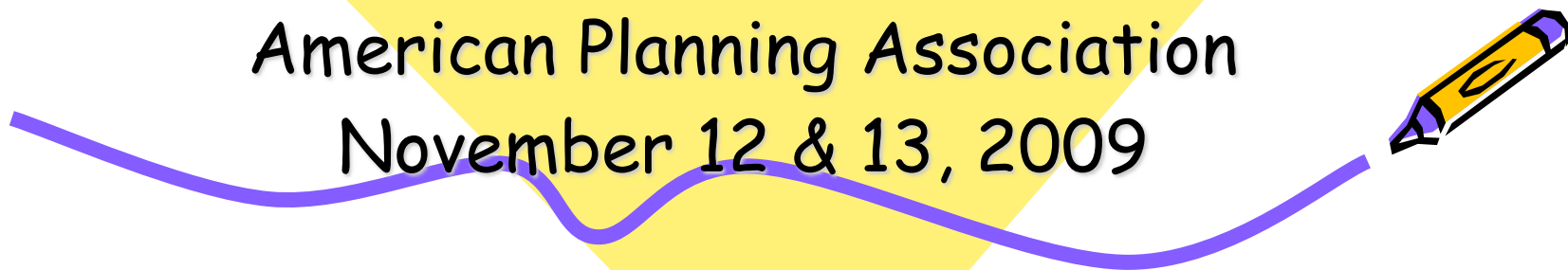




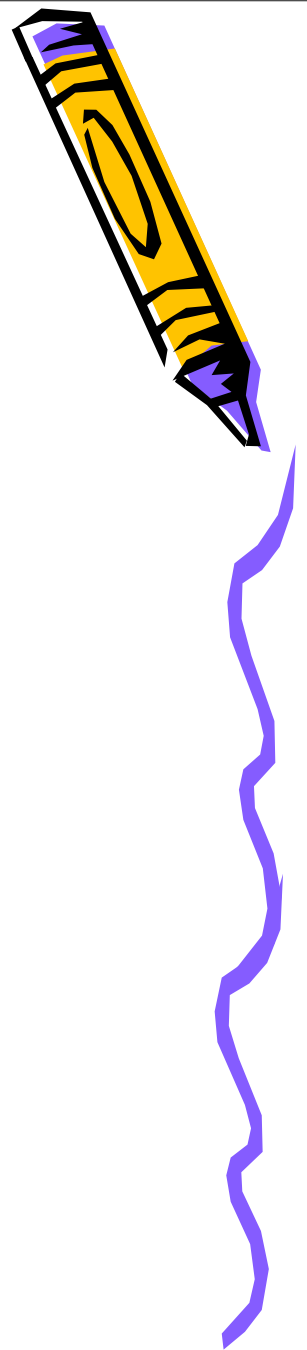
Changing Landscapes Past, Present & Future

Washington Chapter
American Planning Association
November 12 & 13, 2009



Vancouver Hilton

Clark County Schools Advisory Committee

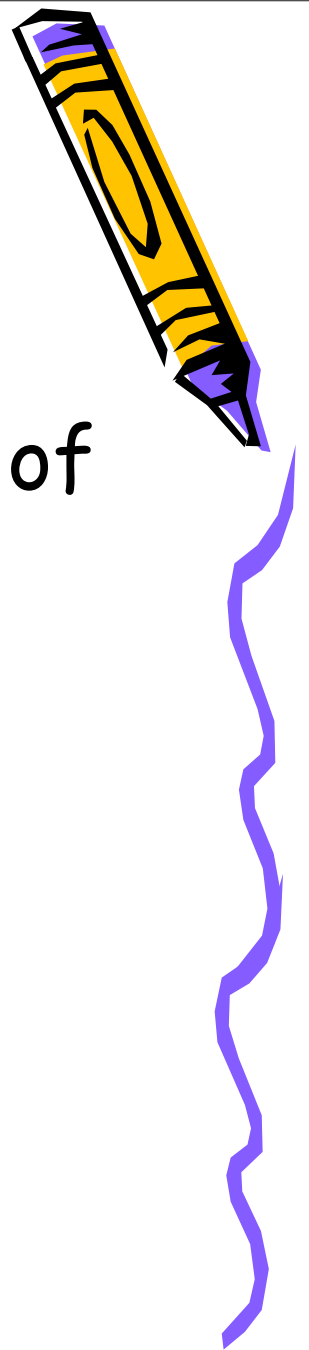


- Established by the 2007 Clark County Comprehensive Plan
- Chapter 10 - Schools Element
 - "Our Schools, in partnership with our community, are resolved to provide quality education for all children in Clark County regardless of income, ethnicity or ability."



