Attachment G

Six-Year Capital Facilities Plan
2025-2030

Kirkland Middle School Addition

Board Adopted: June 23, 2025

Lake Washington School District #414

Serving Redmond, Kirkland, Sammamish, and King County, Washington

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Lake Washington School District's Six-Year Capital Facilities Plan 2025-2030

For information about this plan, call the district Support Services Center (425.936.1102)

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I. Executive Summary

This Six-Year Capital Facilities Plan (the plan) has been prepared by the Lake Washington School District (the district). It is the organization's primary facility planning document in compliance with the requirements of the State of Washington's Growth Management Act and King County Code 21A.43. It is also used as a basis for requesting the collection of school impact fees. This plan was prepared using data available in the spring of 2025.

King County was the first jurisdiction in the State of Washington to adopt a Growth Management Act school impact fee ordinance in 1991 (with fee collection first becoming effective in 1992). The King County Council adopted the ordinance, including the school impact fee formula, following a stakeholder process that included representatives from school districts and the development community. The adopted formula requires that the calculated fee be reduced by fifty percent. This discount factor was negotiated as a part of the stakeholder process. Most cities in King County (and in other areas) adopted the King County school impact fee formula, including the discount factor, in whole as a part of their school impact fee ordinances.

In order for school impact fees to be collected in the unincorporated areas of King County, the King County Council must adopt this plan. The cities of Redmond, Kirkland and Sammamish have each adopted a school impact fee policy and ordinance similar to the King County model.

Pursuant to the requirements of the Growth Management Act and the local implementing ordinances, this plan will be updated on an annual basis with any changes in the fee schedule adjusted accordingly. See *Appendix B* for the current single-family calculation and *Appendix C* for the current multi-family calculation.

The district's plan establishes a standard of service in order to ascertain current and future capacity. This plan reflects the current student/teacher standard of service ratio and service model for other special programs. Future state funding decisions could have an additional impact on class sizes and facility needs.

I. Executive Summary *(continued)*

While the State Superintendent of Public Instruction establishes square foot guidelines for funding, those guidelines do not account for the local program needs in the district. The Growth Management Act and King County Code 21A.43 authorize the district to determine a standard of service based on the district's specific needs.

The district's current standard provides the following (see *Section III* for specific information):

Grade Level	Target Teacher-Student Ratio
K-1	20 Students
2-3	23 Students
4-5	27 Students
6-8	30 Students
9-12	32 Students

School capacity is based on the district standard of service and the existing inventory of available classrooms, including both permanent and relocatable (portable) classrooms. As shown in *Appendix A1* and *A2*, the district's overall total capacity is 39,841. The total net available capacity is 35,026 including net permanent capacity of 31,230 and 3,796 in relocatables. Student headcount enrollment related to this capacity as of October 1, 2024 was 29,955. Total enrollment which includes Skill center and contractual students was 30,654 (Table 1).

Pre-pandemic, the Lake Washington School District had been the fastest growing school district in King County and one of the fastest growing school district in the state. In the five years from 2014 to 2019, the district went from being the sixth largest school district to the secondary largest district in the state. Enrollment growth resulted in overcrowding in many district schools.

Since the pandemic, the district enrollment has declined by 446 students or 1.4% over 5 years. The majority of this loss is at our elementary level due to declining births and kindergarten enrollment. A six-year enrollment

I. Executive Summary *(continued)*

projection, as required for this plan, is shown in *Table 1*. During the six-year window from 2025 to 2030 K-12 enrollment is projected to decrease by 1,757 students to a total of 28,897.

In December 2014, a Long-Term Facilities Planning Task Force, comprised of community members and representatives from each of the district's schools, was convened to develop recommendations on long-term facilities planning. From December 2014 to October 2015, this Task Force and a smaller Working Subcommittee met 20 times to learn about and have detailed discussions on topics ranging from construction costs to classroom space usage to facilities funding. In November 2015, the Board of Directors accepted the recommendations of the Task Force.

The recommendations provide a 15-year framework to address growing enrollment, provide needed space to reduce class size and reduce the reliance on relocatables. The recommendations prioritize building new schools and enlarging aging schools to address capacity needs. These recommendations resulted in passage of a bond measure in April 2016 which provided funding for eight construction projects.

In April 2019, voters approved a six-year Capital Construction Levy measure which incorporated the following critical capacity projects:

- A 20-classroom addition to Lake Washington High School
- An eight-classroom addition to Franklin Elementary School
- An eight-classroom addition to Rose Hill Elementary School
- A four-classroom addition to Twain Elementary School
- A four-classroom addition to Carson Elementary School

Given that the Long-Term Facilities Planning Task Force recommendations were based on assumptions from 2014 and enrollment and growth patterns continue to change, the district formed a new Facilities Advisory Committee (FAC) in November 2019 to review and update the 2014 Task Force Recommendations. The FAC made recommendations for future facility planning informed by enrollment trends, community expectations and district programs. The facility strategy aligned with the district's strategic plan and made recommendations to accommodate our rapid

I. Executive Summary *(continued)*

enrollment growth and to continue providing quality learning environments. In January 2021, the FAC provided its recommendations to the board. These recommendations include the following projects to increase permanent capacity by approximately 4,600 through 2030:

- Rebuild or expand Kamiakin Middle School
- Rebuild and enlarge Alcott Elementary School
- A new Choice high school in Redmond/Eastlake Area
- A new Elementary school in the Lake Washington Area
- Build Elementary Capacity in the Redmond Area
- Refurbish Juanita High School Field House/Pool
- Rebuild or expand Evergreen Middle School
- Rebuild and enlarge Smith Elementary school
- Rebuild and enlarge Rockwell Elementary school
- A new Choice high school in Lake Washington Area
- An addition of 8 classrooms at Kirkland Middle School
- A potential addition of 14 classrooms at Redmond High School
- New Early Learning Centers in Juanita and Lake Washington Areas

The Superintendent and School Board considered these recommendations while planning for future ballot measures to fund construction and developed a Building Excellence Plan for construction needs through 2030.

