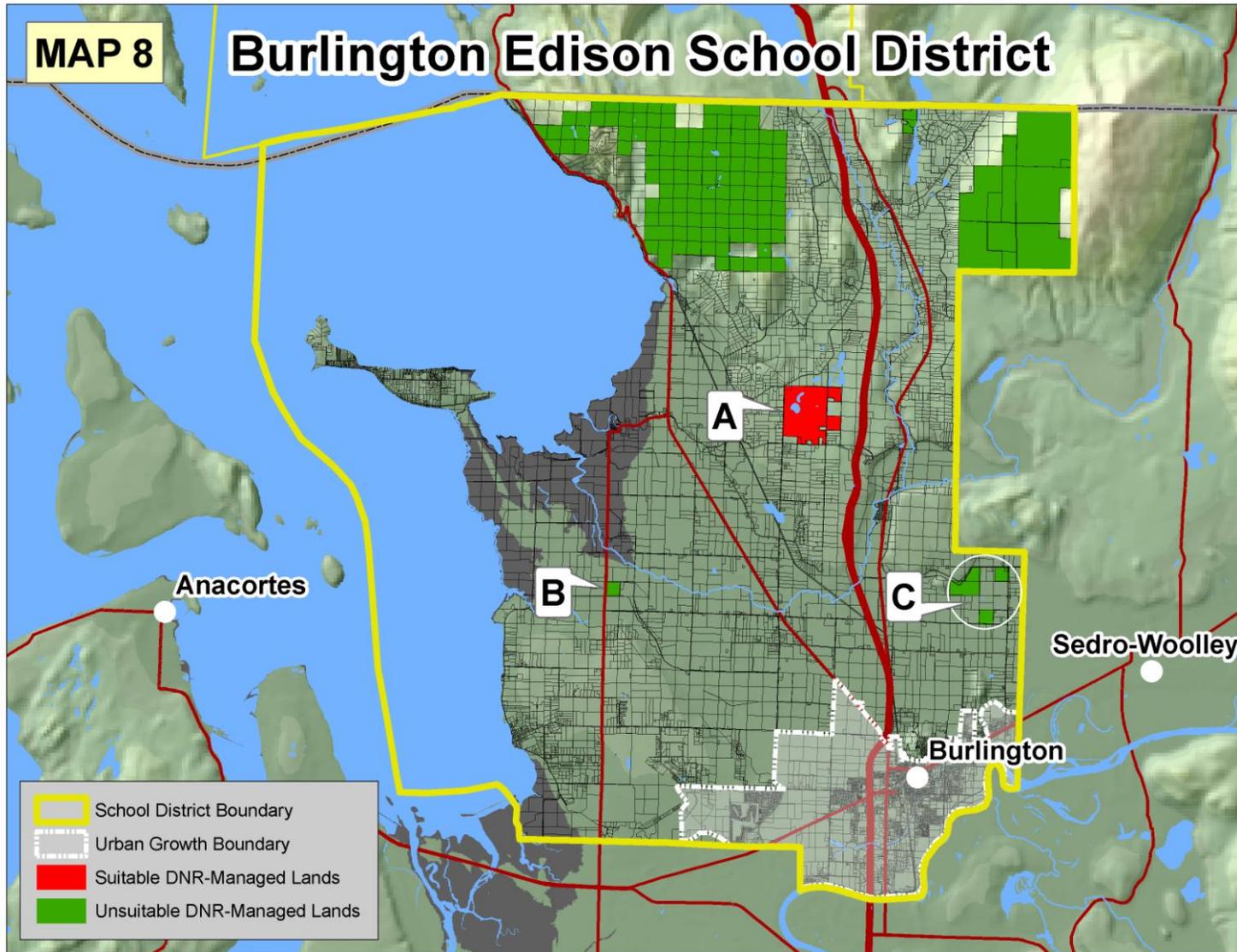


Blaine School District  
 765 H Street  
 Blaine, WA 98230

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 2,158 2013 – 2,390 2020 – 2,562	2008-2013 – 232 2014-2020 – 172 2008-2020 – 404	Adequate (X) Overcrowded () Surplus capacity ()  Vacant school sites __	Build new schools Elementary __ Middle __ High __  Expand existing Elementary () Middle (X) High (X)  Acquire new sites <u>1</u>	Build new schools Elementary <u>1</u> Middle __ High __  Expand existing Elementary () Middle () High ()  Acquire new sites __

**Suitability of Department of Natural Resource (DNR) Trust Lands (Whatcom County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
400116076463	Map 7; Site A	32.6	No	Wetlands

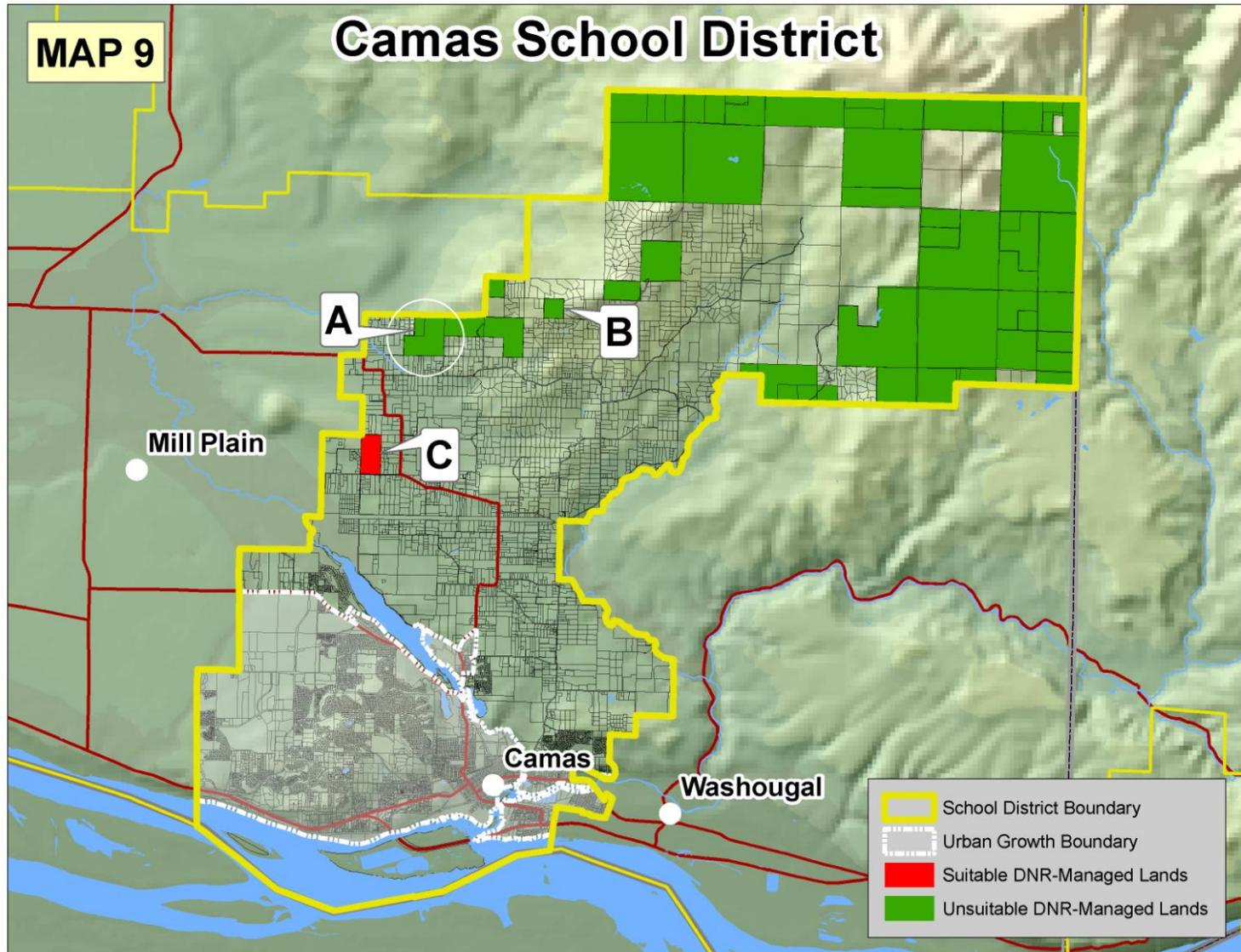


**Burlington-Edison Public Schools**  
**927 East Fairhaven Avenue**  
**Burlington, WA 98233**

<b>Student Enrollment Existing/Projected</b>	<b>Projected Growth in Student Enrollment</b>	<b>Existing School Facilities 2008</b>	<b>Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress</b>	<b>Capacity Expansion School Facilities 2014-2020 Projected Need</b>
2008 – 3,986 2013 – 4,484 2020 – 5,000	2008-2013 – 498 2014-2020 – 516 2008-2020 – 1,014	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>2*</u>  * unbuildable due to wetlands and flooding	Build new schools Elementary <u>1</u> Middle <u>   </u> High <u>   </u>  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>2</u>	Build new schools Elementary <u>1</u> Middle <u>   </u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Skagit County)**

<b>Assessor Parcel Number</b>	<b>Map Identification</b>	<b>Land Area in Acres</b>	<b>Suitable School Site</b>	<b>Unsuitable Reasons for:</b>
P48764	Map 8; Site A	514.8	Yes	
P34406	Map 8; Site B	40.0	No	County protected farmland area
P36779	Map 8; Site C	80.0	No	County protected farmland area
P36793	Map 8; Site C	40.0	No	County protected farmland area
P36762	Map 8; Site C	40.0	No	County protected farmland area

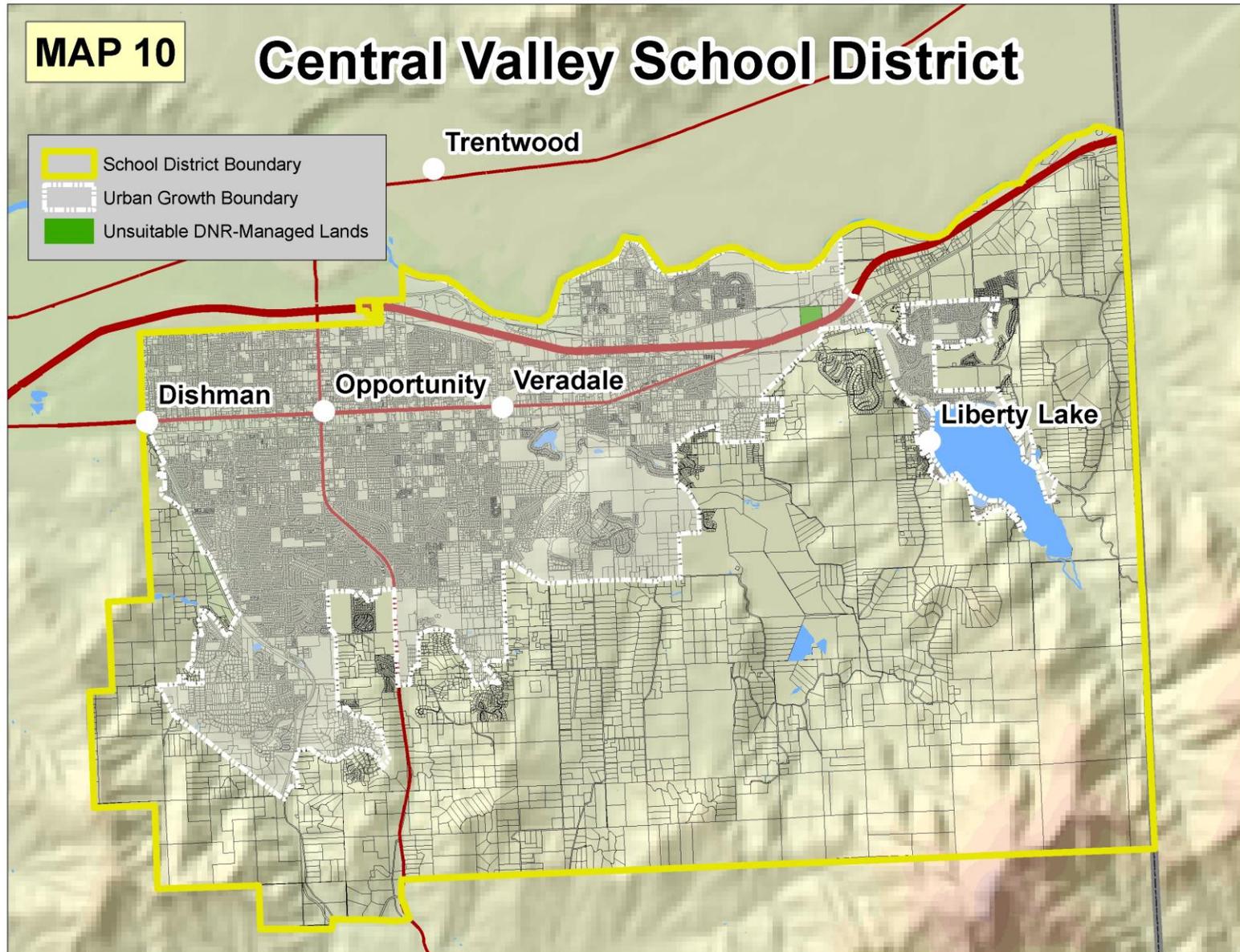


Camas Public Schools  
 1919 NE Ione Street  
 Camas, WA 98607

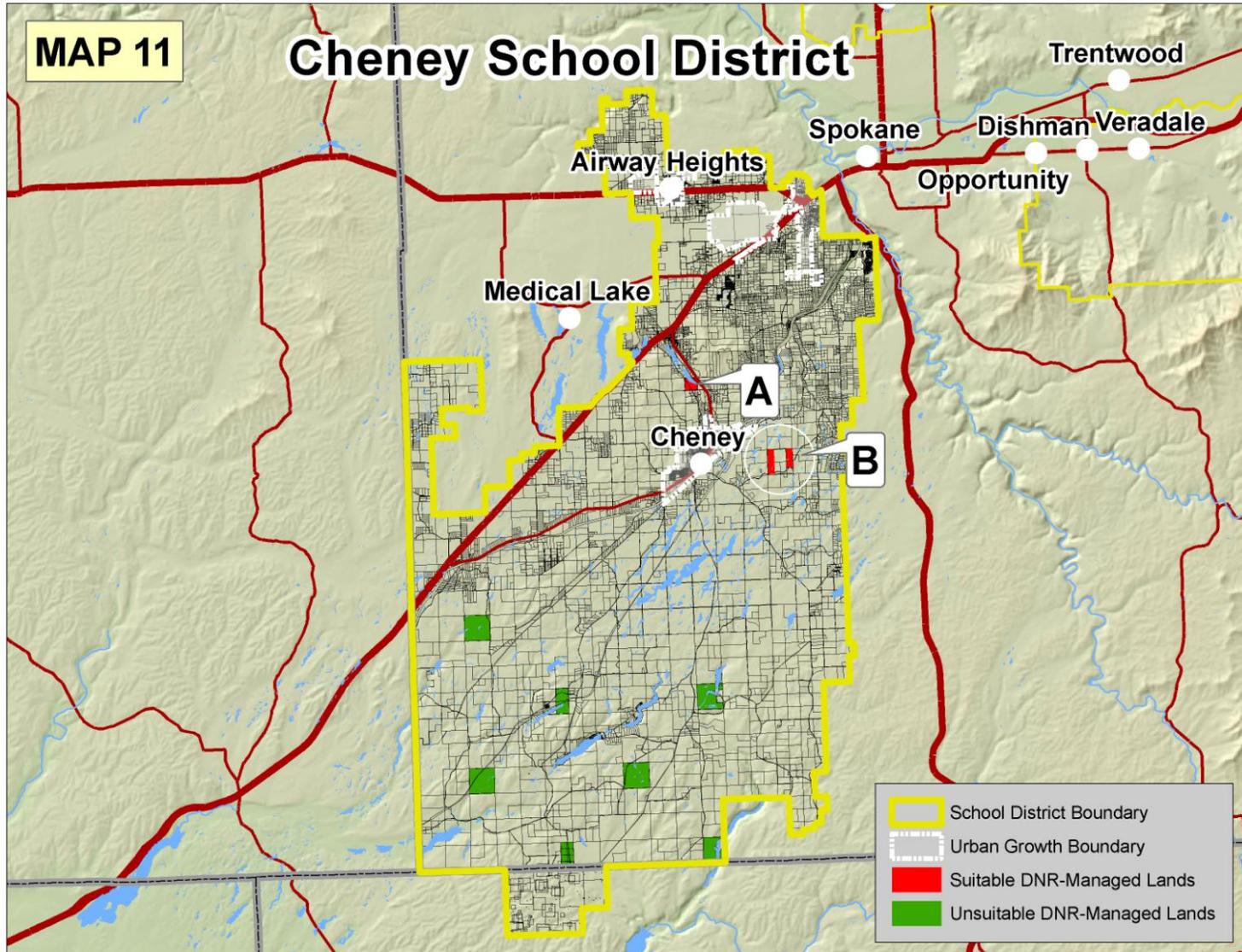
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 5,916 2013 – 6,911 2020 – 7,900	2008-2013 – 995 2014-2020 – 989 2008-2020 – 1,984	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>2</u>	Build new schools Elementary <u>1</u> Middle High  Expand existing Elementary (X) Middle ( ) High (X)  Acquire new sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Clark County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
170188000	Map 9; Site A	119.8	No	Outside projected residential growth area
170614000	Map 9; Site B	40.0	No	Outside projected residential growth area
173416000	Map 9; Site C	79.9	Yes	