Clark County School Districts

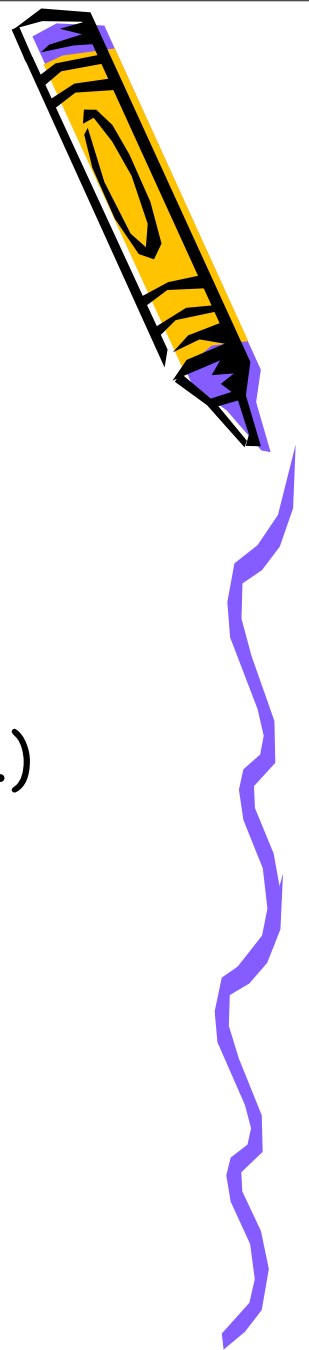
Clark County Schools Advisory Committee



- Jointly established and comprised of representatives from:
 - Clark County
 - Cities
 - School districts
 - Special purpose districts
 - Other interest groups



Clark County Schools Advisory Committee



- May undertake the following:
 - Uniform data collection
 - State and federal law issues
 - Policy development and implementation (e.g.)
 - Location of Urban Growth Areas
 - Potential location of future school sites
 - Private/public partnerships
 - School facility permitting processes
 - School impact fees





Stakeholder Benefits

- Recognition that a synergy exists between land use planning and quality schools and it is best for all stakeholders to be at the table when the growth management plan is updated.



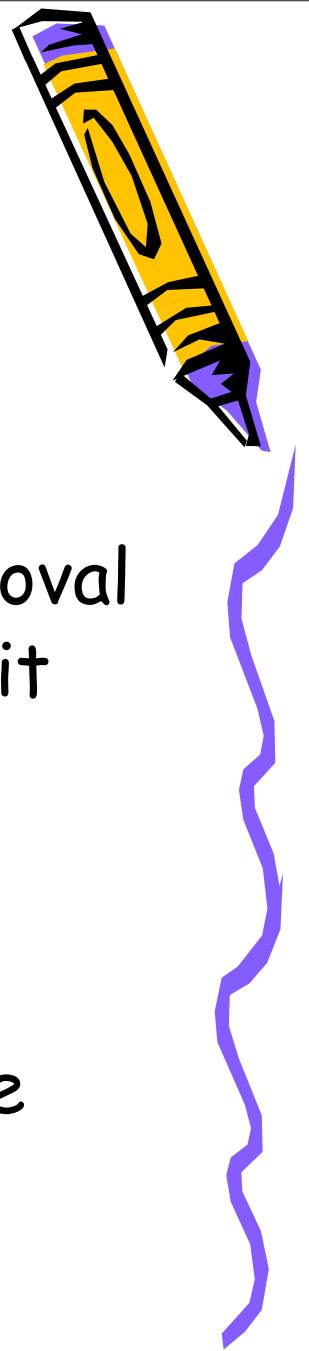


Stakeholder Benefits

- Examples in 2009
 - Three meetings (March, June, October)
 - Putting a name to a face
 - Getting background on origin of Quality Education Committee and Quality Schools Task Force
 - Financial picture of school construction
 - State funding
 - Local funding

Impact fees





Stakeholder Benefits

- Impact fees - background
 - Assessed at time of preliminary approval and charged at time of building permit issuance
 - Clark County provides 3-year window where impact fees are 'frozen'
 - After 3-year window, impact fees are re-calculated at the current rate

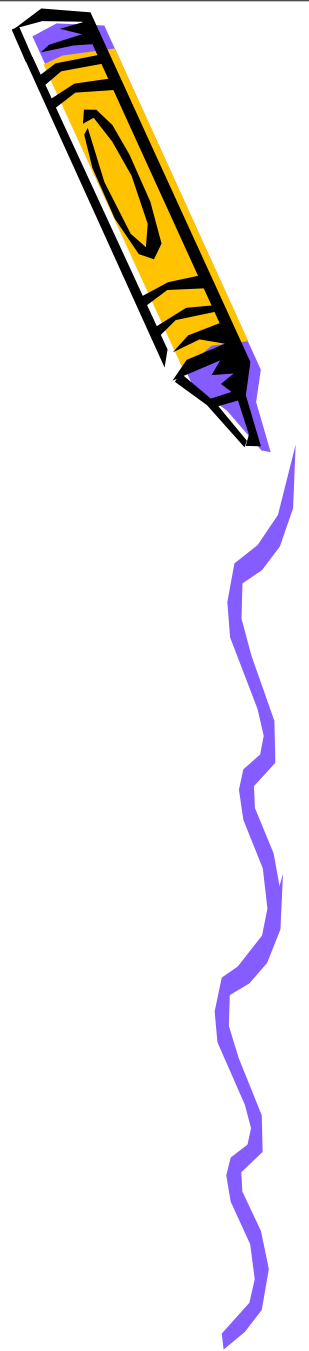




Stakeholder Benefits

- Impact fees - conflicting issues
 - With significant economic downturn, the large increase of the re-calculated impact fees likely 'prices out' a majority of the approved projects
 - School districts balance their CFP needs with impact fee revenue
 - Are there any interim measures available to ameliorate these conflicting issues?