In February 2022, voters approved step one in the Building Excellence Plan, a six-year-year Capital Construction Levy measure. This Levy provides critical classroom capacity at the elementary, middle, and high school levels:

- An addition at Finn Hill Middle School
- An addition at Kirkland Middle School
- An addition at Redmond Middle School
- A new elementary school on the Redmond Elementary School Campus (repurposed – see below)
- Additional high school capacity – eastside area (repurposed – see below
- Additional high school capacity – westside area (see below)
- Acquisition of property for future schools

I. Executive Summary *(continued)*

Given changes in enrollment projections, the District repurposed 2022 Levy project funds in April 2023 and April 2024 to address capacity and aging facilities. Funds originally planned to build a new elementary school on the Redmond Elementary School campus were repurposed to remodel or rebuild and enlarge Rockwell Elementary School. Funds originally planned to build additional high school capacity on the eastside of the District at Site #59 in Sammamish were repurposed for Additions at Eastlake High School and Redmond High School. Additionally, the District decided to rebuild and enlarge Emerson High School to provide the additional high school capacity on the westside of the District.

In November 2024, voters approved step two in the Building Excellence Plan, a six-year-year Capital Construction Levy measure. This Levy addresses aging facilities and provides additional classroom capacity at the elementary and middle school levels:

- Rebuild and enlarge Alcott Elementary School
- Rebuild and enlarge Smith Elementary School
- Rebuild and enlarge Kamiakin Middle School
- Rebuild and enlarge Evergreen Middle School
- Upgrade of the Fieldhouse and Community Pool at Juanita High School

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2025 through 2030. The financing components reflect secured funding.

II. Six-Year Enrollment Projection and Long-Term Planning

Six-Year Enrollment Projection

The district experienced an actual enrollment gain of 43 students in 2024. The district prepares a long-term enrollment projection to assess facility capacity needs. The six-year projection, as required for this plan, is shown in *Table 1*. During the six-year window from the 2025 school year through 2030, K-12 enrollment is projected to decrease by 1,757 students or 5.7%.

Student enrollment projections have been developed using two methods: (1) *cohort survival* – which applies historical enrollment trends to the classes of existing students progressing through the system; and (2) *development tracking* – which projects students anticipated from new development. The cohort survival method was used to determine base enrollments. Development tracking uses information on known and anticipated housing development. This method allows the district to more accurately project student enrollment resulting of new development by school attendance area.

Cohort Survival

Live birth data within the Lake Washington School District boundary is used to predict future kindergarten enrollment. Actual live births through 2023 are used to project kindergarten enrollment through the 2028-2029 school year. After 2029, the number of live births is based on projections. Historical data is used to estimate the future number of kindergarten students that will generate from births. For other grade levels, cohort survival trends compare students in a particular grade in one year to the same group of students in prior years. From this analysis a cohort survival trend is determined. This trend shows if the cohort of students is increasing or decreasing in size. This historical trend can then be applied to predict future enrollment.

II. Six-Year Enrollment Projection and Long-Term Planning *(continued)*

Development Tracking

In order to ensure the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking of data of 54 known new housing developments within the district. This information is obtained from the cities and county and provides the foundation for a database of known future developments, as well as city and county housing growth targets. This assures the district's plan is consistent with the comprehensive plans of the local permitting jurisdictions. Contact is made with each developer annually to determine the number of homes to be built and the anticipated development schedule.

Student Generation Rates

Developments built within the district that are near completion, or have been completed, within the last five years are typically used to forecast the number of students generated by new development. The district updates these figures in each plan update. The 2025 district wide statistics show that each new single-family home currently generates a 0.346 elementary student, 0.196 middle school student, and 0.175 senior high student, for a total of 0.717 school-age child per single family home (see *Appendix B*). New multi-family housing units generate an average of 0.041 elementary student, 0.017 middle school student, and 0.017senior high student for a total of 0.075 school age child per multi-family home. These student generation factors (see *Appendix D*) are used to forecast the number of students expected from the new developments that are planned over the next six years.

Enrollment Projection Scenarios

The district works with Flo Analytics, an outside planning, GIS and data analytic consulting firm, to review enrollment trends and demographics, provide land use and development mapping and to prepare 10-year enrollment forecast. Flo Analytics 6-year enrollment projections along with a 10-year high, medium, and low projection are shown in *Table 1* and *Table 1A*. Given pre-pandemic trends there is still the potential for the district to have an increase in enrollment depending upon future land use decisions, housing, and labor market changes, etc. The district will monitor these matters and include updated information in future updates to the plan.