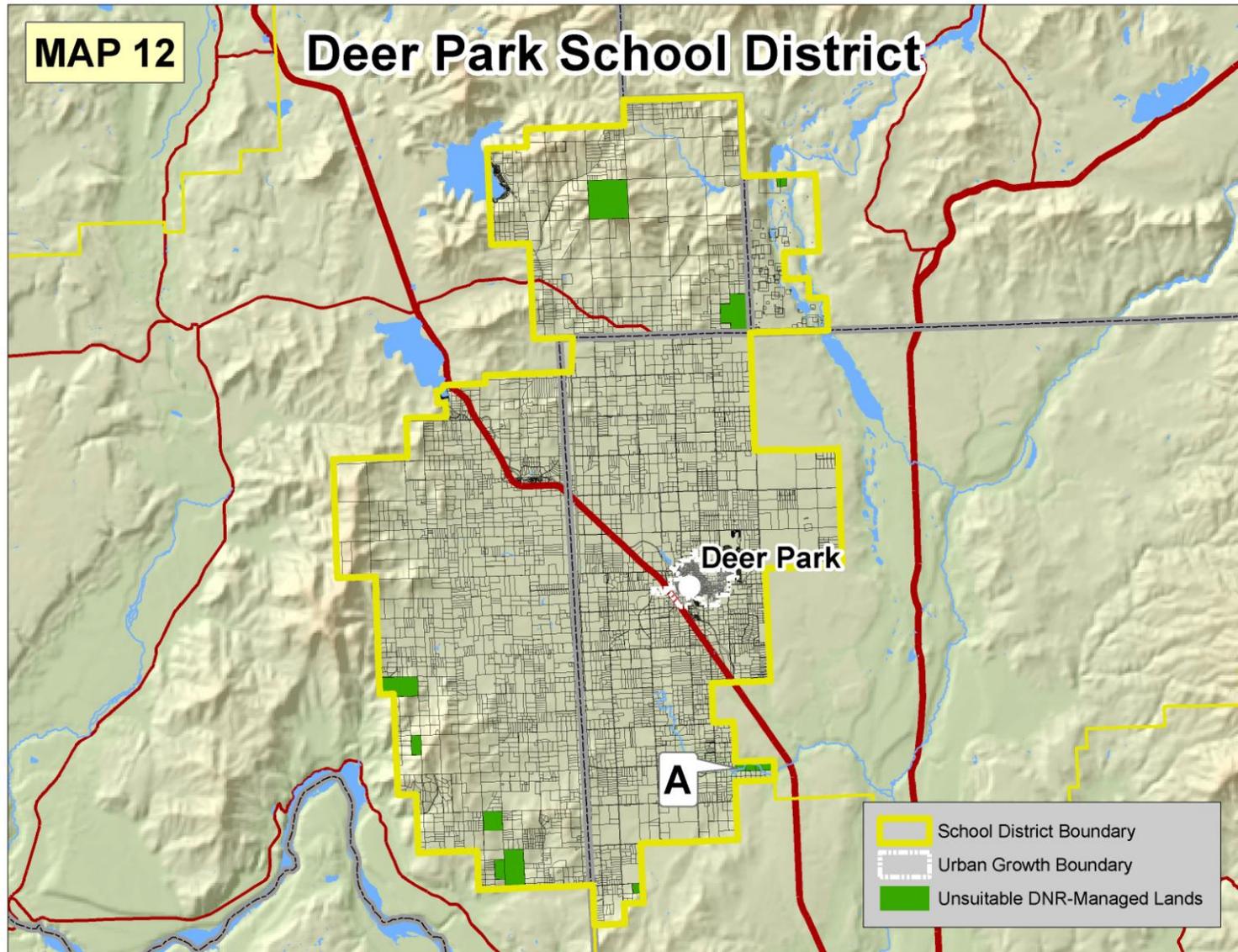


Cheney Public Schools  
 520 Fourth Street  
 Cheney, WA 99004

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 3,666 2013 – 4,471 2020 – 5,691	2008-2013 – 805 2014-2020 – 1,220 2008-2020 – 2,025	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>  1  </u>	Build new schools Elementary <u>  1  </u> Middle <u>  1  </u> High <u>    </u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>  1  </u>	Build new schools Elementary <u>    </u> Middle <u>  1  </u> High <u>    </u>  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>  1  </u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Spokane County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
14362.9006	Map 11; Site A	148.4	Yes	
23165.9001	Map 11; Site B	275.4	Yes	

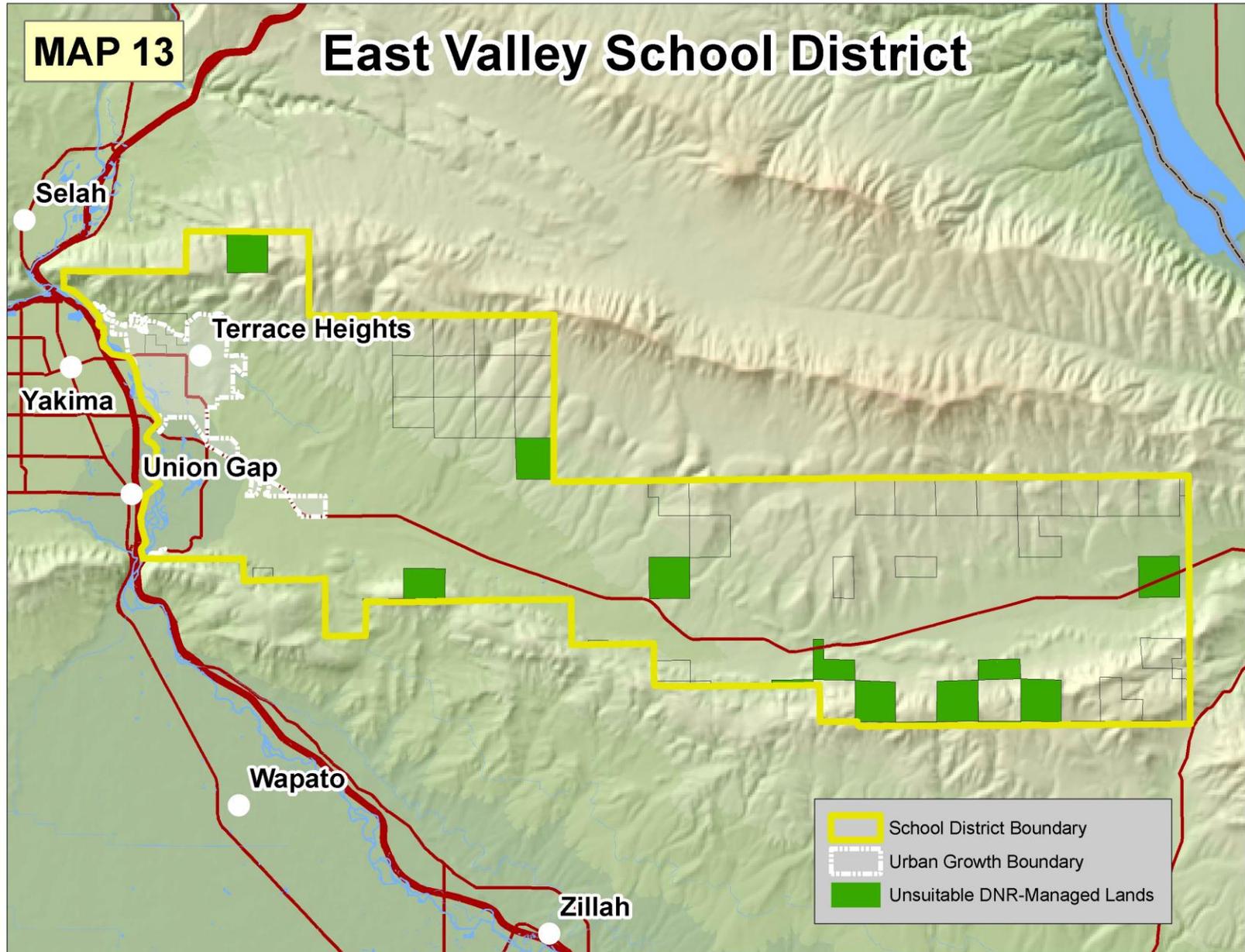


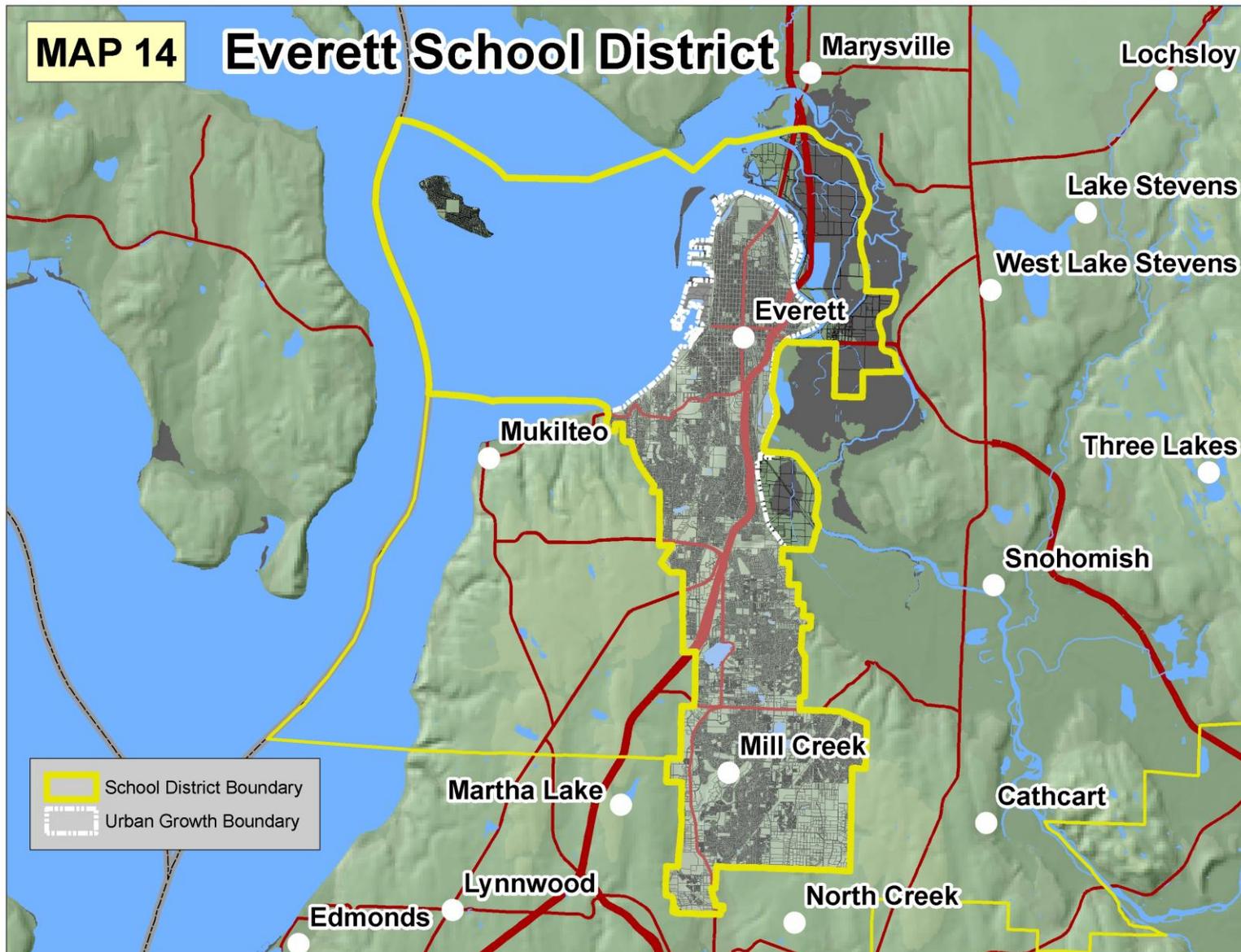
Deer Park School District  
P.O. Box 490  
Deer Park, WA 99006

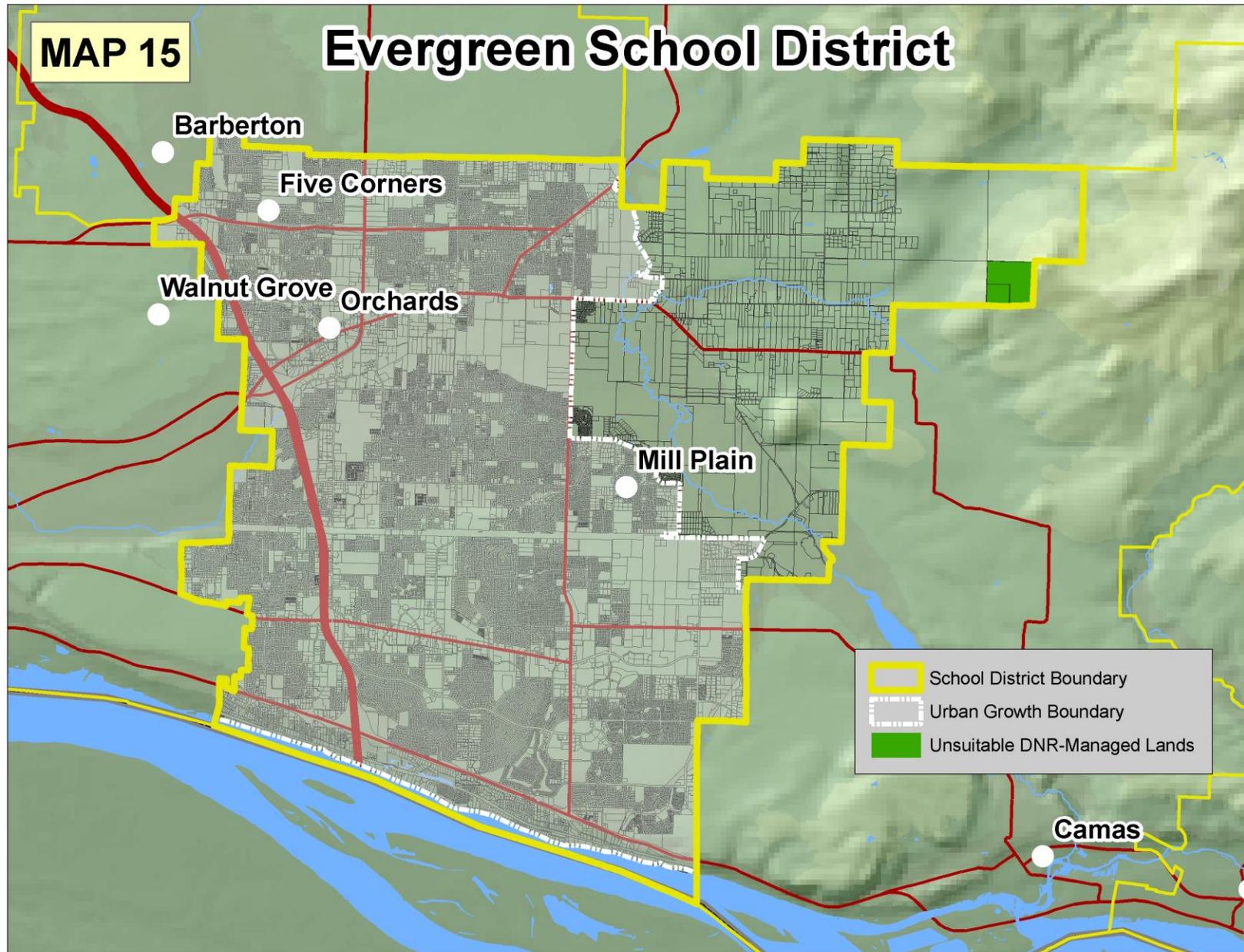
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 2,534 2013 – 3,339 2020 – 4,100	2008-2013 – 805 2014-2020 – 761 2008-2020 – 1,566	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites —	Build new schools Elementary <u>2</u> Middle — High —  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>2</u>	Build new schools Elementary — Middle <u>1</u> High —  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Spokane County)**