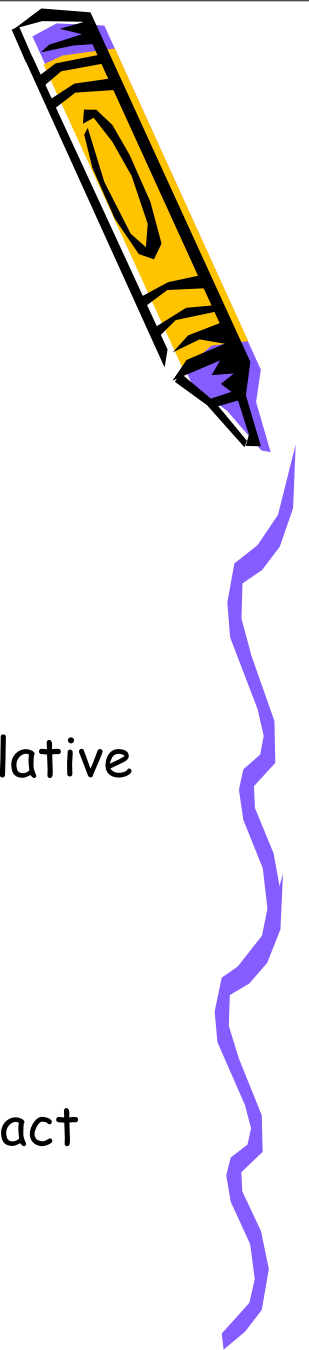


Stakeholder Benefits

- Impact fees - interim measure
 - Stakeholder meeting in spring of 2009
 - Middle ground sought by all parties
 - Temporary resolution for 2009 to pay full (increased) impact fee in two installments
 - 'Original' amount at time of building permit
 - Increase amount at time of closing (similar to payment of REET)
 - Covenant and agreement to pay SIF



Clark County Schools Advisory Committee



- Path forward
 - Early 2010 meeting
 - Re-visit purpose of committee
 - Sponsor forum for all local government and legislative representation on state funding limitations
 - Discuss possible legislative role
 - State funding limitations
 - Seek possible replacement revenue in lieu of impact fees (?)





Relevant Web Links:

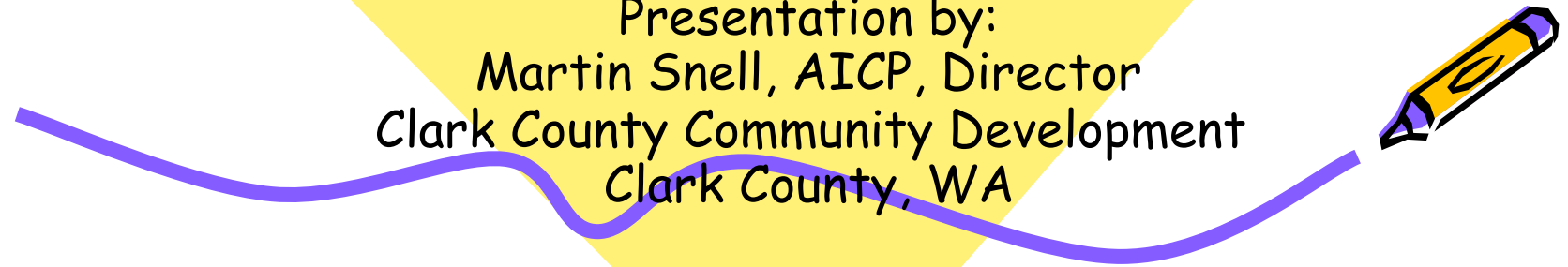
Clark County Comprehensive Plan

www.clark.wa.gov/longrangeplan/review/adopted2007.html

Quality Schools Task Force Report

www.commerce.wa.gov/site/1005/default.aspx

Presentation by:
Martin Snell, AICP, Director
Clark County Community Development
Clark County, WA