III. Current District "Standard of Service"

King County Code 21A.06 refers to a "standard of service" that each school district must establish in order to ascertain its overall capacity. The standard of service identifies the program year, the class size, the number of classrooms, students and programs of special need, and other factors determined by the district, which would best serve the student population. Relocatables (i.e. portable classroom units) may be included in the capacity calculation using the same standards of service as permanent facilities.

The standard of service outlined below reflects only those programs and educational opportunities provided to students that directly affect the capacity of the school buildings. The special programs listed below require classroom space and as a result reduce the total permanent capacity of the buildings that house them. Newer buildings have been constructed to accommodate some of these programs. Older buildings require additional reduction of capacity to accommodate these programs. At both the elementary and secondary levels, the district considers the ability of students to attend neighborhood schools to be a component of the standard of service.

Standard of Service for Elementary Students

School capacity at elementary schools is calculated on an average class size in grades K-5 of 23; based on the following student/teacher staffing ratios:

- Grades K - 1 @ 20:1
- Grades 2 - 3 @ 23:1
- Grades 4 - 5 @ 27:1

III. Current District "Standard of Service" *(continued)*

The elementary standard of service includes spaces to accommodate:

- Music instruction provided in a separate classroom
- Art/Science rooms in modernized schools
- Resource rooms to serve students in:
    - Safety Net / Remedial programs
    - Special Education programs
    - English Language Learners (ELL)
- Special Education for students with disabilities which may be served in a self-contained classroom
- Gifted education
- Special Education, Head Start and Ready Start Preschool

Standard of Service for Secondary Students

School capacity at secondary school is based on the following class size provisions:

- Class size for grades 6-8 should not exceed 30 students
- Class size for grades 9-12 should not exceed 32 students

In the secondary standard of service model:

- Special Education for students with disabilities may be provided in a self-contained classroom

Identified students will also be provided other special educational opportunities in classrooms designated as follows:

- Resource rooms
- English Language Learners (ELL)

Room Utilization at Secondary Schools

It is not possible to achieve 100% utilization of regular teaching stations at secondary schools due to scheduling conflicts for student programs, the

III. Current District "Standard of Service" *(continued)*

need for specialized rooms for certain programs, and the need for teachers to have a workspace during their planning periods.

The district has determined a standard utilization rate of 70% for non-rebuilt secondary schools. For secondary schools that have been rebuilt, rebuilt and enlarged, or have been remodeled to accommodate teacher planning spaces, the standard utilization rate is 83%.

IV. Inventory and Evaluation of Current Facilities

As of April 2025, the district has total classrooms of 1,653, including 1,491 permanent classrooms and 162 relocatable classrooms (see *Appendix A-1).* These classrooms represent a theoretical capacity to serve 39,841 if all classrooms were only used as general classroom spaces. However, the district's standard of service provides for the use of classrooms for certain Special Education, programs that serve students at much lower student to teacher ratios than general education classrooms..

As a result, the net capacity of these school buildings is adjusted. A total of 215 classroom spaces are used for special programs as shown in Appendix A-2. The remaining classrooms establish the net available capacity for general education purposes and represent the district's ability to house projected student enrollment based on the Standard of Service defined in *Section III, Current District Standard of Service*.

After providing space for special programs the district has a net available classroom capacity to serve 35,026 students. This includes 3,796 in relocatable (portable) capacity and 31,230 in permanent capacity of which 240 is for self-contained program capacity.

Enrollment in 2024 was 30,654 and is expected to decrease to 28,897 in 2030 (see *Table 1*)**.**

The physical condition of the district's facilities is documented in the 2021 State Study and Survey of School Facilities completed in accordance with WAC 392-341-025. As schools are modernized or replaced, the survey of school facilities is updated. That report is incorporated herein by reference.

The district also owns and operates the L.E. Scarr Resource Center (the "Resource Center") located at 16250 NE 74th Street in the Redmond Town Center. The Resource Center houses district administrative offices, board meeting facilities, teacher and staff training, community conference facilities, and direct support to families regarding programs, services and enrollment. Utilization of the Resource Center for the district's educational program purposes has increased in recent years and continues to grow. The

IV. Inventory and Evaluation of Current Facilities *(continued)*

Resource Center has some dedicated parking on-site, additional parking on the recently acquired existing gravel lot located on an adjacent parcel (Lot 11), as well as additional non-exclusive rights for limited parking in other portions of the Redmond Town Center.

The district operates the Support Services Center on district-owned property located at 15212 NE 95th Street in Redmond. The Support Services Center houses district operations for facilities, construction, maintenance, transportation, and related support services. The district's bus fleet is housed at the Support Services Center site and on adjacent Puget Sound Energy property of which the District holds a Limited-Use Operating Permit through 2034. In February of 2025, the district acquired approximately 23,000 square feet of industrial warehouse space on 3.54 acres of property next to the existing Support Services Center.

V. Six-Year Planning and Construction Plan

Enrollment projections compared to permanent capacity are shown in *Table 5.* student enrollment is anticipated to reach 28,897 by 2030. The district current inventory of existing net permanent capacity is 31,230. While projections show overall enrollment is stable and slightly decreasing over the next six years, there is still a need to address recent growth at the high school level. The district will continue to monitor elementary and middle school enrollment and include updated information in future updates to the plan.