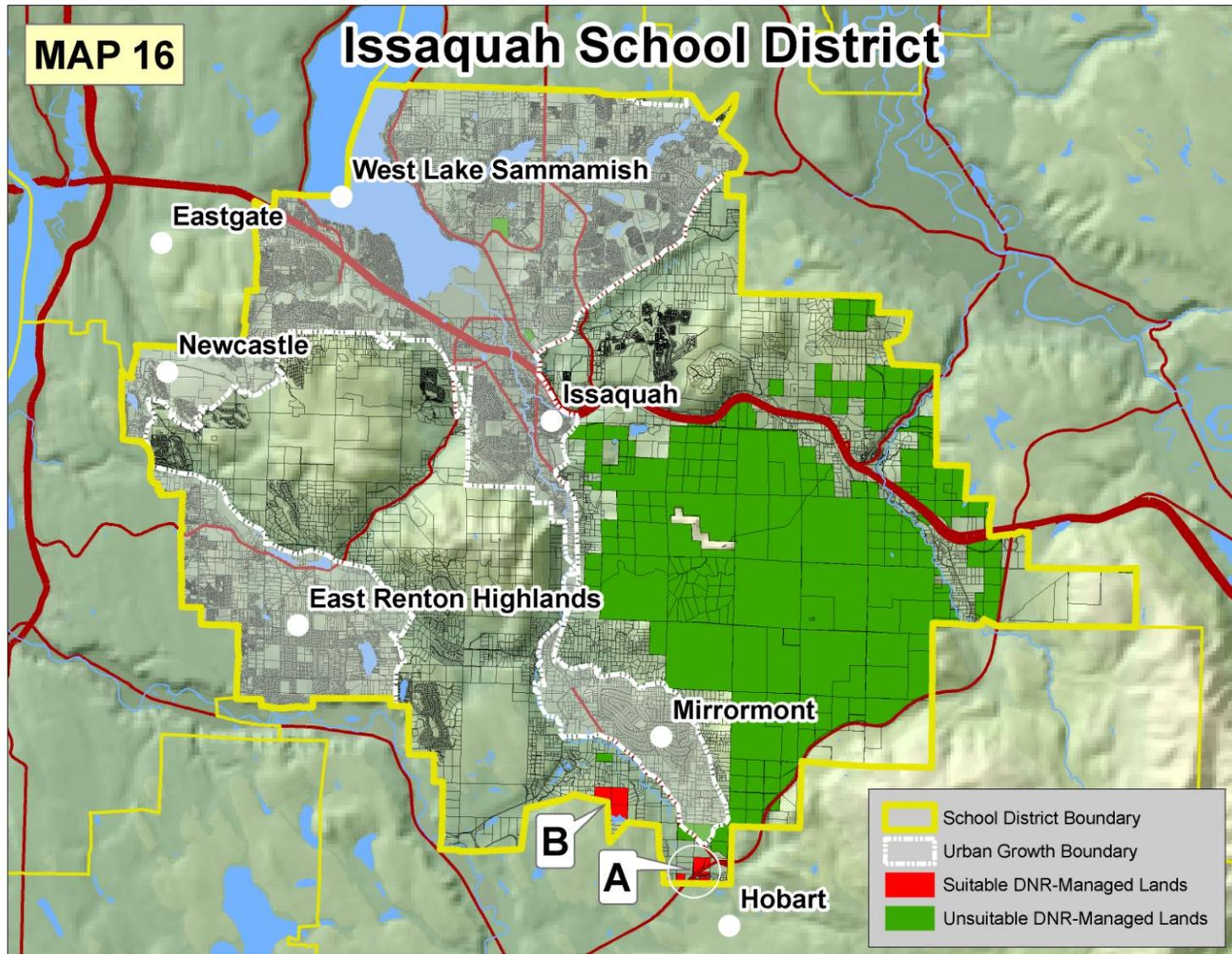
Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
28361.9001	Map 12; Site A	80.0	No	Not in the proper vicinity
27162.9006	Map 12; Site A	40.0	No	Not in the proper vicinity









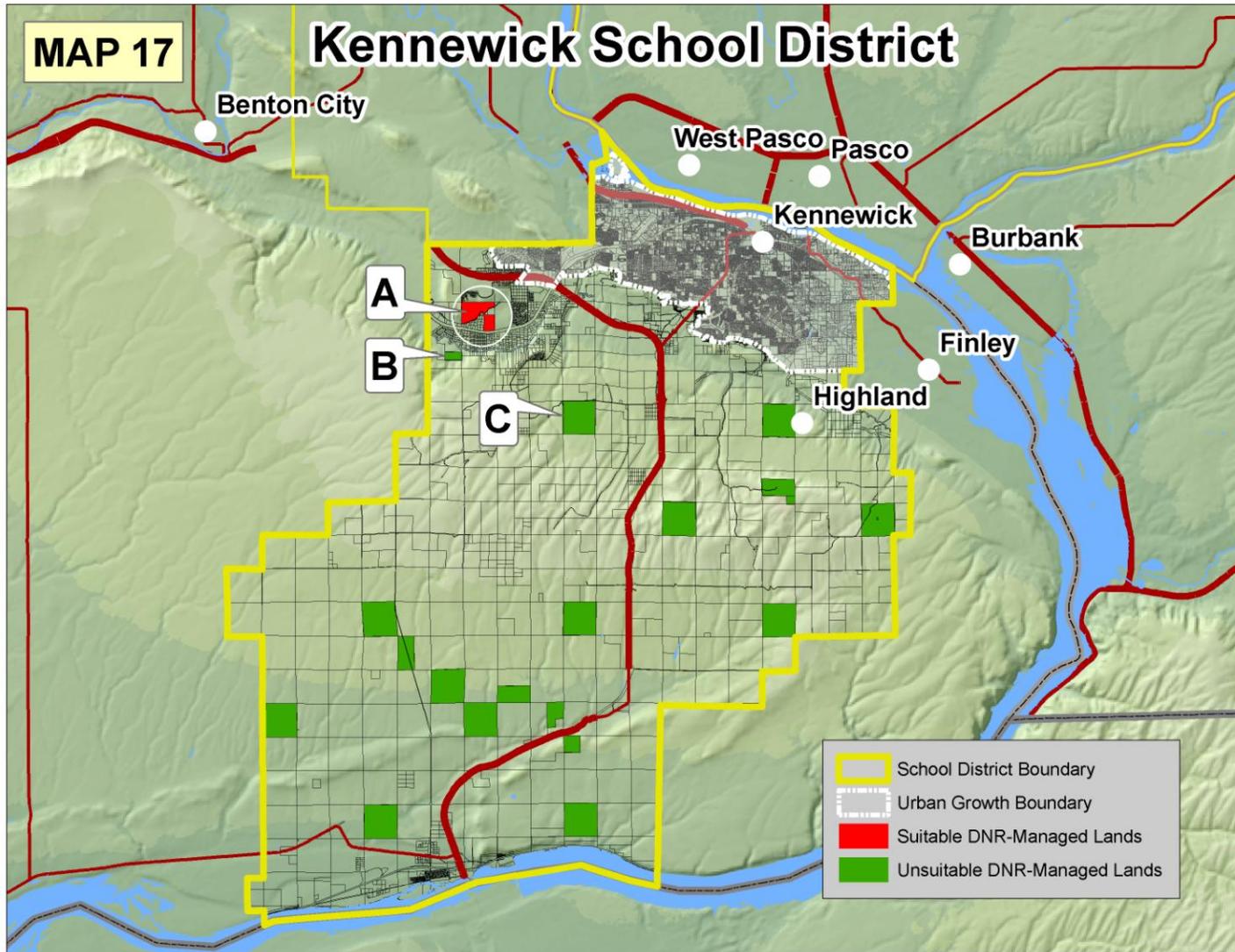


Issaquah School District  
 565 NW Holly Street  
 Issaquah, WA 98027

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 16,053 2013 – 16,253 2020 – 16,753	2008-2013 – 200 2014-2020 – 500 2008-2020 – 700	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>1</u>	Build new schools Elementary <u>1</u> Middle — High —  Expand existing Elementary (X) Middle ( ) High (X)  Acquire new sites <u>  </u>	Build new schools Elementary — Middle — High —  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>  </u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (King County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
3623069015	Map 16; Site A	35.0	Yes	Future possible site*
3623069012	Map 16; Site A	33.0	Yes	Future possible site*
2623069011	Map 16; Site B	40.1	Yes	Future possible site*

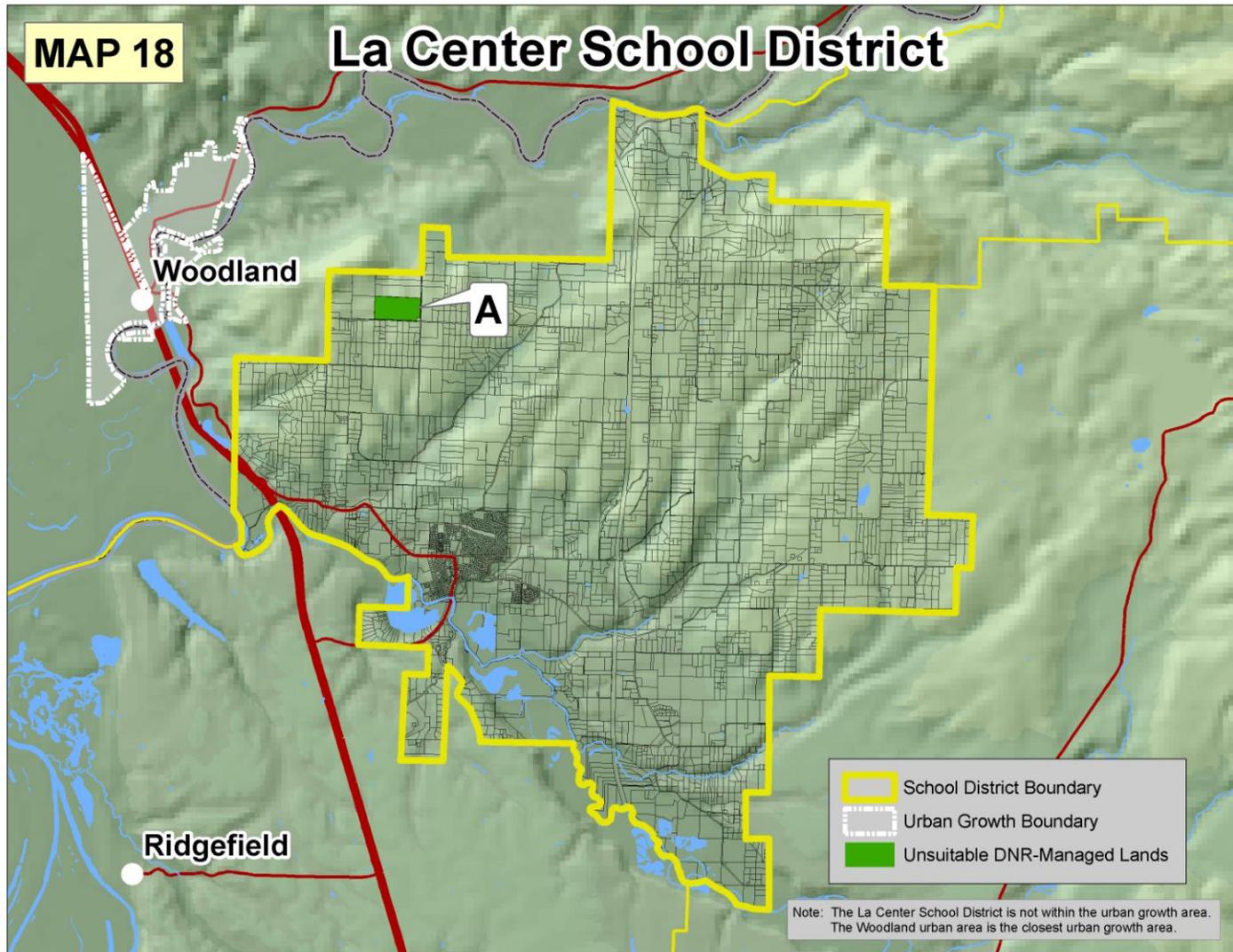


**Kennewick School District**  
**524 South Auburn Street**  
**Kennewick, WA 99336**

<b>Student Enrollment Existing/Projected</b>	<b>Projected Growth in Student Enrollment</b>	<b>Existing School Facilities 2008</b>	<b>Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress</b>	<b>Capacity Expansion School Facilities 2014-2020 Projected Need</b>
2008 – 15,540 2013 – 16,154 2020 – 17,000	2008-2013 – 614 2014-2020 – 846 2008-2020 – 1,460	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>—</u> High <u>—</u>  Expand existing Elementary (X) Middle ( ) High ( )  Acquire new sites <u>3</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>—</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands ( Benton County)**

<b>Assessor Parcel Number</b>	<b>Map Identification</b>	<b>Land Area in Acres</b>	<b>Suitable School Site</b>	<b>Unsuitable Reasons for:</b>
116882020002000	Map 17: Site A	269.4	Yes	
116884020004000	Map 17: Site A	106.0	Yes	
120884000000000	Map 17: Site B	80.0	No	Not in the desired vicinity
136890000000000	Map 17: Site C	640.0	No	Not in the desired vicinity

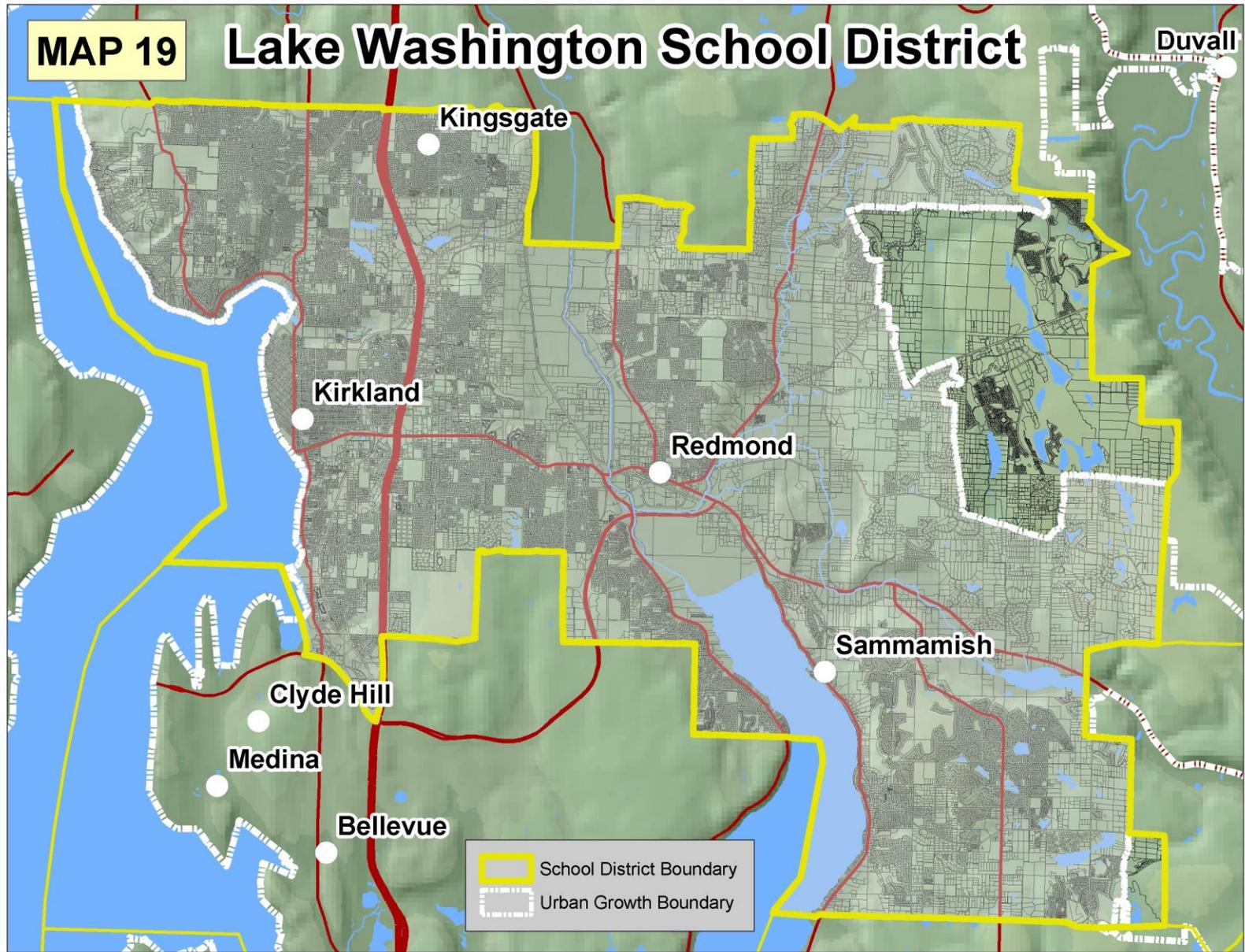


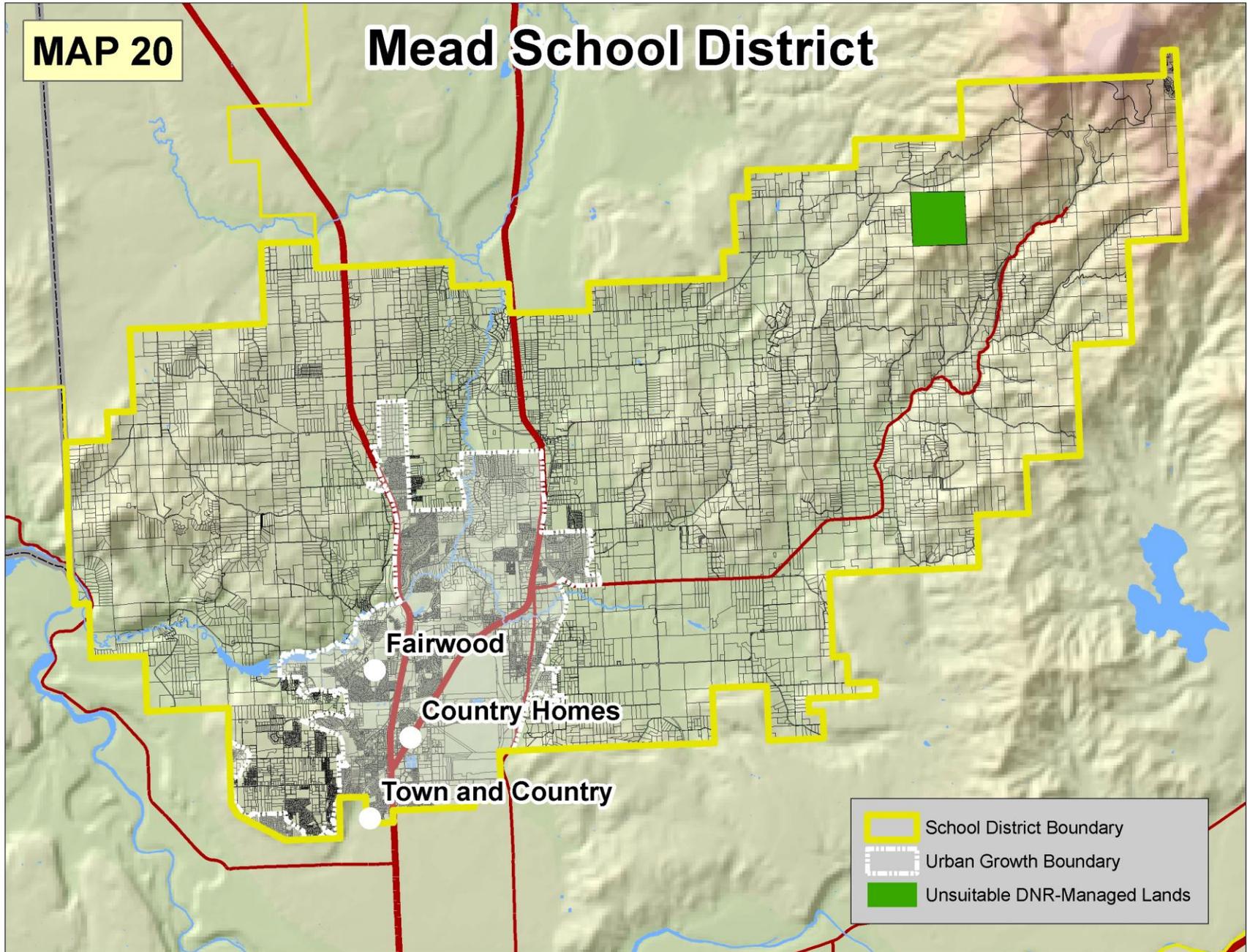
La Center School District  
 725 Highland Road  
 La Center, WA 98629