Bremerton Community School of the Future

The Co-Location Project Study

APA Conference November 13, 2009

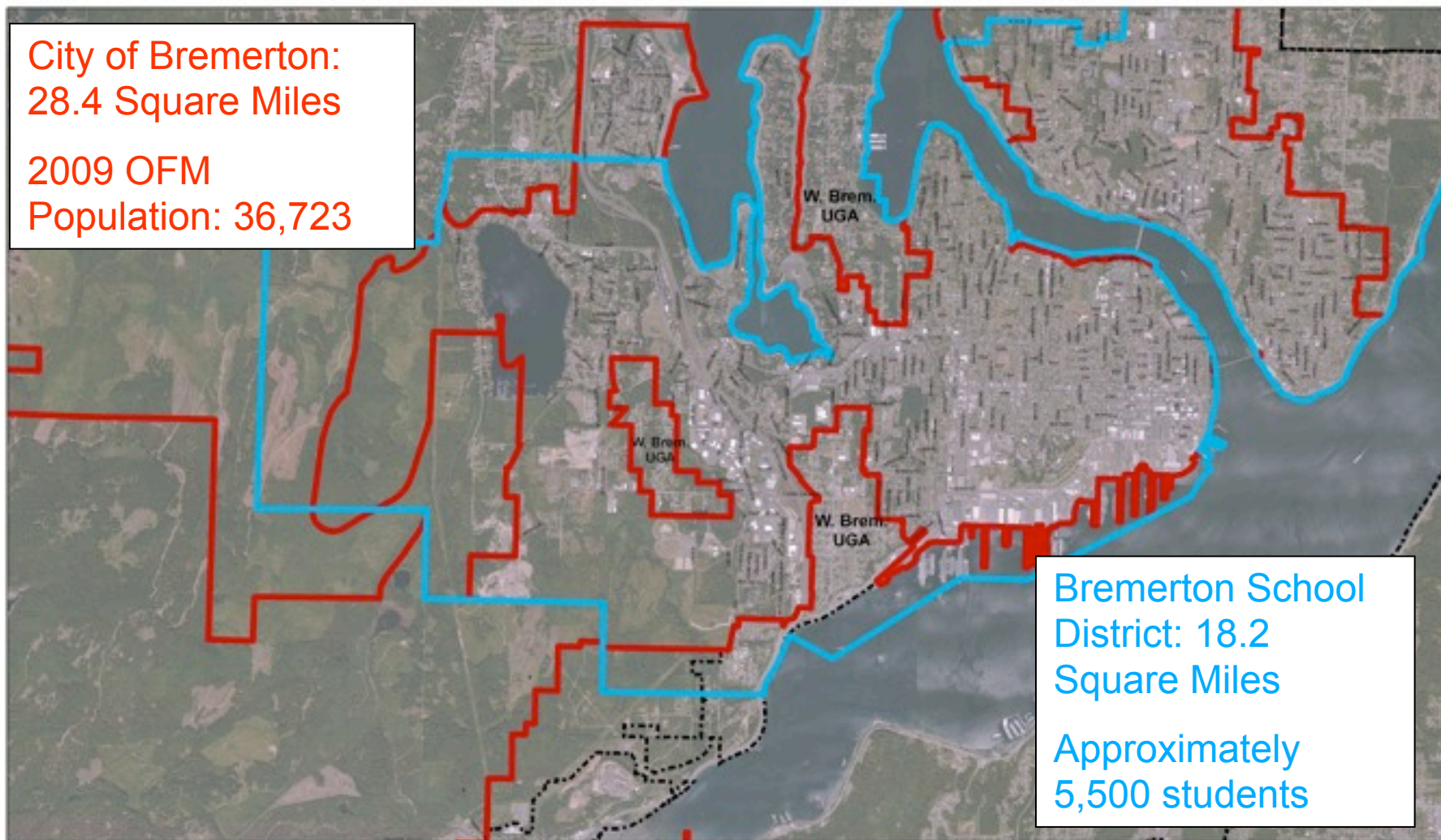
Andrea L. Spencer, AICP
Director of Community Development



City of Bremerton & Bremerton School District

City of Bremerton:
28.4 Square Miles

2009 OFM
Population: 36,723



Bremerton School
District: 18.2
Square Miles

Approximately
5,500 students



2006 Headlines

2006 Headlines

Kitsap Sun

City, School District Weigh Property Swap

*A Portion of NAD Soroptimist Park is
eyed for the site of a new middle
School.*

2006 Headlines

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City, School District Weigh Property Swap