To address existing and future capacity needs as well as maintain and enhance educational program functionality, the district contemplates using the following strategies:

- Construction of new schools
- Additions for existing schools
- Rebuilding and enlarging existing schools
- Use of relocatables as needed
- Boundary adjustments
- Property acquisition

Construction of new capacity in one area of the district could indirectly create available capacity at existing schools in other areas of the district through area specific boundary adjustments.

As urban property continues to be scarce across the district and the district competes with private parties for developable land, it will be necessary to incorporate more urban school designs into future projects. The district is working with each of our jurisdictions with an intent to ensure flexibility in requirements such as zoning, height, setbacks, parking, etc. This flexibility will allow innovative approaches to design and open space. Additionally, the district continues to explore public/private partnerships to provide space for student learning and educational programming needs.

V. Six-Year Planning and Construction Plan *(continued)*

Use of Relocatables

Relocatables were added at various locations to accommodate growth and help relieve capacity issues. The table below shows portables that were added since 2017:

School	Year Installed	Location	Number
Lakeview ES	2018	Kirkland	2
Muir ES	2018	Kirkland	2
Rose Hill ES	2018	Kirkland	2
Twain ES	2018	Kirkland	3
Rush ES	2018	Kirkland	1
Kirkland MS*	2020	Kirkland	2
Rose Hill MS*	2020	Redmond	6
Inglewood MS*	2020	Sammamish	2
Sandburg ES	2020	Kirkland	1
Bell ES	2020	Kirkland	3
Frost ES	2020	Kirkland	3
Thoreau ES	2020	Kirkland	3

* Portables moved from Lake Washington High School

V. Six-Year Planning and Construction Plan *(continued)*

Construction of New Schools/Additions/Rebuilding and Enlarging

The table below shows construction projects funded from the April 2016 Capital Construction Bond:

Facility	Completion Date	Location	Added Capacity
Replace Explorer ES	Fall 2017	King County	-
Clara Barton ES (New)	Fall 2018	Redmond	690
Ella Baker ES (New)	Fall 2018	King County	690
Rebuild & Enlarge Kirk ES*	Fall 2019	Kirkland	299
Rebuild & Enlarge Mead ES*	Fall 2019	Sammamish	230
Timberline MS (New)	Fall 2019	King County	896
Rebuild & Enlarge Juanita HS*	Phase 1 – Fall 2019 Phase 2 – Fall 2020	Kirkland	504
Remodel Old Redmond Schoolhouse for Preschool	Fall 2020	Redmond	-

*The projects noted above were eligible and received State Construction Assistance.

A bond measure presented to voters in February 2018 did not receive a sufficient majority to pass and included the following projects:

- New Elementary School (West Side of District)
- Lake Washington HS Addition (Kirkland)
- Rebuild & Enlarge Alcott ES (King County)
- Rebuild & Enlarge Kamiakin MS (Kirkland)
- New Eastside Choice HS (Sammamish)
- Land Purchases for New Schools

V. Six-Year Planning and Construction Plan *(continued)*

The table below shows construction projects funded from the April 2019 Capital Construction Levy:

Facility	Completion Date	Location	Added Capacity
Lake Washington HS Addition (20 classrooms)*	Fall 2020	Kirkland	500
Franklin ES Addition (8 classrooms)	Fall 2021	Kirkland	184
Rose Hill ES Addition (8 classrooms)	Fall 2021	Kirkland	184
Twain ES Addition (4 classrooms)	Fall 2021	Kirkland	92
Carson ES Addition (4 classrooms)	Fall 2022	Sammamish	92

*Indicates project was eligible and received State Construction Assistance.

In February 2022, voters approved step one in the **Building Excellence Plan,** a six-year-year Capital Construction Levy measure. This Levy provides critical classroom capacity at the elementary, middle, and high school levels. The district has funding to construct the following projects within the period of this plan:

Project	Completion Date	Location	Added Capacity
Redmond MS Addition (8 classrooms)	Fall 2024	Redmond	200
Kirkland MS Addition (8 classrooms)	Fall 2024	Kirkland	200
Finn Hill MS Addition (8 classrooms)	Fall 2024	Kirkland	200
Rebuild and Enlarge Rockwell ES*	Fall 2026	Redmond	252
Eastlake HS Addition*	Fall 2026	Sammamish	300
Redmond HS Addition*	Fall 2026	Redmond	300
Remodel or Rebuild and Enlarge Emerson HS*	Fall 2027	Kirkland	166
Acquisition of property	TBD	TBD	

*Indicates projects eligible for State Construction Assistance.

V. Six-Year Planning and Construction Plan *(continued)*

In November 2024, voters approved step two in the **Building Excellence Plan**, a six-year-year Capital Construction Levy measure. This Levy provides additional classroom capacity at the elementary and middle school levels. The district has funding to construct the following projects within the period of this plan:

Project	Location	Added Capacity
Rebuild and Enlarge Alcott ES*	King County	207
Rebuild and Enlarge Kamiakin MS*	Kirkland	330
Upgrade of the Fieldhouse and Community Pool at Juanita HS*	Kirkland	NA
Rebuild and Enlarge Smith ES*	Sammamish	207
Rebuild and Enlarge Evergreen MS*	King County	104

*Indicated projects eligible for State Construction Assistance.

The district may also need to purchase and use relocatables to address capacity needs at sites able to accommodate additional relocatables.