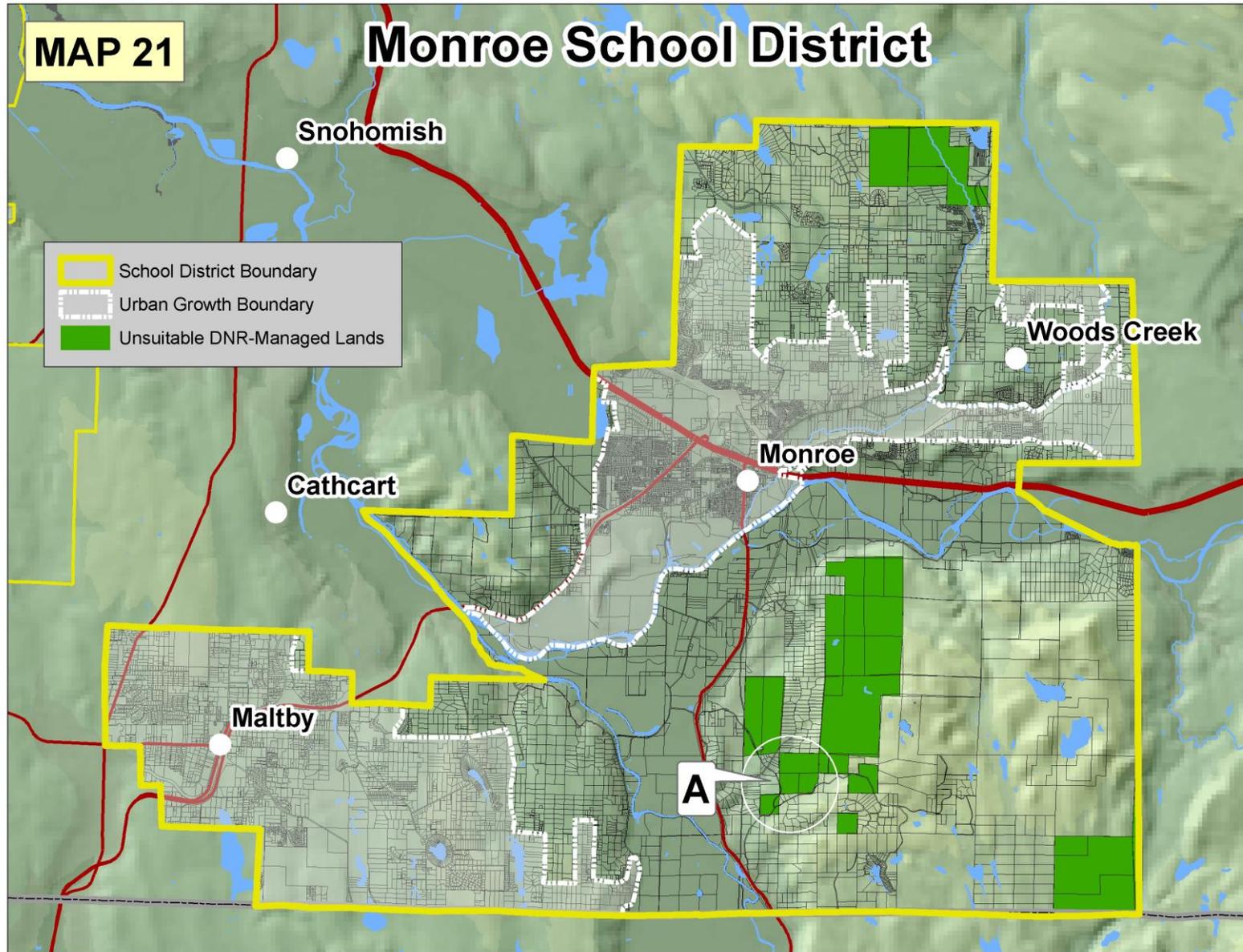
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 1,620 2013 – 2,111 2020 – 2,600	2008-2013 – 491 2014-2020 – 489 2008-2020 – 980	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>  1  </u>	Build new schools Elementary <u>  1  </u> Middle <u>    </u> High <u>    </u>  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>  1  </u>	Build new schools Elementary <u>    </u> Middle <u>    </u> High <u>    </u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>    </u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Clark County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
256071000	Map 18: Site A	80.0	No	Not in the proper vicinity, steep terrain





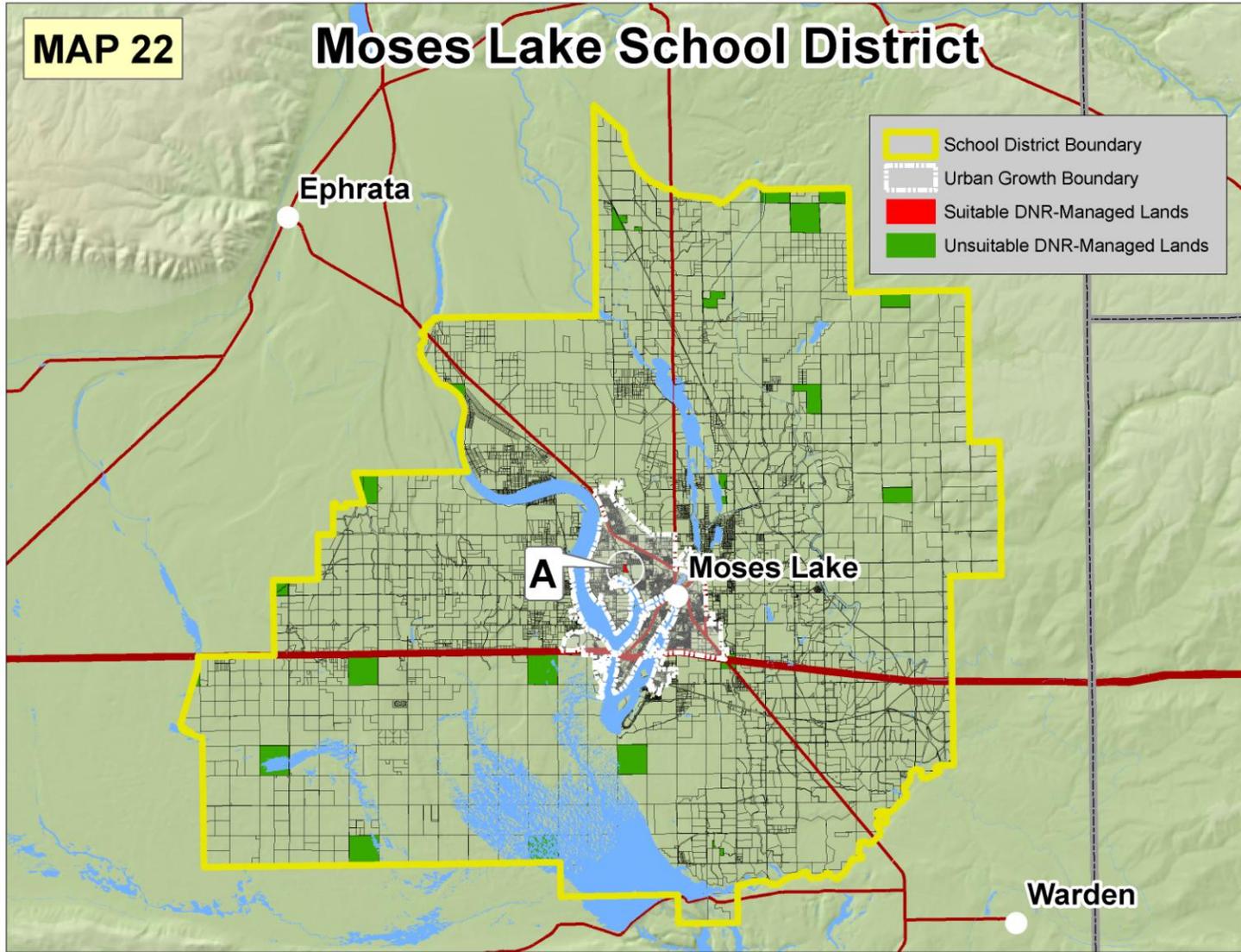


Monroe Public Schools  
 200 East Fremont Street  
 Monroe, WA 98272

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 7,303 2013 – 7,813 2020 – 8,635	2008-2013 – 510 2014-2020 – 822 2008-2020 – 1,332	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>1</u>	Build new schools Elementary — Middle — High —  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>	Build new schools Elementary <u>2</u> Middle — High —  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>

Suitability of Department of Natural Resource (DNR) Trust Lands (Snohomish County)

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
27073000300100	Map 21; Site A	37.1	No	Steep slopes, not buildable
27073000100100	Map 21; Site A	82.8	No	Steep slopes, not buildable
27073000100300	Map 21; Site A	77.3	No	Steep slopes, not buildable

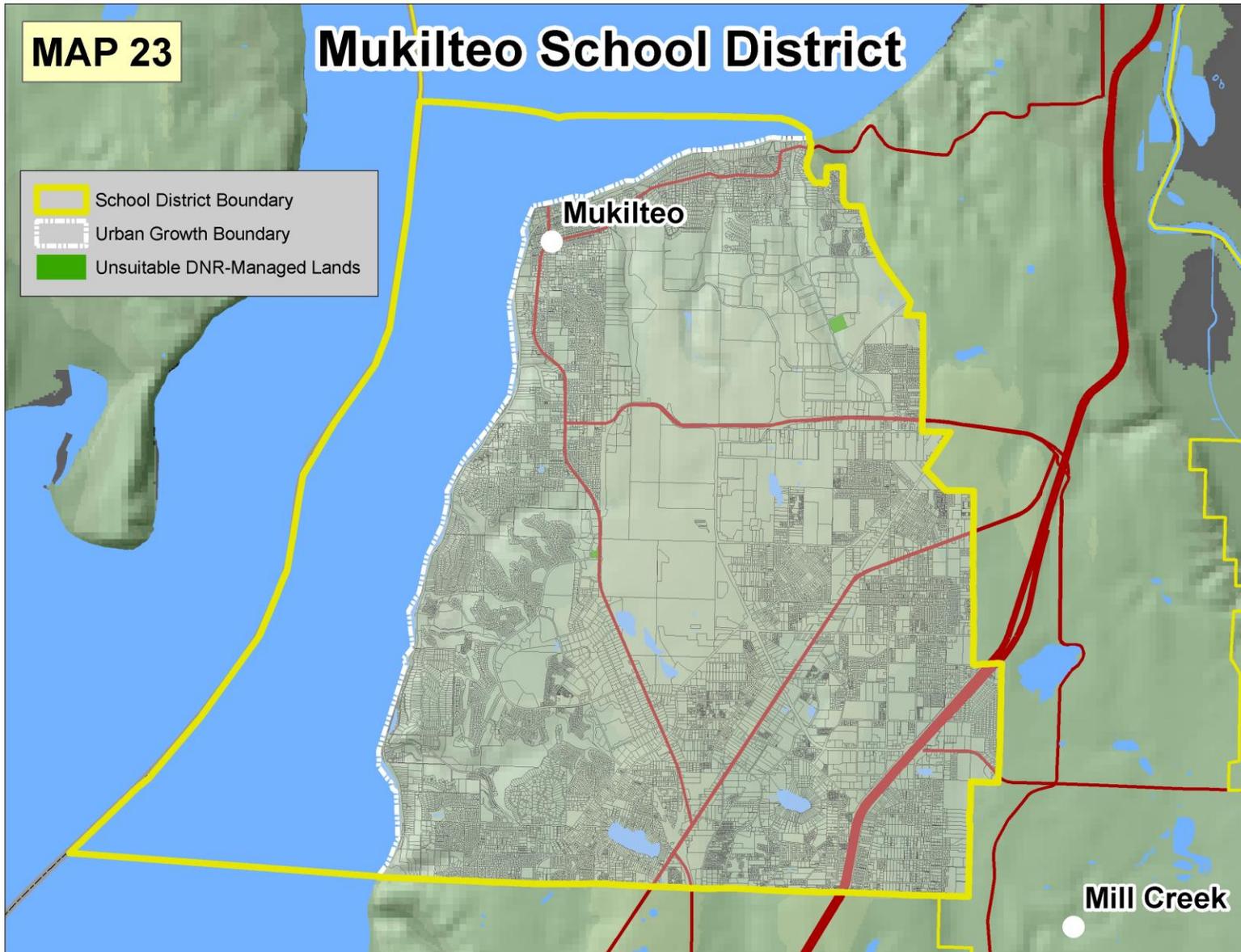


Moses Lake School District  
 920 West Ivy Avenue  
 Moses Lake, WA 98837

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 7,443 2013 – 8,286 2020 – 9,561	2008-2013 – 843 2014-2020 – 1,275 2008-2020 – 2,118	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>4</u>	Build new schools Elementary <u>2</u> Middle <u>—</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>—</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Grant County)**

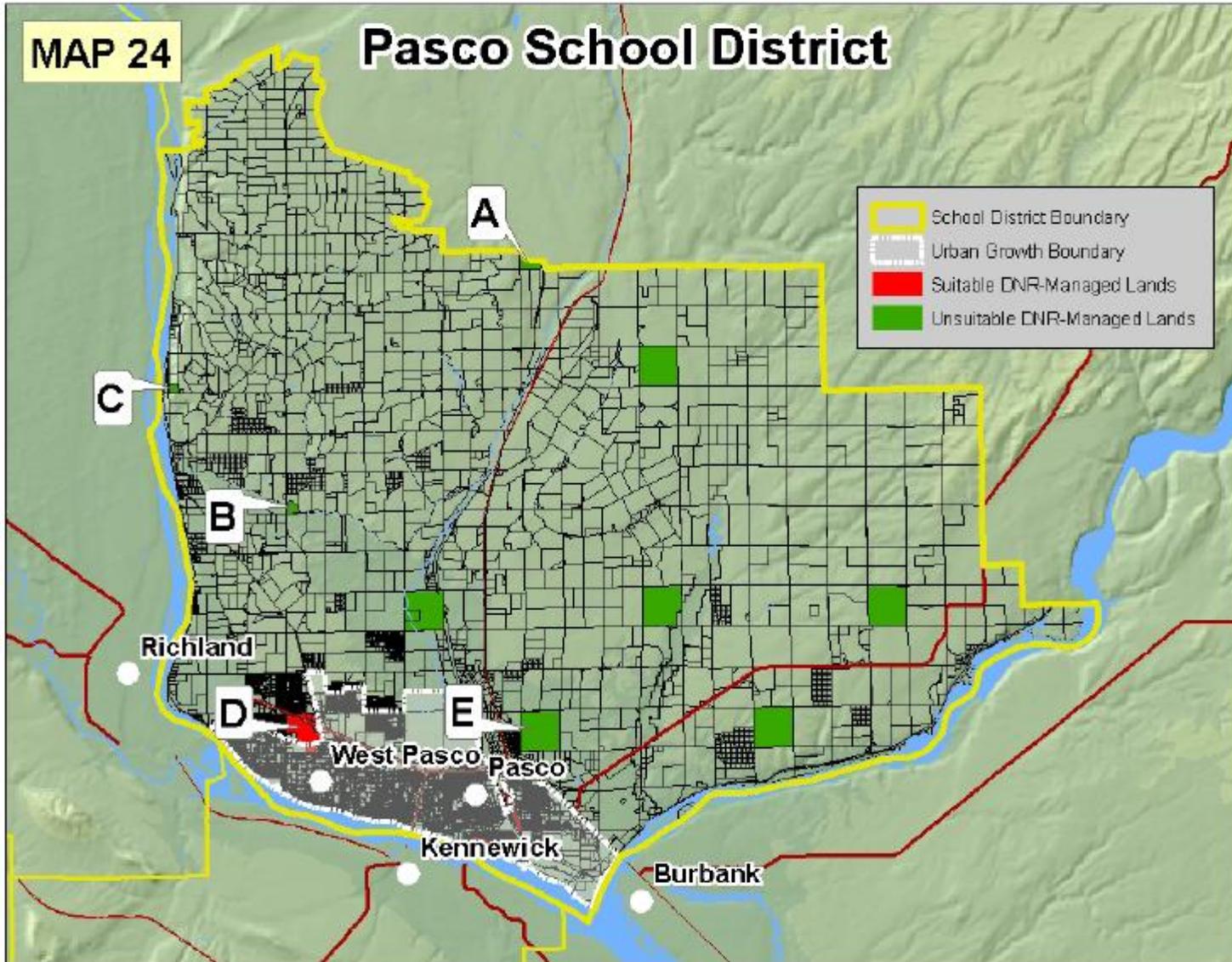
Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
170614000	Map 22; Site A	18.5	Yes	