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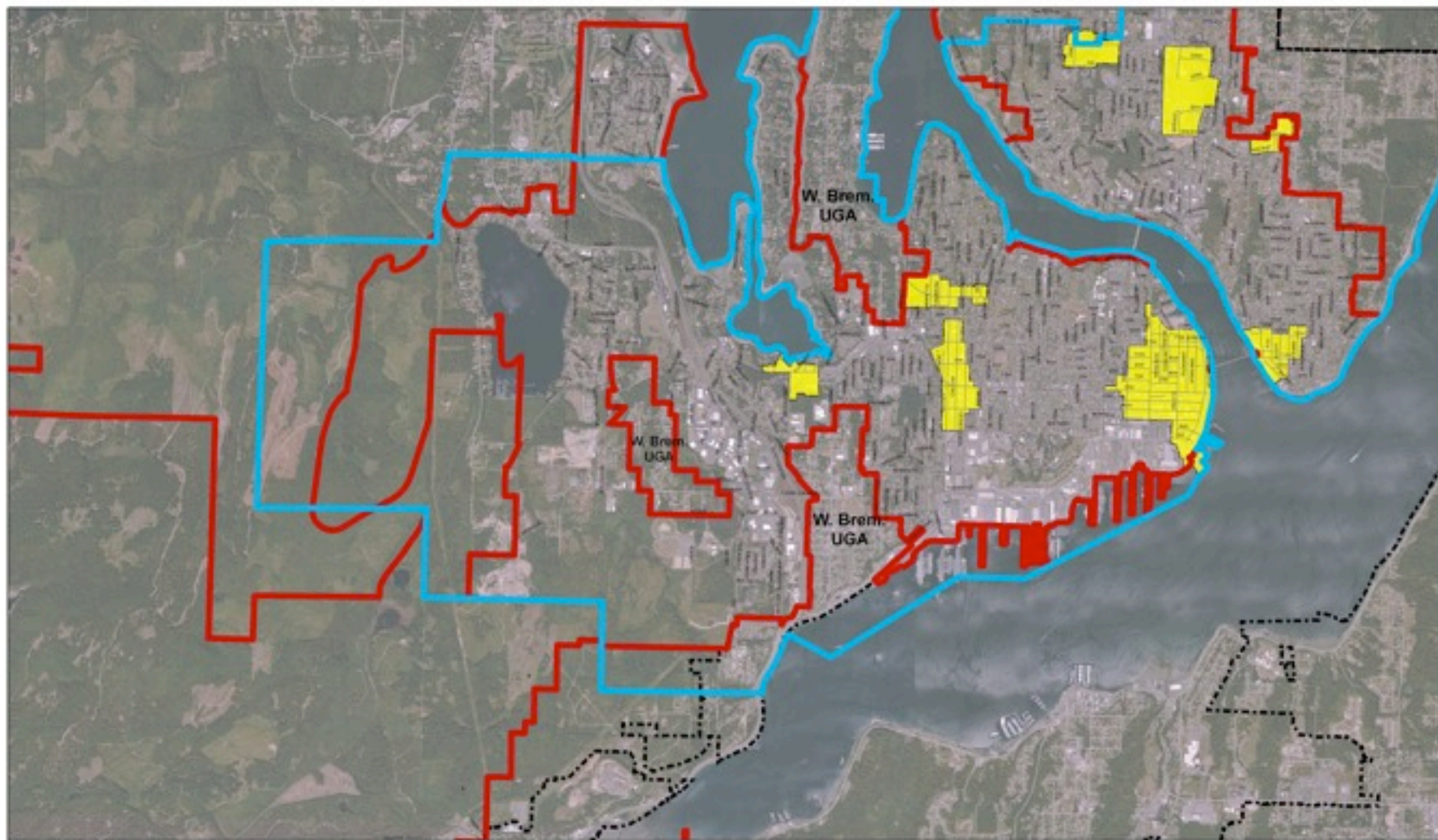
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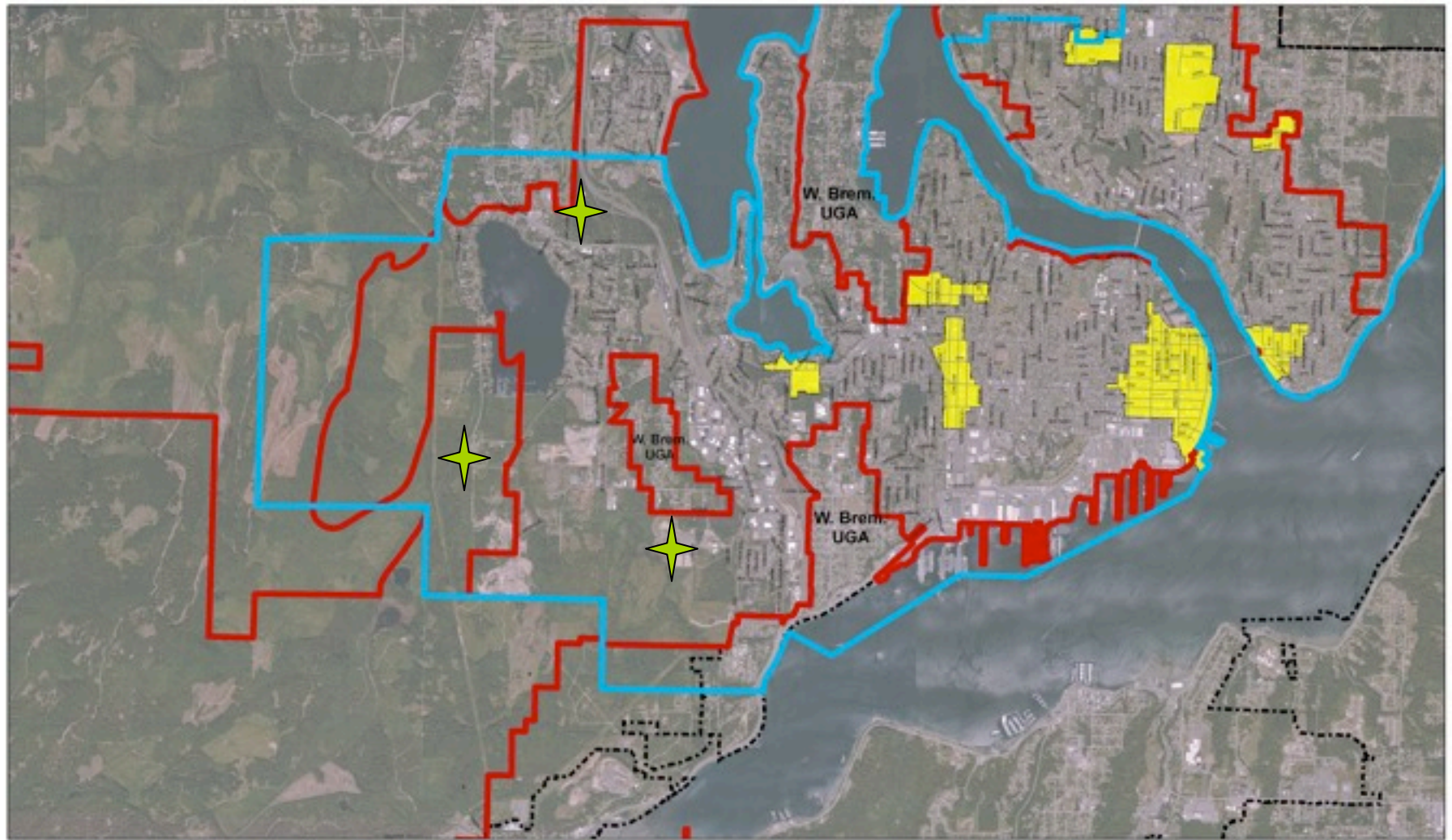
Kitsap Sun