Property Acquisition and Planning

The district has ongoing needs related to property acquisition to address needs related to existing and new school facilities, support facilities, and educational programming needs. The district recently purchased Site 44, which is planned for a future comprehensive high school, "Lot 11" which is located immediately adjacent to the Resource Center, and "Site 96" which is industrial warehouse space and vacant property next to the existing Support Services Center. The district will continue to evaluate additional site acquisition during the six-year planning period.

The *Finance Plan* in Table 6 notes potential land acquisition at an amount to be determined, which would include any future site acquisition. Future updates to this CFP will include any changes or additional information related to property acquisition and planning.

VI. Relocatable and Transitional Classrooms

The district facility inventory includes 162 relocatables (i.e. portable classroom units). Relocatables provide standard capacity and special program space as outlined in *Section III* (see *Appendix A-1*).

Relocatable classrooms have been used over the prior six-year planning timeline to address capacity needs throughout the district (details identified in *Section V: Use of Portables*).

The district's long-term plan anticipates providing new and expanded permanent facilities to serve student enrollment. When these permanent facilities are funded and completed, the district may be able to reduce the reliance on relocatables.

For a definition of relocatables and permanent facilities, see *Section 2* of *King County Code 21A.06*.

As enrollment fluctuates, relocatables provide flexibility to accommodate immediate needs and interim housing. Because of this, new school and rebuilt/enlarged school sites are planned for the potential of adding up to four relocatables to accommodate the changes in demographics. The use and need for relocatable classrooms will be balanced against program needs.

VII. Six-Year Classroom Capacities: Availability / Deficit Projection

As demonstrated in *Appendix A-2*, the district currently has permanent capacity (classroom and special education) to serve 14,147 students at the elementary level 8,107 students at the middle school level, and 8,976 students at the high school level. Current enrollment at each grade level is identified in *Appendix A-2*. Completed projects, as shown in Table 5, would result in an increased permanent capacity for 1,555 students in 2030. Relocatable facilities are being used to address capacity needs that cannot be immediately served by permanent capacity.

Differing growth patterns throughout the district may cause some communities to experience overcrowding. This is especially true in portions of the district where significant housing development has taken place. A strong residential building market, growth, and the number of developments under construction continue to increase. The continued development of north and northwest Redmond, the Sammamish Plateau, the downtown and Totem Lake areas of Kirkland, and in-fill and short plats in multiple municipalities will put additional pressure on schools in those areas.

VIII. Impact Fees and the Finance Plan

The school impact fee formula calculates a proportionate share of the costs of system improvements that are reasonably related to new development. The formula multiplies the per student costs of site acquisition and construction costs for new capacity projects by a student generation rate to identify the per dwelling unit share of the facilities that are needed to serve new growth. (The student generation rate is the average number of students generated by dwelling unit type – new single family and multi-family dwelling units.) The formula then provides a credit against the calculated costs per dwelling unit for any School Construction Assistance Program funding that the district expects to receive for a new capacity project from the State of Washington and for the estimated taxes that a new homeowner will pay toward the debt service on school construction bonds. The calculated fee (see *Appendix* B and *Appendix* C) is then discounted, as required by ordinance, by fifty percent.

For the purposes of this plan and the impact fee calculations, the actual construction cost data from recently completed projects (Peter Kirk Elementary School, Timberline Middle School, and Juanita High School all opened in 2019) have been used (see *Appendix E*). The formula includes the costs for capacity projects at the high school level as there is still a need to address recent growth at this level. The district will continue to monitor elementary and middle school enrollment and include updated information in future updates to the plan. The district has also incorporated into the school site acquisition cost the cost of land previously purchased, Site 44, that is planned to be used to construct a future comprehensive high school.

The finance plan shown on *Table 6* demonstrates how the Lake Washington School District plans to finance improvements for the years 2025 through 2030. The financing components reflect secured local funding and are based on current project approval.

IX. Appendices

Appendices A 1-2:	Calculations of Capacities for Elementary Schools, Middle Schools, and Senior High Schools
Appendix B:	Calculations of Impact Fees for Single Family Residences
Appendix C:	Calculations of Impact Fees for Multi-Family Residences
Appendix D:	Student Generation Factor Calculations
Appendix E:	Calculation Back-Up

X. Tables

Table 1, 1A: Six-Year Enrollment Projections and Ten-Year Low, Medium, High Enrollment Forecast