MAP 24

# Pasco School District

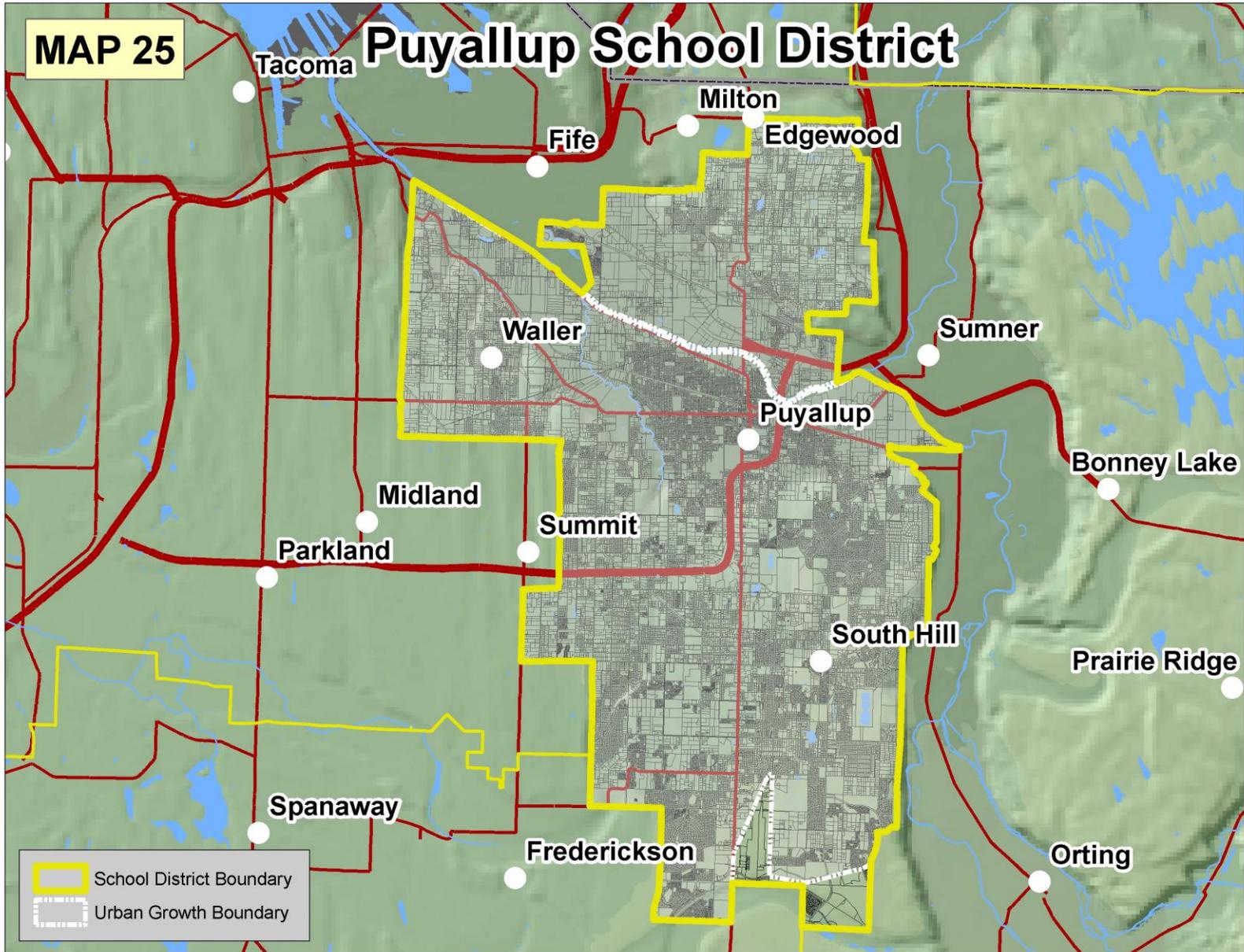


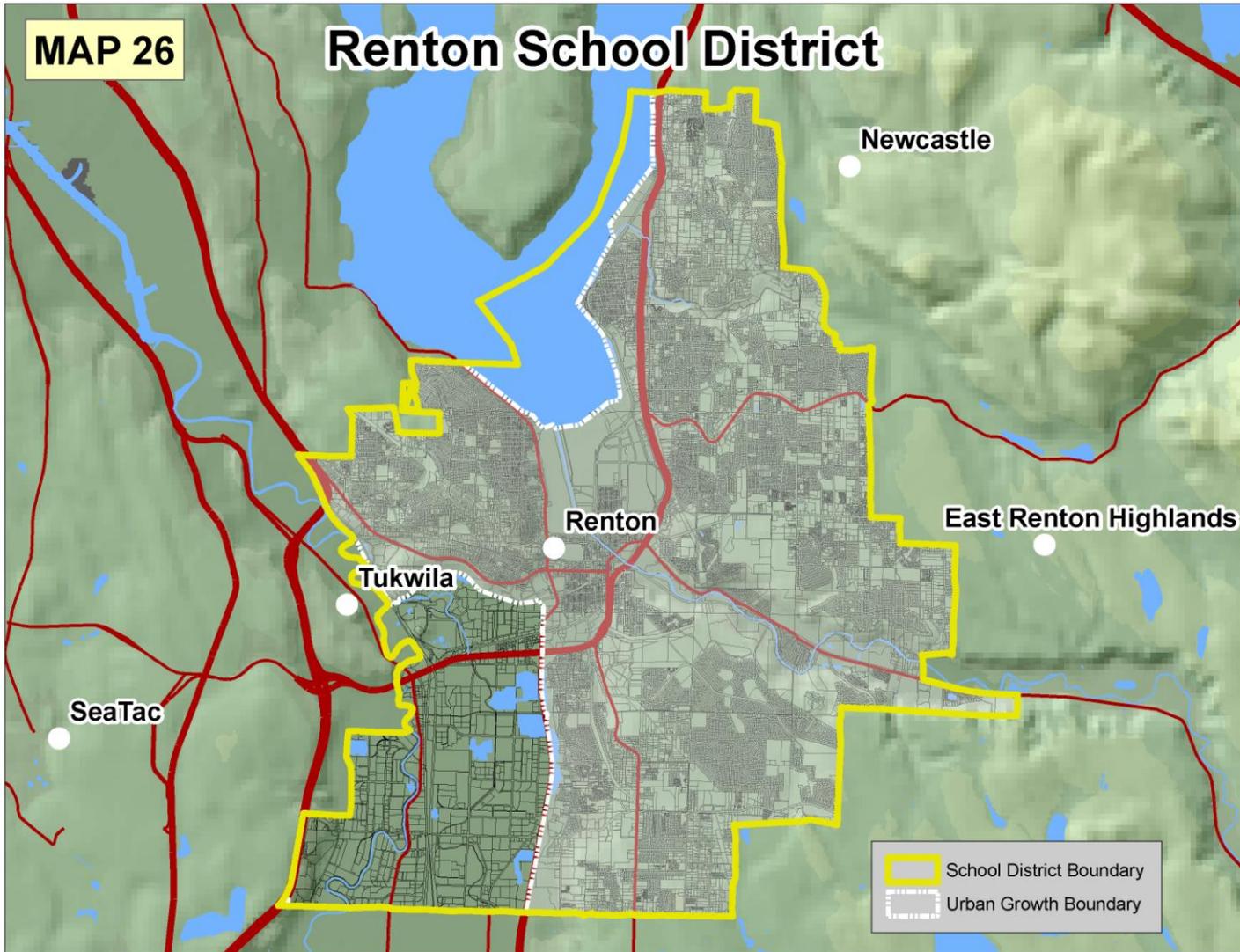
Pasco School District  
 1215 West Lewis Street  
 Pasco, WA 99301

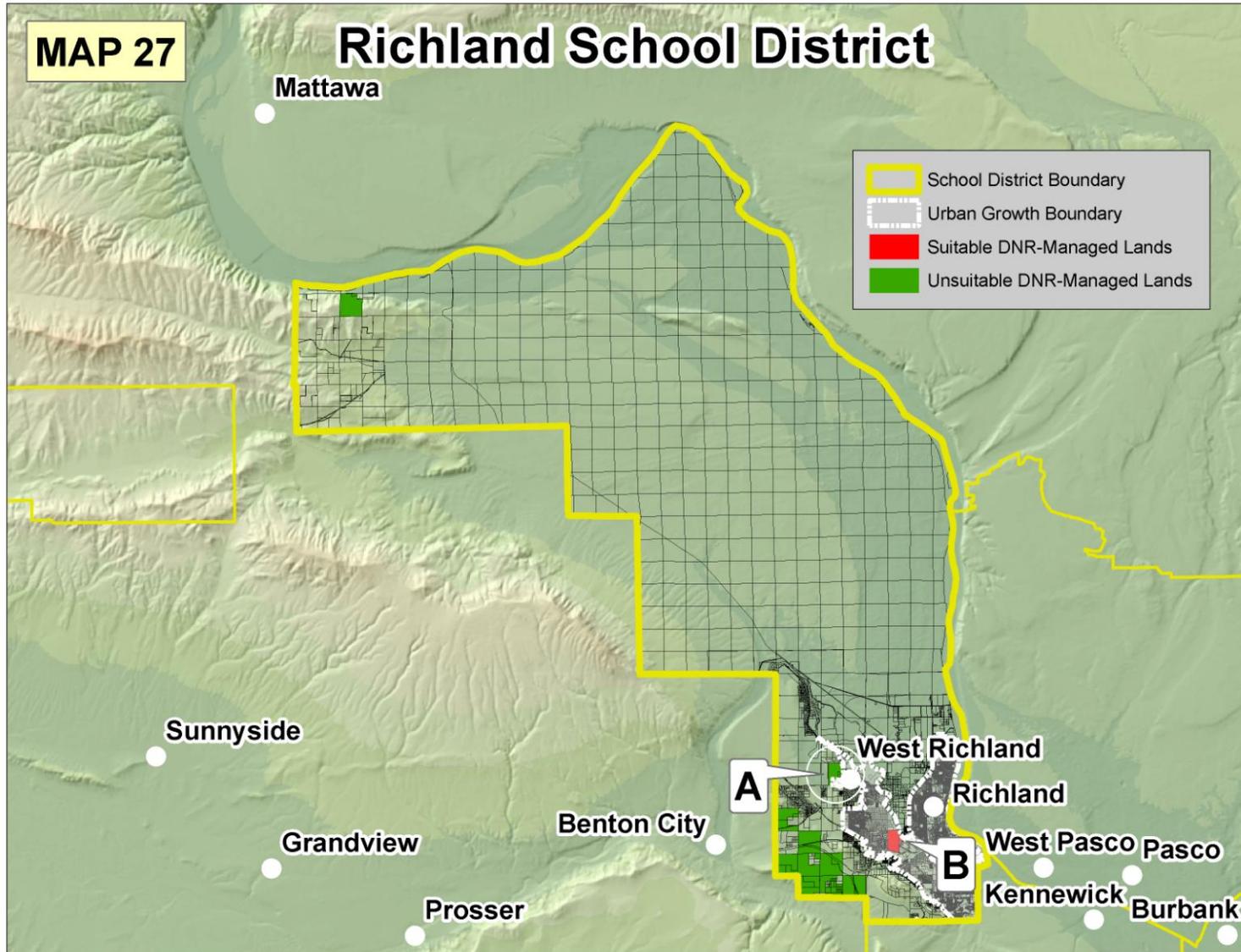
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 13,847 2013 – 17,902 2020 – 22,000	2008-2013 – 4,044 2014-2020 – 4,098 2008-2020 – 8,153	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>3</u>	Build new schools Elementary <u>5</u> Middle <u>2</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>4</u>	Build new schools Elementary <u>6</u> Middle <u>2</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>9</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Franklin County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
123-580-072	Map 24; Site A	110	No	Not in the proper vicinity / farmland
124-160-069	Map 24; Site B	50.0	No	Not in the proper vicinity / farmland
126-300-083	Map 24; Site C	40.0	No	Not in the proper vicinity / farmland
117-500-118	Map 24; Site D	11.7	Yes	
117-510-016	Map 24; Site D	411.7	Yes	
113-210-016	Map 24; Site E	640.0	No	Industrial area