Bremerton Mayor Stops Talks of Park-Schools- Parks Swap _____ _____ _____

Bremerton City Centers



Bremerton City Centers





2006 - Summit on School Siting



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- Recommendations:



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 - Develop, in coordination with local governments, interagency agreements to identify roles, responsibilities, and communication protocols for school planning.

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- Recommendations:
 - Develop, in coordination with local governments, interagency agreements to identify roles, responsibilities, and communication protocols for school planning.
 - Create and communicate a shared vision about the provisions of schools.
 - Plan long-term for conversion of schools in collaboration with local governments (may include conversions to other uses & joint uses)

2007 Grant Opportunity



- City of Bremerton teamed with Bremerton School District to propose a coordination study for the future needs of the community.
- In October 2007 the project was awarded \$125,000 from CTED.
- Grant used for professional services agreement.

Use of “Key Communicators”

NAC Architecture worked with City Staff and District representatives to select “Key Communicators” who will best share and publicize information.

The representatives included members from the Navy, local Boys and Girls Club, Kitsap YMCA, Bremerton Urban Gardeners (BUGS), Rotary, etc...



Workshops

- **Workshop 1**
 - Established the reasons and goals of a co-located facility.
- **Workshop 2**
 - Identify best uses for co-location with a middle school and explored the challenges and opportunities of co-location.
- **Workshop 3**
 - Identifying the configuration of a co-located facility and the desirable characteristics for its location.
- **Workshop 4**
 - Examined costs for urban and suburban options and studied how the areas of a facility might be shared.



Workshop 1: Goals and Reasons

What Should The Project Goals Be?



Workshop 1: Goals and Reasons

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- Create community pride – continue revitalization, continue to change perception of Bremerton and School District; appealing to students and community

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- Be consistent with city comprehensive plan for a vibrant Bremerton: Part of a neighborhood center, make building location visible/public/central

Workshop 1: Goals and Reasons

What Should The Project Goals Be?

- Create community pride – continue revitalization, continue to change perception of Bremerton and School District; appealing to students and community
- Be consistent with city comprehensive plan for a vibrant Bremerton: Part of a neighborhood center, make building location visible/public/central
- Improve academic environment: services/resources that support students and families and make great schools



Workshop 1: Goals and Reasons

Why is Co-Location a Good Idea?



Workshop 1: Goals and Reasons

Why is Co-Location a Good Idea?

- Efficient Use of Resources

Workshop 1: Goals and Reasons

Why is Co-Location a Good Idea?

- Efficient Use of Resources
- Synergy of different services working together:
 - Enhances neighborhood, creates a hub, internal networking and sharing of knowledge, bring different groups together.

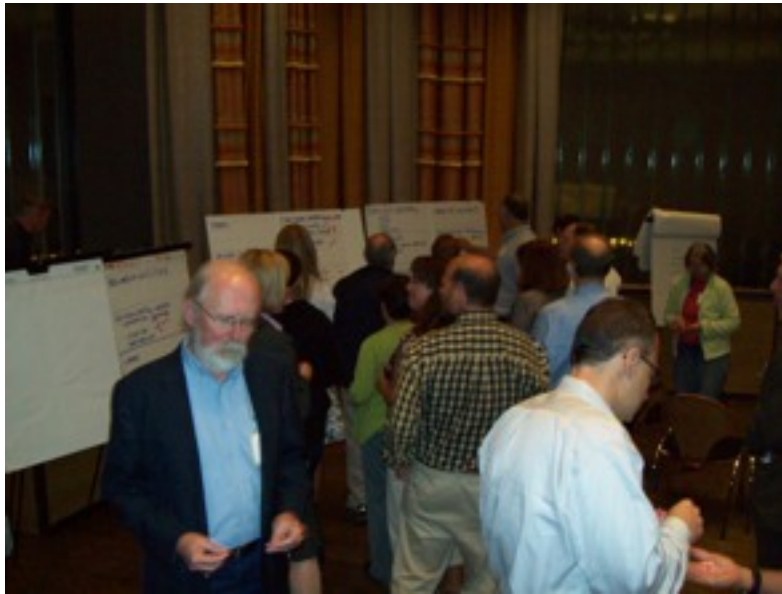
Workshop 1: Goals and Reasons

Why is Co-Location a Good Idea?