Table 2: Enrollment History

Table 3: Inventory and Capacities of Existing Schools

Table 4, 4A: Inventory of Undeveloped Land and District Map

Table 5: Projected Capacity to House Students

Table 6: Six-Year Finance Plan

	TOTAL ALL CLASSROOMS						
	Number of Classrooms				Capacity		
Elementary	Permanent	Relocatable	Total		Permanent	Relocatable	Total
Schools					23	23	
ALCOTT	26	12	38		598	276	874
AUDUBON	22	3	25		506	69	575
BELL	27	3	30		621	69	690
BLACKWELL	24	3	27		552	69	621
CARSON	27	4	31		621	92	713
CLARA BARTON	34	0	34		782	0	782
COMMUNITY	3	0	3		69	0	69
DICKINSON	23	4	27		529	92	621
DISCOVERY	3	0	3		69	0	69
EINSTEIN	24	1	25		552	23	575
ELLA BAKER	34	0	34		782	0	782
EXPLORER	4	0	4		92	0	92
FRANKLIN	31	3	34		713	69	782
FROST	24	4	28		552	92	644
JUANITA	23	0	23		529	0	529
KELLER	21	1	22		483	23	506
KIRK	34	0	34		782	0	782
LAKEVIEW	22	6	28		506	138	644
MANN	22	4	26		506	92	598
MCAULIFFE	23	7	30		529	161	690
MEAD	34	0	34		782	0	782
MUIR	23	2	25		529	46	575
REDMOND	31	8	39		713	184	897
ROCKWELL	25	5	30		575	115	690
ROSA PARKS	27	10	37		621	230	851
ROSE HILL	31	4	35		713	92	805
RUSH	28	4	32		644	92	736
SANDBURG	25	1	26		575	23	598
SMITH	26	8	34		598	184	782
THOREAU	22	3	25		506	69	575
TWAIN	30	7	37		690	161	851
WILDER	23	8	31		529	184	713
Totals	**776**	**115**	**891**		**17,848**	**2,645**	**20,493**
	Number of Classrooms				Capacity		
Middle	Permanent	Relocatable	Total	Capacity	Permanent	Relocatable	Total
Schools				Percent	(30 x Capacity %)	(30 x Capacity %)	
ENVIRONMENTAL****	5	0	5	83%	125	0	125
EVERGREEN	38	13	51	83%	946	324	1,270
FINN HILL****	36	0	36	83%	896	0	896
INGLEWOOD	54	2	56	83%	1,345	50	1,395
INTERNATIONAL ****	21	0	21	83%	523	0	523
KAMIAKIN	30	7	37	70%	630	147	777
KIRKLAND****	36	2	38	83%	896	50	946
NORTHSTAR	4	0	4	70%	84	0	84
REDMOND ****	45	7	52	83%	1,121	174	1,295
TIMBERLINE	39	0	39	83%	971	0	971
RENAISSANCE	4	0	4	70%	84	0	84
ROSE HILL ****	41	6	47	83%	1,021	149	1,170
STELLA SCHOLA	3	0	3	83%	75	0	75
Totals	**356**	**37**	**393**		**8,717**	**894**	**9,611**
	Number of Classrooms				Capacity		
Senior High	Permanent	Relocatable	Total	Capacity	Permanent	Relocatable	Total
Schools				Percent	(32 x Capacity %)	(32 x Capacity %)	
EMERSON HIGH	10	2	12	70%	224	45	269
EASTLAKE	96	0	96	83%	2,550	0	2,550
FUTURES	3	0	3	70%	67	0	67
JUANITA	74	0	74	83%	1,965	0	1,965
LAKE WASHINGTON***	79	0	79	83%	2,098	0	2,098
REDMOND ****	73	8	81	83%	1,939	212	2,151
TESLA STEM ****	24	0	24	83%	637	0	637
Totals	**359**	**10**	**369**		**9,480**	**257**	**9,737**
TOTAL DISTRICT	**1,491**	**162**	**1,653**		**36,045**	**3,796**	**39,841**
Key:							
Total Enrollment on this chart does not include Emerson K-12, contractual, and WANIC students							
Self-contained rooms have a capacity of 12							
Non-modernized secondary schools have standard capacity of 70%							
****Modernized secondary schools have standard capacity of 83%							