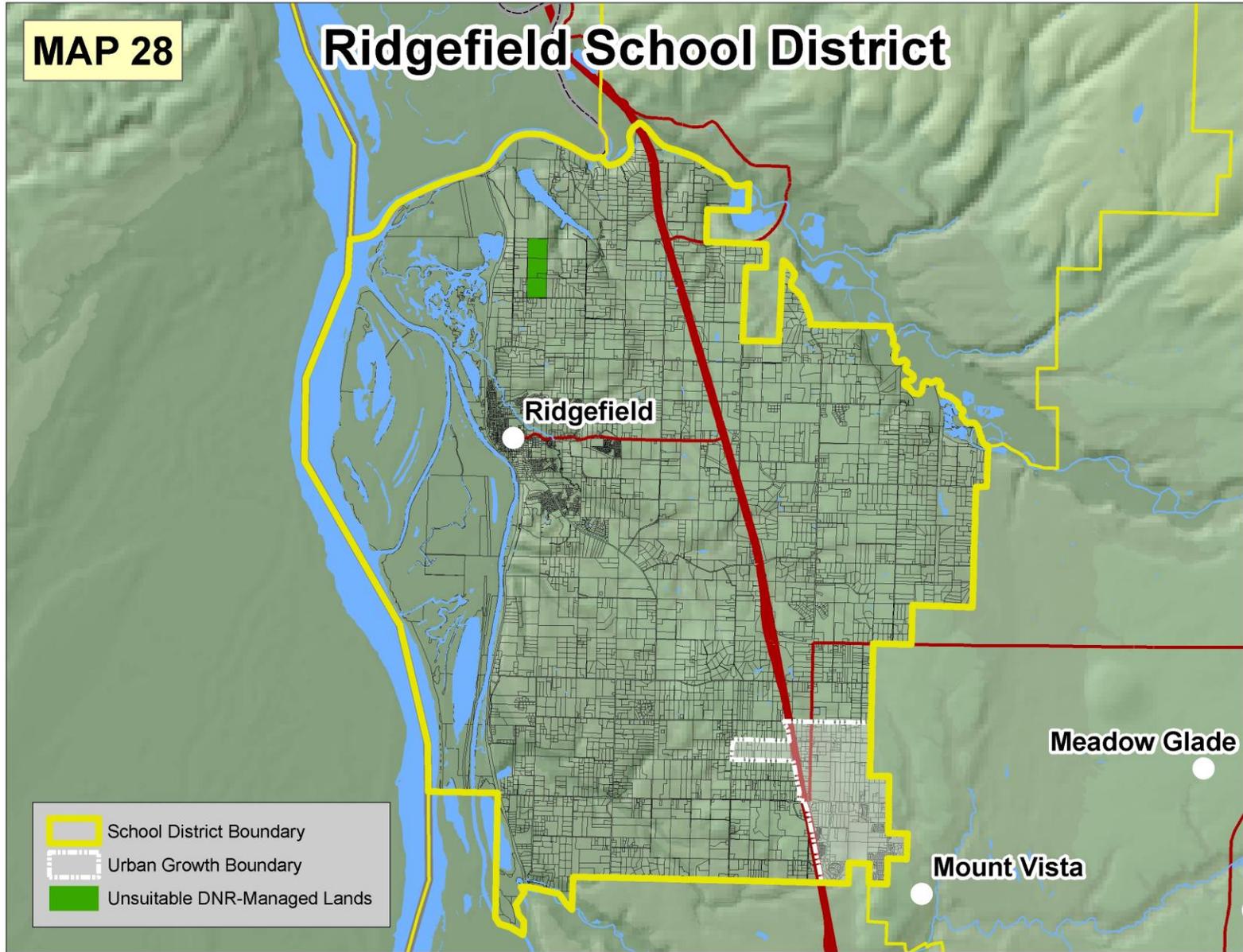


Richland School District  
 615 Snow Avenue  
 Richland, WA 99352

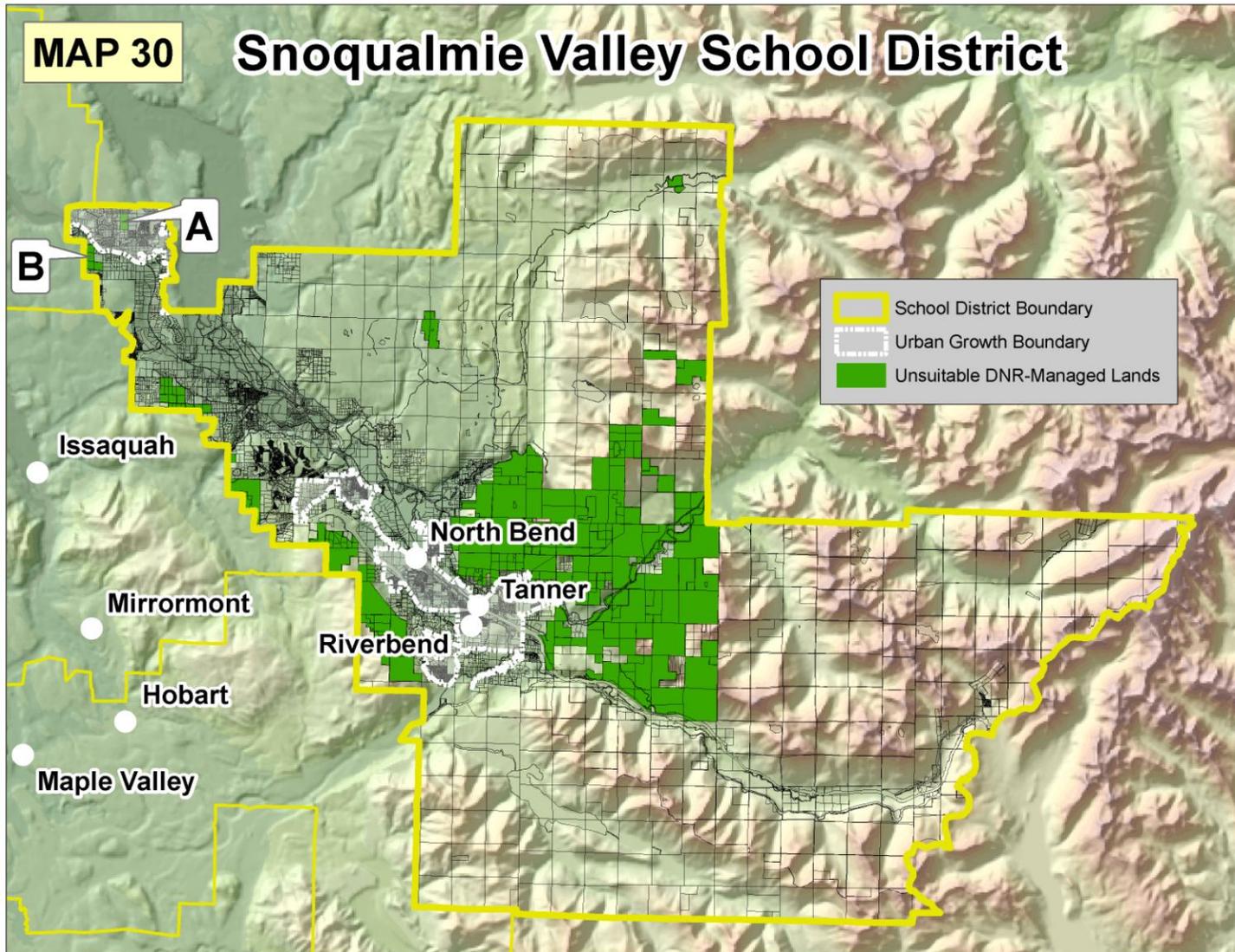
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 10,318 2013 – 10,976 2020 – 11,600	2008-2013 – 658 2014-2020 – 624 2008-2020 – 1,282	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>—</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>

Suitability of Department of Natural Resource (DNR) Trust Lands (Benton County)

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
136071000001001	Map 27; Site A	322.9	No	Next to an existing elementary school
108983020236000	Map 27; Site A	2.5	No	Too small in size
116982000001001	Map 27; Site B	333.9	Yes	







Snoqualmie Valley School District  
 8001 Silva Avenue SE  
 Snoqualmie, WA 98065

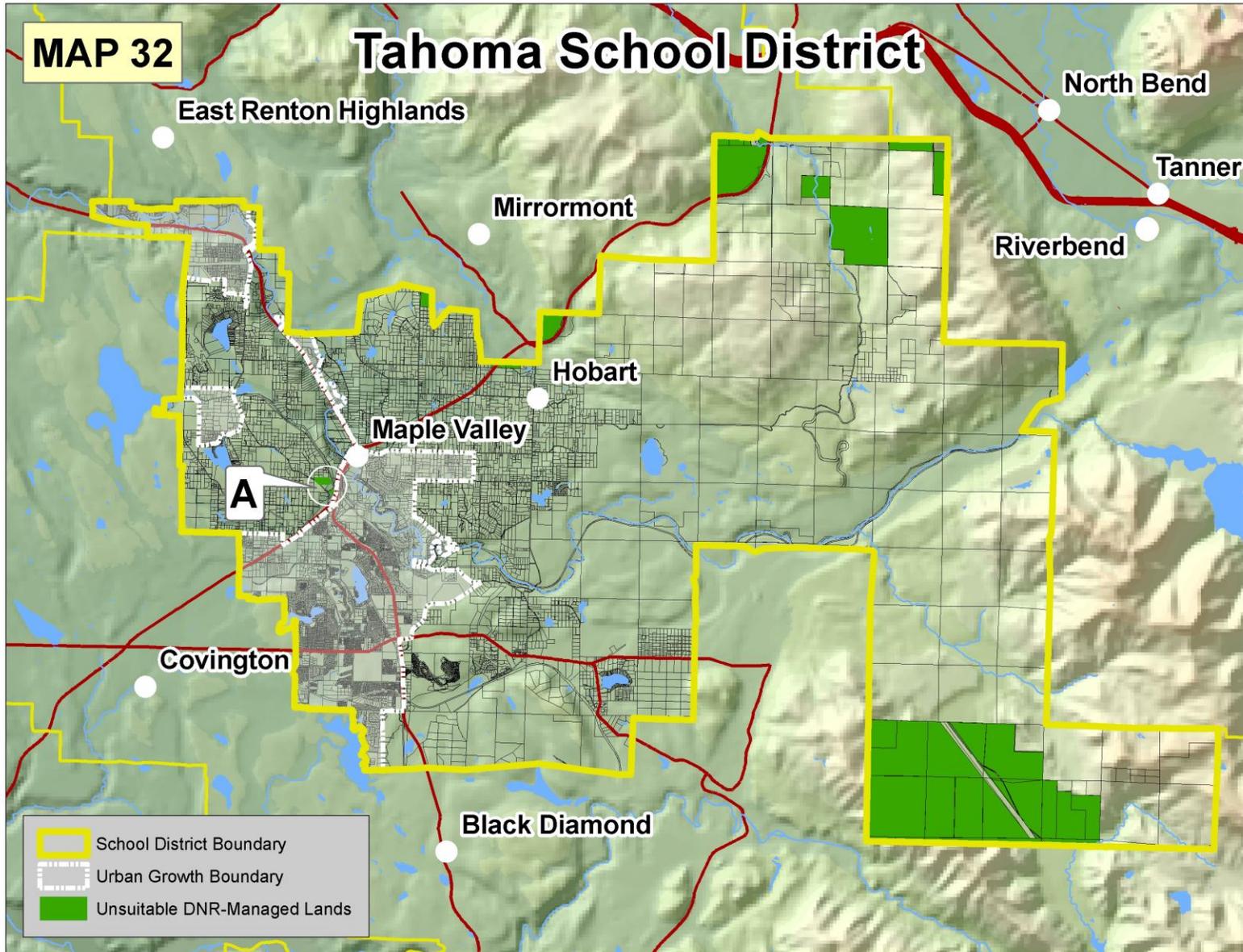
Student Headcount Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 5,787 2013 – 7,506 2020 – 7,380	2008-2013 – 1,719 2014-2020 – 449 2008-2020 – 1,593	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>2</u>	Build new schools Elementary <u>2</u> Middle <u>      </u> High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High (X)  Acquire new sites <u>1</u>	Build new schools Elementary <u>      </u> Middle <u>      </u> High <u>      </u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>      </u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (King County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
2425069003	Map 30; Site A	40.4	No	Rural area, not a growth area
2625069016	Map 30; Site B	38.7	No	Rural area, not a growth area





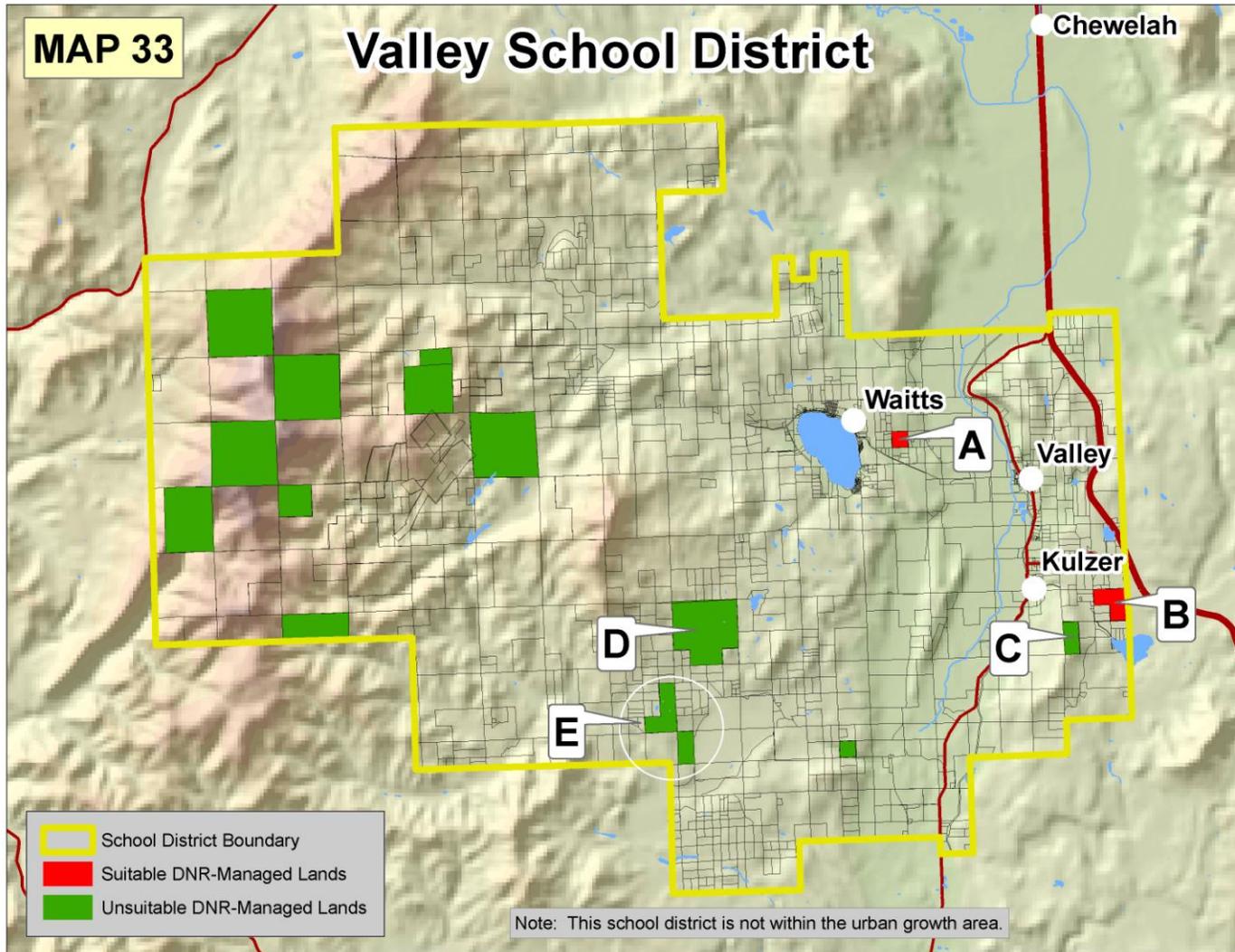


**Tahoma School District  
25720 Maple Valley – Black Diamond Road East  
Maple Valley, WA 98038**

<b>Student Enrollment Existing/Projected</b>	<b>Projected Growth in Student Enrollment</b>	<b>Existing School Facilities 2008</b>	<b>Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress</b>	<b>Capacity Expansion School Facilities 2014-2020 Projected Need</b>
2008 – 7,378 2013 – 8,632 2020 – 9,800	2008-2013 – 1,254 2014-2020 – 1,168 2008-2020 – 2,422	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites ___	Build new schools Elementary <u>  1  </u> Middle <u>      </u> High <u>      </u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>  1  </u>	Build new schools Elementary <u>  1  </u> Middle <u>  1  </u> High <u>  1  </u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>  3  </u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (King County)**

<b>Assessor Parcel Number</b>	<b>Map Identification</b>	<b>Land Area in Acres</b>	<b>Suitable School Site</b>	<b>Unsuitable Reasons for:</b>
1622069033	Map 32; Site A	15.2	No	Land too expensive
1622069006	Map 32; Site A	1.5	No	Too small