- Efficient Use of Resources
- Synergy of different services working together:
 - Enhances neighborhood, creates a hub, internal networking and sharing of knowledge, bring different groups together.
- 360 Service for students – meets multiple student needs, helps middle school students with choice making

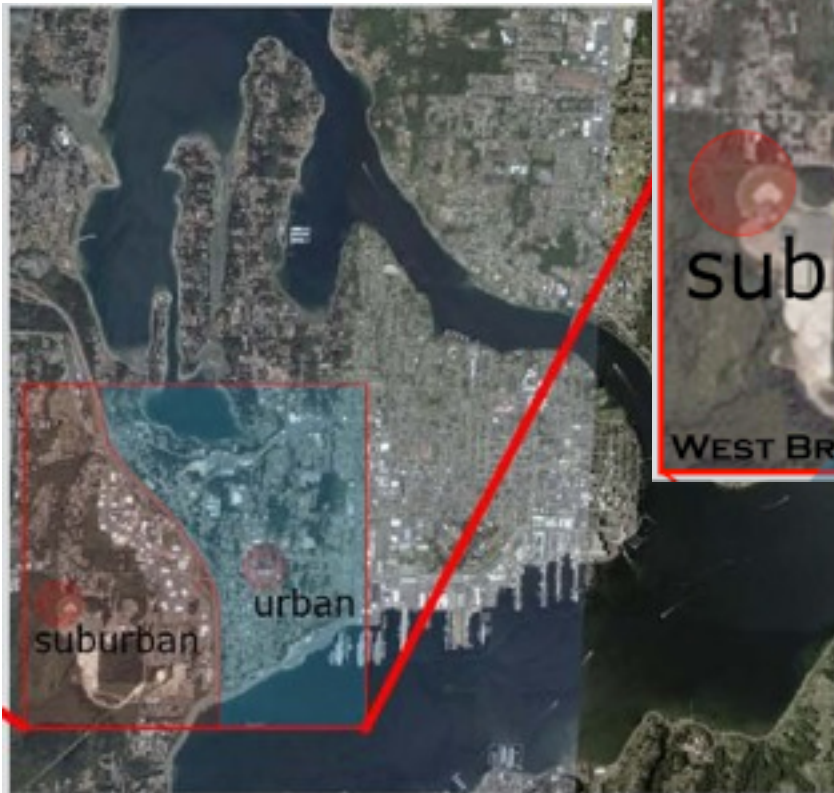
Workshop 2: Program Elements

What Should Be Co-Located with School?



- Teen Center / Boys & Girls Club
- Daycare/Afterschool Care / Early Childcare / Early Learning Center
- Senior Center
- Environmental Center
- Family/Social Services

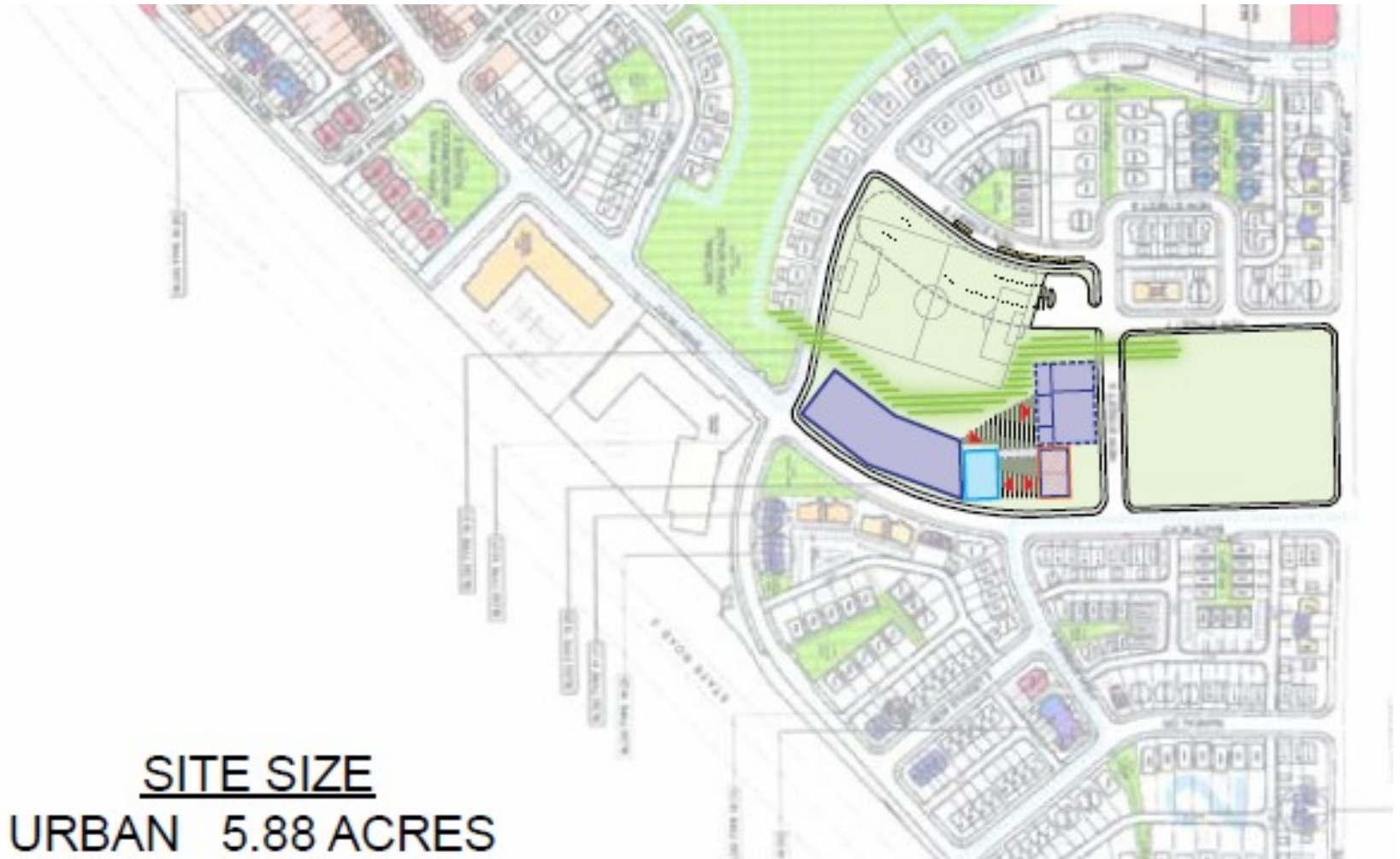
Workshop 3: Urban/Suburban Considerations



