

Adequate School Facilities Ordinance

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Agenda

- ASFO Overview
 - What is it?
 - Why it's needed?
 - How will it work?
 - What are the benefits for municipalities?
- Key policy directives
 - ASFO
 - ASF interlocal agreement
- Next Steps

ASFO Defined – Requirement That:

- Adequate school facilities
- Are available
- At adopted levels of service
- When demands for those facilities are created

Purposes of ASFO

- Coordinate development decisions with availability of adequate school facilities to:
 - Avoid overcrowding of schools
 - Allow development to proceed where a moratorium might otherwise be invoked
 - Protect one of the most significant quality of life components

ASFO Application

- Cities/County review development applications (preliminary plats, site plans, rezonings & plan amendments)
- Demands compared to available capacity
- If insufficient capacity, then development waits or mitigates deficiency
- Mitigation may include:
 - Land, money, structures
 - Phasing of development

ASFO Benefits for Local Govt's

- School Quality
- School Location Criteria
- School Development Review Process and Improvement Standards

ASFO Limitations

- Is a surge protector
- Can not stop growth, can merely provide window and/or resources to catch up
- Does not guarantee lack of over-crowding
- Should not be used to induce sprawl or discourage infill
- Will require development monitoring and review coordination

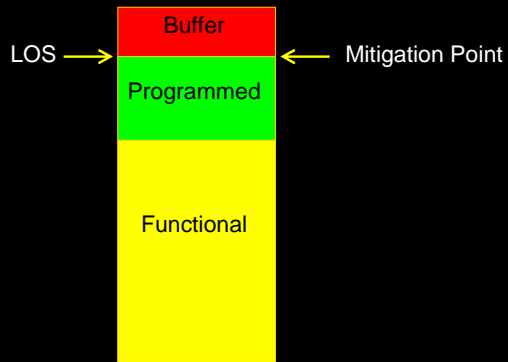
Status Report

- Synthesis report is largely complete
- Need to:
 - Complete ASFO
 - Complete draft agreements
 - Establish monitoring system

Policy Recommendations

1. Pipeline development – deduct two years of approved, but un-built demand from capacity
2. Service areas – use attendance zones, but consider capacity from abutting areas
3. Portables – do not count them as permanent capacity; they should be used as buffers during capacity expansion periods
4. Capacity determination – reported by each school district annually, considering classrooms, core capacity and programmatic adjustments

Measuring Capacity



Measuring Demand

Proposed – students from proposed development

Approved – students from existing platted lots & other entitled development

Existing – enrolled students from existing development



More Policy Recommendations

5. Capacity determination – include existing schools and those scheduled to be opened within two years
6. De-minimis – exempt family subdivisions from the test, but track demand
7. Timing of adequacy determination
 - > Sketch plat
 - > Site plan
 - > Concept PD approval
 - > Rezoning & plan amendment

More Policy Recommendations

- 8. Timing of mitigation
 - Final plat
 - Site plan approval
 - Final PD approval
- 9. Acceptance of mitigation – school districts, but with appeals to local governments
- 10. Mitigation
 - Reduce demand
 - Increase capacity (some combination of land, school facilities and cash)
 - Wait for capacity (5 year CIP)

Interlocal Agreement

- Coordination
 - Quarterly data sharing
 - Annual joint meetings
- Population Projections
 - Start with School District projections
 - Reconcile w/in one year using above meetings
- Colocation procedures?

ILA - Planning Process

- School facility survey updated annually before joint meeting
- Educational facilities plan
 - Includes 5-year projections
 - When updated
 - How much public review
 - Local government review/comment

ILA – Public School Facilities Element

- Would provide stable statement of public policy
- Would support local governments if challenged

ILA – School Siting Procedures

- Facility Locations
- Review Factors
- Review/Approval Process
- Site Design

ILA – ASFO Implementation

- Amendments to Key Components
- Land Development Regulations
- Level of Service Standards
- Service areas
- Demand monitoring
- Applicability
- Adequacy determination
- Mitigation

ILA – Administration

- Implementation and Amendments
- Termination
- Applicability

ASFO Outline

- Purposes
- Applicability
- Definitions
- Minimum LOS
- Procedures
 - Timing of review
 - Facilities assessment
 - Mitigation
 - Development agreements
 - Review and approval
 - Vested rights determination