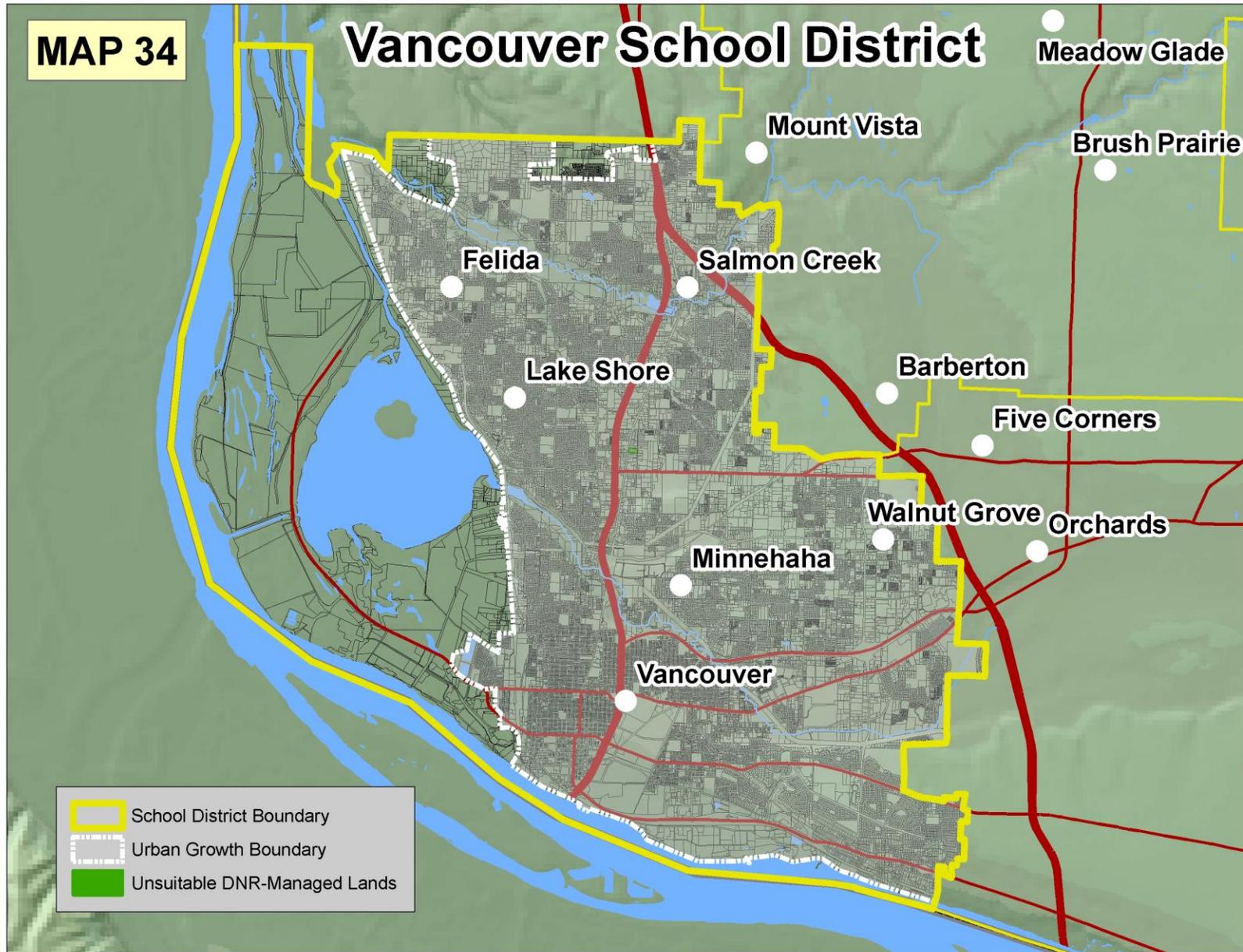


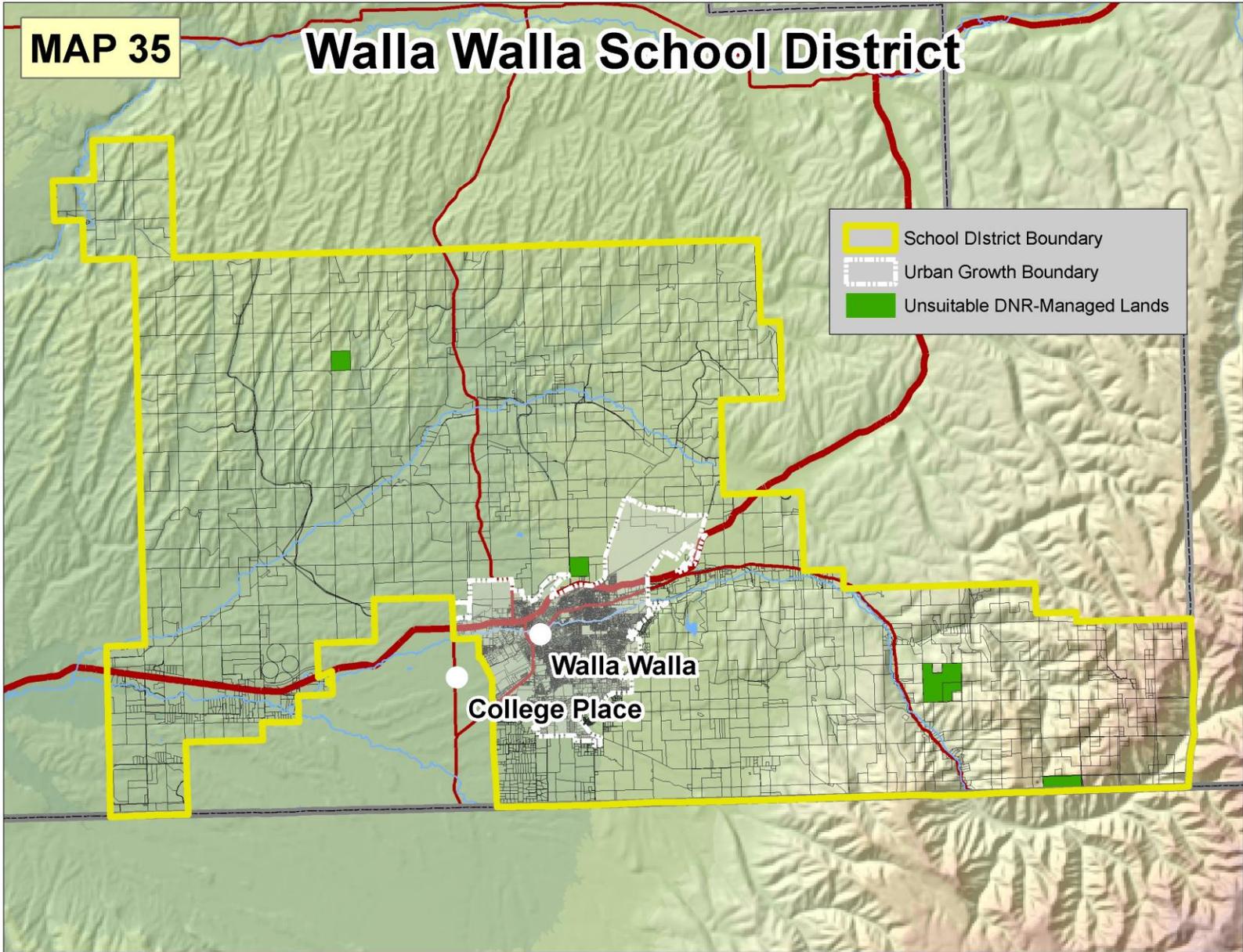
Valley School District  
P.O. Box 157  
Valley, WA 99181

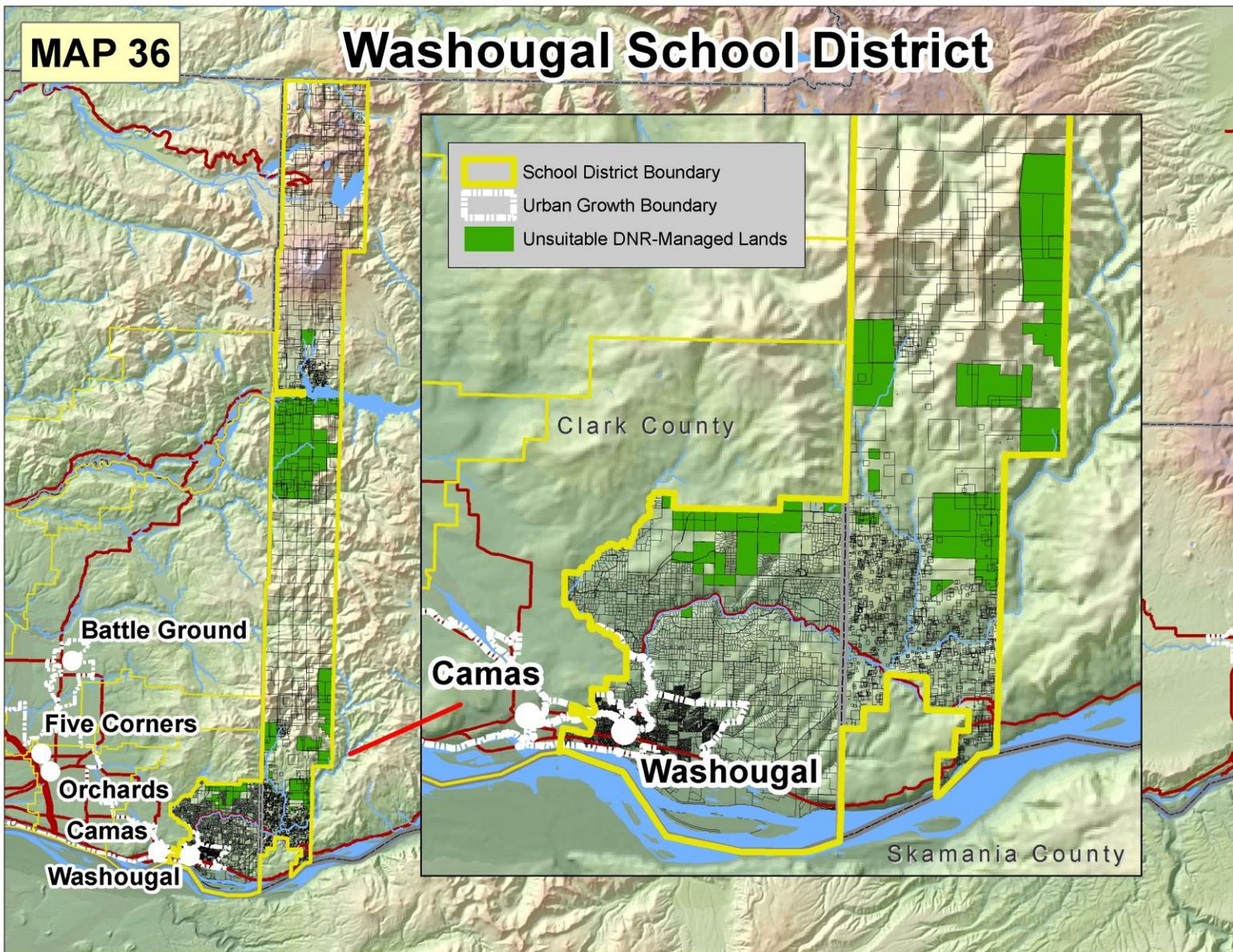
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 753 2013 – 2,119 2020 – 3,500	2008-2013 – 1,366 2014-2020 – 1,381 2008-2020 – 2,747	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites __	Build new schools Elementary <u>1</u> Middle <u>—</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High <u>—</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Stevens County)**

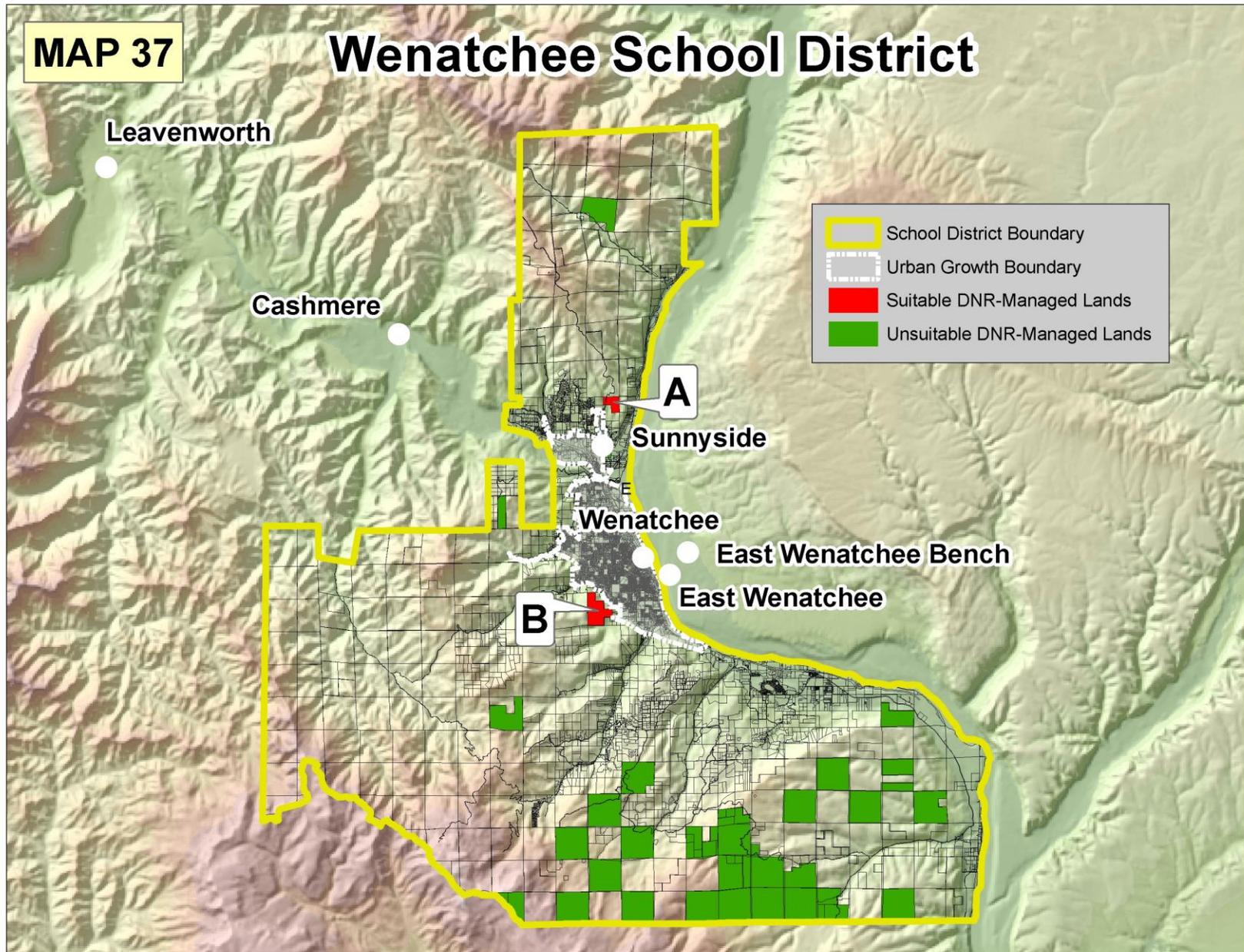
Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
16 T31N R40E	Map 33; Site A	40.0	Yes	
36 T31N R40E	Map 33; Site B	120.0	Yes	
36 T31N R40E	Map 33; Site C	80.0	No	Not in the proper vicinity
36 T31N R40E	Map 33; Site D	560.0	No	Not in the proper vicinity
30 T41N R39E	Map 33; Site E	160.0	No	Not in the proper vicinity
02 T30N R39E	Map 33; Site E	80.0	No	Not in the proper vicinity









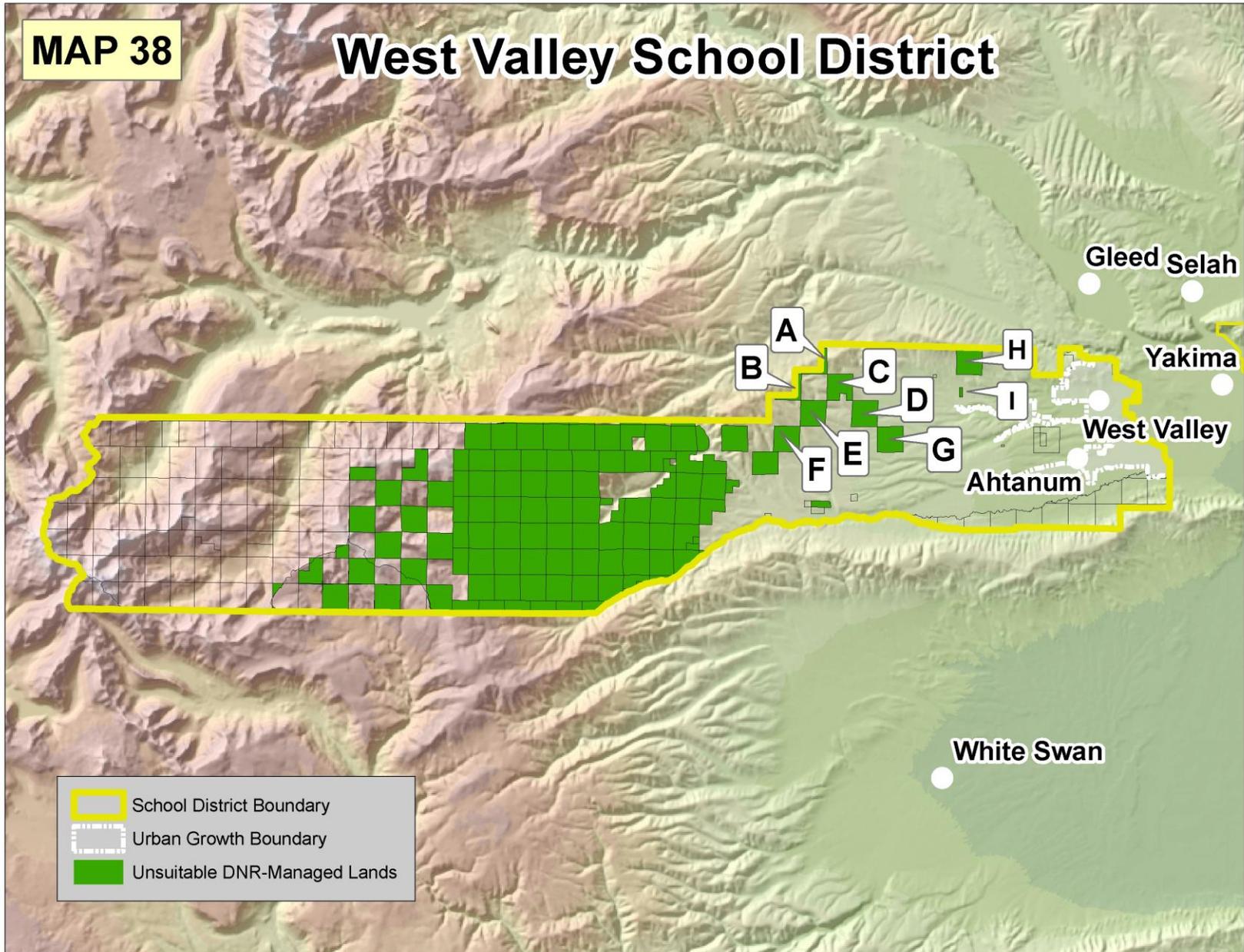


Wenatchee Public Schools  
 235 Sunset Avenue  
 Wenatchee, WA 98807

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 7,536 2013 – 8,005 2020 – 9,050	2008-2013 – 469 2014-2020 – 1,045 2008-2020 – 1,514	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites ___	Build new schools Elementary <u>1</u> Middle ___ High ___  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>	Build new schools Elementary <u>1</u> Middle <u>1</u> High ___  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Chelan County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
232016100000	Map 37; Site A	115.0	Yes	
222016300000	Map 37; Site B	325.0	Yes	