Workshop 3: Urban Option A



Workshop 3: Urban Option B



Workshop 3: Rural Option



Workshop 3: Urban/Suburban Considerations

Project Most Likely to have Community Support:



- Urban options A & B meet all project goals
- Suburban option does not meet project goals
- Community support greater for urban options
- Like the suburban due to access to fields and outdoors



Workshop 4: Cost Modeling



Workshop 4: Cost Modeling



Workshop 4: Cost Modeling

- **Urban:** Approximate cost – excluding land acquisition - **\$57.5 Million**



Workshop 4: Cost Modeling

- **Urban:** Approximate cost – excluding land acquisition - **\$57.5 Million**

Workshop 4: Cost Modeling

- **Urban:** Approximate cost – excluding land acquisition - **\$57.5 Million**
- **Suburban:** Approximate cost – excluding land acquisition - **\$ 58.6 Million**

Project Findings and Conclusion

There are significant benefits to developing a middle school with a community activity center including:

- Efficient use of resources
- Synergy of services working together
- Neighborhood enhancement
- Meets multiple student needs
- Positive public perception
- Invigorates west side of Bremerton

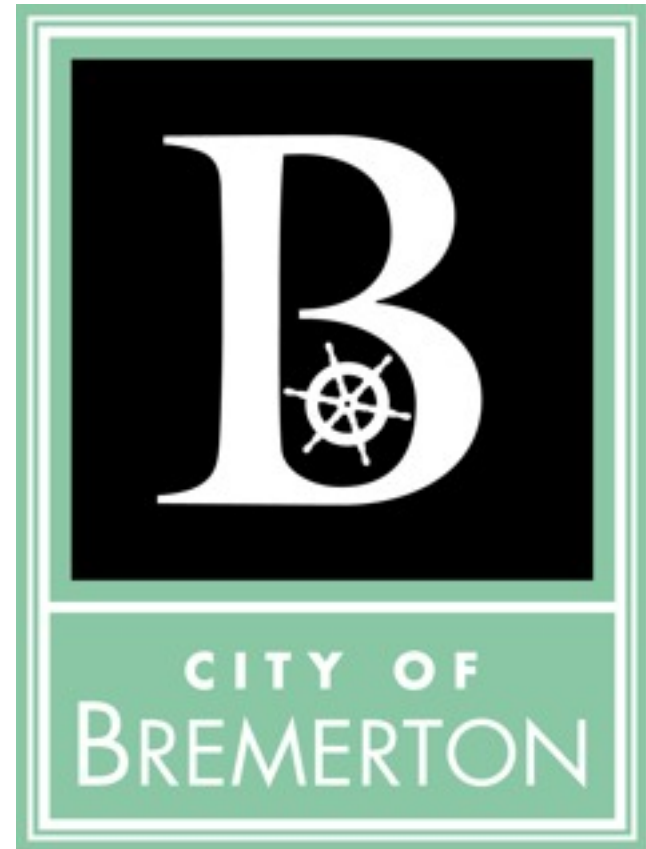
Project Findings and Conclusion

A co-located facility should be located on the east side of Highway 3 on a more urban site because:

- Facility will be more integrated into a neighborhood
- Less need for busing or cars, less environmental impact
- Greater potential for community use
- Urban location best meets established goals



School District and City Adoption





School District and City Adoption

Download the detailed final report at:

<http://www.ci.bremerton.wa.us/display.php?id=1054>