		SPECIAL PROGRAM CLASSROOMS USED									NET AVAILABLE CAPACITY				ENROLLMENT
		Number of Classrooms							Number of Classrooms						
Elementary	Permanent	Self	Resource	ELL	Pre-	Music	Arts/Sci	Pull-out	Net		Net Permanent	**Self Contained**	**Relocatable**	**Total**	**OCT 2024**
Schools	Classrooms	Cont.	Rooms	Rooms	School	Rooms	Rooms	Quest	Permanent	Relocatable	23	**Classroom**	23		**P-223**
ALCOTT	26	0	2	1	0	2	0	0	21	12	483	0	276	759	628
AUDUBON	22	0	2	1	0	1	1	0	17	3	391	0	69	460	433
BELL	27	0	2	1	5	1	1	0	17	3	391	0	69	460	436
BLACKWELL	24	0	2	1	0	1	0	0	20	3	460	0	69	529	482
CARSON	27	0	2	1	3	1	1	0	19	4	437	0	92	529	443
CLARA BARTON	34	0	2	1	0	1	1	0	29	0	667	0	0	667	453
COMMUNITY	3	0	0	0	0	0	0	0	3	0	69	0	0	69	70
DICKINSON	23	0	2	1	0	2	0	1	17	4	391	0	92	483	299
DISCOVERY	3	0	0	0	0	0	0	0	3	0	69	0	0	69	71
EINSTEIN	24	0	2	1	0	1	0	0	20	1	460	0	23	483	452
ELLA BAKER	34	0	2	1	0	1	1	0	29	0	667	0	0	667	405
EXPLORER	4	0	0	0	0	0	0	0	4	0	92	0	0	92	66
FRANKLIN	31	0	2	1	0	1	1	0	26	3	598	0	69	667	454
FROST	24	0	2	1	0	1	1	0	19	4	437	0	92	529	427
JUANITA	23	0	2	1	3	1	1	1	14	0	322	0	0	322	330
KELLER	21	0	2	1	0	1	1	0	16	1	368	0	23	391	302
KIRK	34	0	2	1	0	1	1	0	29	0	667	0	0	667	595
LAKEVIEW	22	0	2	1	0	1	1	0	17	6	391	0	138	529	607
MANN	22	0	2	1	0	1	1	0	17	4	391	0	92	483	391
MCAULIFFE	23	0	1	1	0	1	0	1	19	7	437	0	161	598	480
MEAD	34	0	2	1	0	1	1	0	29	0	667	0	0	667	582
MUIR	23	0	2	1	0	1	1	0	18	2	414	0	46	460	323
REDMOND	31	2	2	1	0	2	0	0	24	8	552	24	184	760	543
ROCKWELL	25	0	2	1	0	2	0	0	20	5	460	0	115	575	423
ROSA PARKS	27	0	2	1	0	2	1	1	20	10	460	0	230	690	456
ROSE HILL	31	1	2	1	0	1	1	0	25	4	575	12	92	679	571
RUSH	28	0	2	1	0	1	1	0	23	4	529	0	92	621	635
SANDBURG	25	0	2	1	1	1	1	0	19	1	437	0	23	460	376
SMITH	26	0	2	1	0	2	0	0	21	8	483	0	184	667	546
THOREAU	22	0	2	1	0	1	0	0	18	3	414	0	69	483	404
TWAIN	30	1	2	1	0	1	1	0	24	7	552	12	161	725	551
WILDER	23	0	2	1	2	1	0	1	16	8	368	0	184	552	272
Totals	**776**	**4**	**57**	**29**	**14**	**35**	**19**	**5**	**613**	**115**	**14,099**	**48**	**2,645**	**16,792**	**13,506**
		Number of Classrooms													
Middle	Permanent	Self	Resource	ELL					Net Permanent	Relocatable	Net Permanent	**Self Contained**	**Relocatable**	**Total**	**OCT 2024**
Schools	Classrooms	Cont.	Rooms	Rooms					Classrooms	Classrooms	Classrooms	**Classroom**	**Capacity**		
ENVIRONMENTAL****	5	0	0	0					5	0	125	0	0	125	143
EVERGREEN	38	2	4	1					31	13	772	24	324	1,120	767
FINN HILL****	36	1	1	1					33	0	822	12	0	834	667
INGLEWOOD	54	1	2	1					50	2	1,245	12	50	1,307	1,235
INTERNATIONAL ****	21	0	0	0					21	0	523	0	0	523	420
KAMIAKIN	30	2	1	1					26	7	546	24	147	717	575
KIRKLAND****	36	1	1	0					34	2	847	12	50	909	753
NORTHSTAR	4	0	0	0					4	0	84	0	0	84	89
REDMOND ****	45	1	0	1					43	7	1,071	12	174	1,257	1,010
TIMBERLINE	39	1	2	1					35	0	872	12	0	884	795
RENAISSANCE	4	0	0	0					4	0	84	0	0	84	86
ROSE HILL ****	41	1	2	1					37	6	921	12	149	1,082	904
STELLA SCHOLA	3	0	0	0					3	0	75	0	0	75	90
Totals	**356**	**10**	**13**	**7**					**326**	**37**	**7,987**	**120**	**894**	**9,001**	**7,534**
		Number of Classrooms													
Senior High	Permanent	Self	Resource	ELL					Net Permanent	Relocatable	Net Permanent	**Self Contained**	**Relocatable**	**Total**	**OCT 2024**
Schools	Classrooms	Cont.	Rooms	Rooms					Classrooms	Classrooms	Classrooms	**Classroom**	**Capacity**		
EMERSON HIGH	10	0	2	0					8	2	179	0	45	224	71
EASTLAKE	96	2	5	1					88	0	2,337	24	0	2,361	2,402
FUTURES	3	0	0	0					3	0	67	0	0	67	0
JUANITA	74	2	3	1					68	0	1,806	24	0	1,830	1,685
LAKE WASHINGTON***	79	1	2	1					75	0	1,992	12	0	2,004	1,955
REDMOND ****	73	1	0	1					71	8	1,886	12	212	2,110	2,194
TESLA STEM ****	24	0	0	0					24	0	637	0	0	637	608
Totals	**359**	**6**	**12**	**4**					**337**	**10**	**8,904**	**72**	**257**	**9,233**	**8,915**
TOTAL DISTRICT	**1,491**	**20**	**82**	**40**	**14**	**35**	**19**	**5**	**1,276**	**162**	**30,990**	**240**	**3,796**	**35,026**	**29,955**
Key:															
Total Enrollment on this chart does not include Emerson K-12, contractual, and WANIC students															
Self-contained rooms have a capacity of 12															
Non-modernized secondary schools have standard capacity of 70%															
****Modernized secondary schools have standard capacity of 83%															

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Single Family Residence ("SFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ SFR
Elementary	7	$0	690	$0	0.3460	$0
Middle	15	$0	900	$0	0.1960	$0
Senior	30	$1,600,000	1800	$26,667	0.1750	$4,667
					TOTAL	**$4,667**

School Construction Cost:

	Percent Permanent	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFR
Elementary	97%		690	$0	0.3460	$0
Middle	97%		900	$0	0.1960	$0
Senior	97%	$196,751,270	1800	$106,027	0.1750	$18,555
					TOTAL	**$18,555**