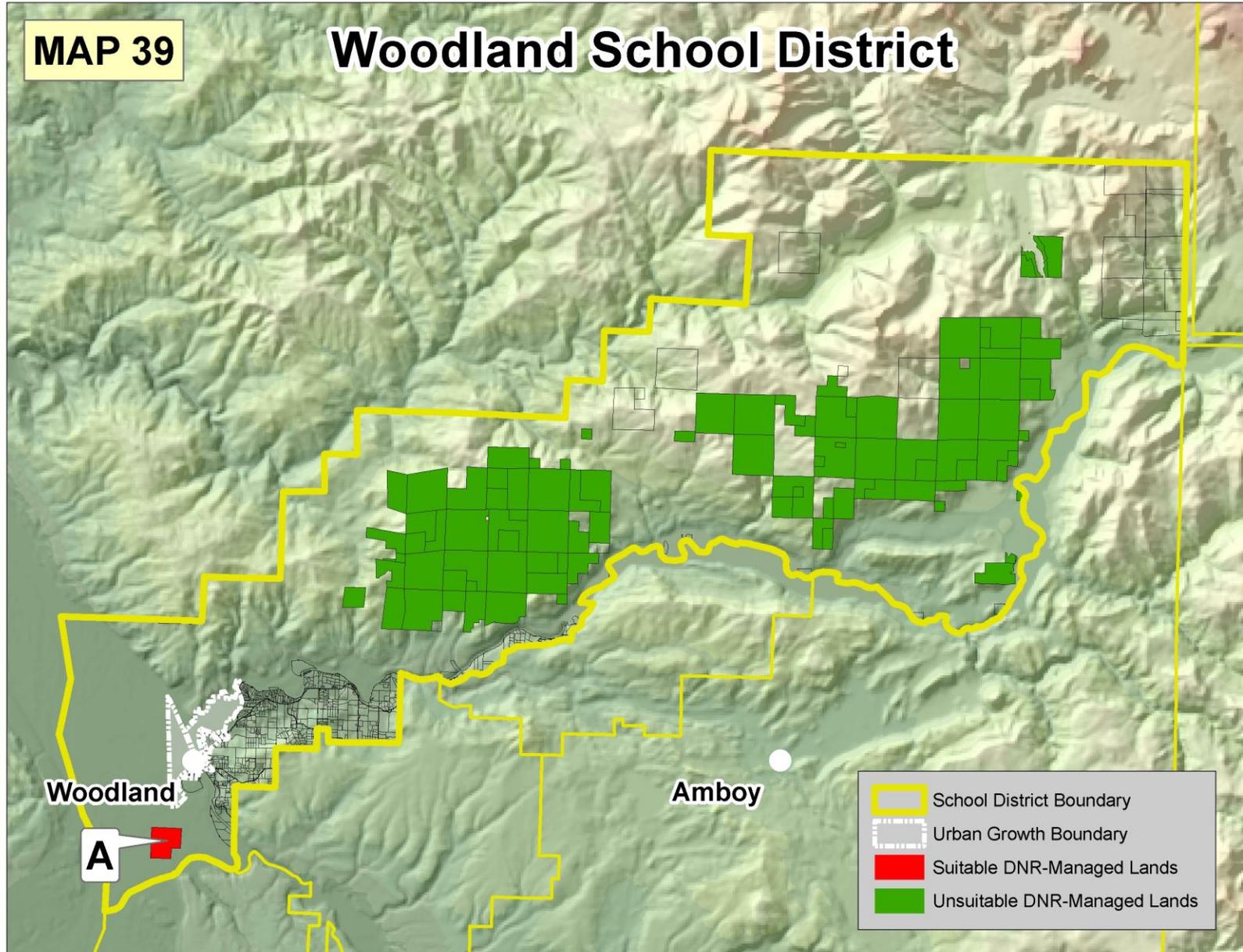


West Valley School District  
 8902 Zier Road  
 Yakima, WA 98908

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 5,004 2013 – 5,866 2020 – 6,700	2008-2013 – 862 2014-2020 – 834 2008-2020 – 1,696	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites ___	Build new schools Elementary ___ Middle ___ High ___  Expand existing Elementary (X) Middle ( ) High ( )  Acquire new sites ___	Build new schools Elementary <u>2</u> Middle ___ High ___  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Yakima County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
16131699993	Map 38; Site A	640	No	Not in the proper vicinity
16132099993	Map 38; Site B	640	No	Not in the proper vicinity
16132299993	Map 38; Site C	600	No	Not in the proper vicinity
16132699993	Map 38; Site D	640	No	Not in the proper vicinity
16132899993	Map 38; Site E	640	No	Not in the proper vicinity
16132299993	Map 38; Site F	640	No	Not in the proper vicinity
16133699993	Map 38; Site G	640	No	Not in the proper vicinity
17131699993	Map 38; Site H	640	No	Not in the proper vicinity
17132132400	Map 38; Site I	20	No	Not in the proper vicinity
17132132401	Map 38; Site I	20	No	Not in the proper vicinity

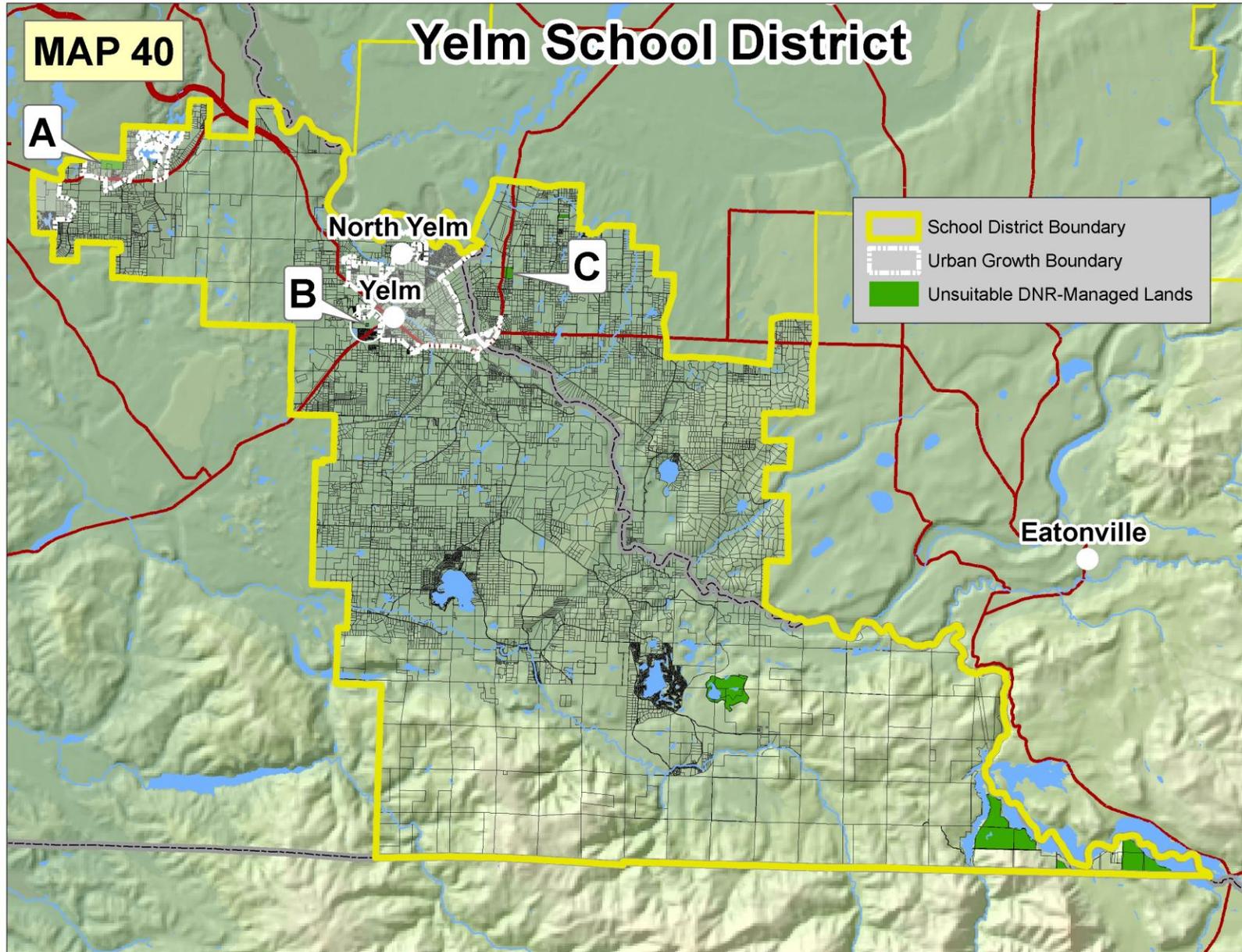


Woodland School District  
 800 Third Street  
 Woodland, WA 98674

Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 2,200 2013 – 2,816 2020 – 3,300	2008-2013 – 616 2014-2020 – 484 2008-2020 – 1,100	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites <u>1</u>	Build new schools Elementary _____ Middle _____ High <u>1</u>  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>2</u>	Build new schools Elementary _____ Middle <u>1</u> High _____  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Cowlitz County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
WB3602001	Map 39; Site A	75.2	Yes	
WB3602002	Map 39; Site A	74.5	Yes	
WB3602003	Map 39; Site A	138.2	Yes	
WB3609001	Map 39; Site A	18.4	Yes	



Yelm Community Schools  
P.O. Box 476  
Yelm, WA 98597

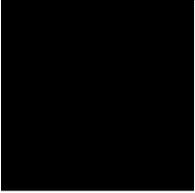
Student Enrollment Existing/Projected	Projected Growth in Student Enrollment	Existing School Facilities 2008	Capacity Expansion School Facilities 2008-2013 Planned/Programmed or Work in Progress	Capacity Expansion School Facilities 2014-2020 Projected Need
2008 – 5,506 2013 – 6,508 2020 – 7,508	2008-2013 – 1,002 2014-2020 – 1,000 2008-2020 – 2,002	Adequate ( ) Overcrowded (X) Surplus capacity ( )  Vacant school sites ___	Build new schools Elementary <u>2</u> Middle <u>1</u> High ___  Expand existing Elementary (X) Middle ( ) High (X)  Acquire new sites <u>3</u>	Build new schools Elementary <u>1</u> Middle ___ High ___  Expand existing Elementary ( ) Middle ( ) High ( )  Acquire new sites <u>1</u>

**Suitability of Department of Natural Resource (DNR) Trust Lands (Thurston County)**

Assessor Parcel Number	Map Identification	Land Area in Acres	Suitable School Site	Unsuitable Reasons for:
09610031000	Map 40; Site A	29.7	No	Outside urban growth area
09610022000	Map 40; Site A	80.1	No	Outside urban growth area
21724430400	Map 40; Site B	2.5	No	Too small
0217164006*	Map 40; Site C	40.0	No	Already serviced by a school

\* in Pierce County





## Appendix C

### DNR LAND SALES TO SCHOOL DISTRICTS

Purchaser	Project Name	Year	Acres
Hockinson S.D.	Hockinson II	2008	35
North Thurston S.D.	Mullen Road	2008	38
Auburn S.D.	Soos Creek	2006	40
Pasco S.D. 1	Pasco 16 South	2005	82
Camano S.D.	Stanwood	2000	21
Richland S. D.	Meadow Springs	1998	20
Wahluke S.D.	Mattawa 60 West	1997	61
Central Kitsap S.D.	Newberry Hill	1997	41
Kennewick S.D.	Union Loop	1996	43
Kennewick S.D. 17	Kennewick 16 W	1994	53
Peninsula S.D.	Purdy A	1994	96
Peninsula S.D.	Kopachuck School	1993	39

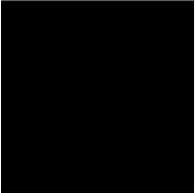
Purchaser	Project Name	Year	Acres
Puyallup S.D.	Rogers Sr. High	1993	35
Bainbridge S.D.	Bainbridge 40	1993	40
Puyallup S.D.	Ballou Jr. High	1992	31
Bellingham S.D.	Bellingham 40 (SENE)	1992	40
Burlington Edison S.D.	Bow Hill 20	1991	20
Northshore S.D.	Northshore	1990	18
North Thurston S.D.	Union Mills	1989	14
Lake Washington S.D. 414	Canterbury Court	1989	22
Deer Park S.D.	Deer Park	1988	.5
Peninsula S.D.	Kopachuck	1988	16
Nine Mile Falls S.D.	Nine Mile Falls	1988	25
Lake Washington S.D. 414	Lake Washington S.D.	1988	11
Kent S.D.	Kent	1987	8
North Thurston S.D.	North Thurston	1986	11
Richland S.D.	Tapteal Elementary	1983	14
Lynden S.D. 504	Lyndon	1983	40

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Purchaser	Project Name	Year	Acres
North Mason S.D.	North Mason	1983	45
Elma S.D.	Elma	1983	86
Tahoma S.D. 409	Tahoma S.D.	1982	40
Crescent S.D. 313	Crescent	1982	24
Tahoma S.D. 409	Tahoma S.D.	1981	30
North Franklin S.D.	North Franklin	1981	16



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# Appendix D

## REVISED CODE OF WASHINGTON (RCW'S)

### RCW 43.17.400

#### Disposition of state-owned land — Definitions — Notice.

(1) The definitions in this subsection apply throughout this section unless the context clearly requires otherwise.

(a) "Disposition" means sales, exchanges, or other actions resulting in a transfer of land ownership.

(b) "State agencies" includes:

(i) The department of natural resources established in chapter 43.30 RCW;

(ii) The department of fish and wildlife established in chapter 43.300 RCW;

(iii) The department of transportation established in chapter 47.01 RCW;

(iv) The parks and recreation commission established in chapter 79A.05 RCW; and

(v) The department of general administration established in this chapter.

(2) State agencies proposing disposition of state-owned land must provide written notice of the proposed disposition to the legislative authorities of the counties, cities, and towns in which the land is located at least sixty days before entering into the disposition agreement.

(3) The requirements of this section are in addition and supplemental to other requirements of the laws of this state.

[2007 c 62 § 2.]

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**Notes:**

**Finding -- Intent -- 2007 c 62:** "The legislature recognizes that state agencies dispose of state-owned lands when these lands cannot be advantageously used by the agency or when dispositions are beneficial to the public's interest. The legislature also recognizes that dispositions of state-owned land can create opportunities for counties, cities, and towns wishing to purchase or otherwise acquire the lands, and citizens wishing to enjoy the lands for recreational or other purposes. However, the legislature finds that absent a specific requirement obligating state agencies to notify affected local governments of proposed land dispositions, occasions for governmental acquisition and public enjoyment of certain lands can be permanently lost.

Therefore, the legislature intends to enact an express and supplemental requirement obligating state agencies to notify local governments of proposed land dispositions." [2007 c 62 § 1.]

**Severability -- 2007 c 62:** "If any provision of this act or its application to any person or circumstance is held invalid, the remainder of the act or the application of the provision to other persons or circumstances is not affected." [2007 c 62 § 13.]

**RCW 79.17.100**

**Application by school district.**

Except as otherwise provided in RCW 79.17.110, upon the application of a school district or any institution of higher education for the purchase or lease of lands granted to the state by the United States, the department may offer such land for sale or lease to such school district or institution of higher education in such acreage as it may determine, consideration being given upon application of a school district to school site criteria established by the superintendent of public instruction. However, in the event the department thereafter proposes to offer such land for sale or lease at public auction, such school district or institution of higher education shall have a preference right for six months from notice of such proposal to purchase or lease such land at the appraised value determined by the board.

[2006 c 263 § 333; 2003 c 334 § 322.]

**Notes:**

**Findings -- Purpose -- Part headings not law -- 2006 c 263:** See notes following RCW 28A.150.230.

**Intent -- 2003 c 334:** See note following RCW 79.02.010.

**RCW 79.17.110**

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**School districts — Purchase of leased lands with improvements.**

Notwithstanding the provisions of RCW 79.11.010 or any other provision of law, any school district or institution of higher education leasing land granted to the state by the United States and on which land such district or institution has placed improvements as defined in RCW 79.02.010 shall be afforded the opportunity by the department at any time to purchase such land, excepting land over which the department retains management responsibilities, for the purposes of schoolhouse construction and/or necessary supporting facilities or structures at the appraised value thereof less the value that any improvements thereon added to the value of the land itself at the time of the sale thereof.

[2003 c 334 § 437; 1985 c 200 § 1; 1982 1st ex.s. c 31 § 1; 1980 c 115 § 8; 1971 ex.s. c 200 § 2. Formerly RCW 79.01.770.]

**Notes:**

**Intent -- 2003 c 334:** See note following RCW 79.02.010.

**Severability -- 1980 c 115:** See note following RCW 28A.335.090.

**Severability -- 1971 ex.s. c 200:** See note following RCW 79.11.010.

**RCW 79.17.130**

**School districts — Extension of contract period.**

In those cases where the purchases, as authorized by RCW 79.17.110 and 79.17.120, have been made on a ten year contract, the board, if it deems it in the best interest of the state, may extend the term of any such contract to not to exceed an additional ten years under such terms and conditions as the board may determine.

[2003 c 334 § 439; 1971 ex.s. c 200 § 4. Formerly RCW 79.01.778.]

**Notes:**

**Intent -- 2003 c 334:** See note following RCW 79.02.010.

**Severability -- 1971 ex.s. c 200:** See note following RCW 79.11.010.

**RCW 79.17.140**

**School districts — Reversion, when.**

Notwithstanding any other provisions of law, annually the board shall determine if lands purchased or leased by school districts or institutions of higher education under the provisions of RCW \*79.11.010 and 79.17.110 are being used for school sites. If such land has not been used

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for school sites for a period of seven years the title to such land shall revert to the original trust for which it was held.

[2003 c 334 § 440; 1971 ex.s. c 200 § 5. Formerly RCW 79.01.780.]

**Notes:**

**\*Reviser's note:** The reference to RCW 79.11.010 appears to be erroneous. A reference to RCW 79.17.100 was apparently intended.

**Intent -- 2003 c 334:** See note following RCW 79.02.010.

**Severability -- 1971 ex.s. c 200:** See note following RCW 79.11.010.

**RCW 79.17.200**

**Real property — Transfer or disposal without public auction.**

(1) For the purposes of this section, "public agency" means any agency, political subdivision, or unit of local government of this state including, but not limited to, municipal corporations, quasi-municipal corporations, special purpose districts, and local service districts; any agency of the state government; any agency of the United States; and any Indian tribe recognized as such by the federal government.

(2) With the approval of the board of natural resources, the department of natural resources may directly transfer or dispose of real property, without public auction, in the following circumstances:

- (a) Transfers in lieu of condemnations;
- (b) Transfers to public agencies; and
- (c) Transfers to resolve trespass and property ownership disputes.

(3) Real property to be transferred or disposed of under this section shall be transferred or disposed of only after appraisal and for at least fair market value, and only if such transaction is in the best interest of the state or affected trust.

[1992 c 167 § 2. Formerly RCW 79.01.009.]