Temporary Facility Cost:

	Percent Temporary	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ SFR
Elementary	3%		23	$0	0.3460	$0
Middle	3%		30	$0	0.1960	$0
Senior	3%	$225,000	32	$211	0.1750	$37
					TOTAL	**$37**

State Assistance Credit Calculation:

	Const Cost Allocation	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ SFR
Elementary		90.0	28.79%	$0	0.3460	$0
Middle		108.0	28.79%	$0	0.1960	$0
Senior	375.00	130.0	28.79%	$14,035	0.1750	$2,456
					TOTAL	**$2,456**

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Single Family Residence ("SFR")

Tax Payment Credit Calculation:

Average SFR Assessed Value	$1,488,912
Current Capital Levy Rate (2025)/$1000	$0.52
Annual Tax Payment	$776.20
Years Amortized	10
Current Bond Interest Rate	4.15%
Present Value of Revenue Stream	$6,249

Impact Fee Summary for Single Family Residence:

Site Acquisition Cost	$4,667
Permanent Facility Cost	$18,555
Temporary Facility Cost	$37
State Assistance Credit	($2,456)
Tax Payment Credit	($6,249)
Sub-Total	$14,553
50% Local Share	$7,277
SFR Impact Fee	**$7,277**

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Multiple Family Residence ("MFR")

School Site Acquisition Cost:

	Facility Acreage	Cost/ Acre	Facility Size	Site Cost/ Student	Student Factor	Cost/ MFR
Elementary	7	$0	690	$0	0.0410	$0
Middle	15	$0	900	$0	0.0170	$0
Senior	30	$1,600,000	1800	$26,667	0.0170	$453
					TOTAL	**$453**

School Construction Cost:

	Percent Permanent	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFR
Elementary	97%	$0	690	$0	0.0410	$0
Middle	97%	$0	900	$0	0.0170	$0
Senior	97%	$196,751,270	1800	$106,027	0.0170	$1,802
					TOTAL	**$1,802**

Temporary Facility Cost:

	Percent Temporary	Construction Cost	Facility Size	Bldg. Cost/ Student	Student Factor	Cost/ MFR
Elementary	3%		23	$0	0.0410	$0
Middle	3%		30	$0	0.0170	$0
Senior	3%	$225,000	32	$211	0.0170	$4
					TOTAL	**$4**

State Assistance Credit Calculation:

	Const Cost Allocation	Sq. Ft./ Student	Funding Assistance	Credit/ Student	Student Factor	Cost/ MFR
Elementary	0.00	90.0	28.79%	$0	0.0410	$0
Middle	0.00	108.0	28.79%	$0	0.0170	$0
Senior	375.00	130.0	28.79%	$14,035	0.0170	$239
					TOTAL	**$239**

Estimated School Impact Fee Calculation
Based on King County Code 21.A.43

Multiple Family Residence ("MFR")

Tax Payment Credit Calculation:

Average MFR Assessed Value	$400,434
Current Capital Levy Rate (2025)/$1000	$0.52
Annual Tax Payment	$208.75
Years Amortized	10
Current Bond Interest Rate	4.15%
Present Value of Revenue Stream	$1,681

Impact Fee Summary for Multiple Family Residence:

Site Acquisition Cost	$453
Permanent Facility Cost	$1,802
Temporary Facility Cost	$4
State Assistance Credit	($239)
Tax Payment Credit	($1,681)
Sub-Total	$340
50% Local Share	$170
MFR Impact Fee	**$170**

2024 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

SINGLE FAMILY DEVELOPMENTS	CITY/ COUNTY	# PLANNED	# COMPL.	# OCCUP.	2025 STUDENTS ELEM	MIDDLE	SENIOR	TOTAL	2025 RATIO ELEM	MIDDLE	SENIOR	TOTAL
Astera	S	25	25	25	13	11	9	33	0.520	0.440	0.360	1.320
Bridgewood Estates	K	35	35	35	16	5	3	24	0.457	0.143	0.086	0.686
Canterbury Park	S	115	115	115	52	28	34	114	0.452	0.243	0.296	0.991
Encore Rose Hill	K	27	27	27	15	11	12	38	0.556	0.407	0.444	1.407
Ferncroft Community	S	13	13	13	6	2	1	9	0.462	0.154	0.077	0.692
Finn Meadows	K	10	10	10	1	0	1	2	0.100	0.000	0.100	0.200
Gabrielle's Lane	S	14	14	14	4	2	2	8	0.286	0.143	0.143	0.571
Hale / Larkin	R	20	20	20	9	2	1	12	0.450	0.100	0.050	0.600
Kensington Enclave	S	43	43	43	20	12	8	40	0.465	0.279	0.186	0.930
Kensington Lane	R	13	13	13	7	4	3	14	0.538	0.308	0.231	1.077
Monarch Lane / Monarch Ridge	KC	68	68	68	28	15	10	53	0.412	0.221	0.147	0.779
Sequoia Glen - Chablis	R	24	24	24	2	5	6	13	0.083	0.208	0.250	0.542
Silvana Heights	K	12	12	12	3	0	0	3	0.250	0.000	0.000	0.250
Stone Creek	S	35	35	35	2	0	0	2	0.057	0.000	0.000	0.057
Stratford	K	20	20	20	3	3	2	8	0.150	0.150	0.100	0.400
Stratmoor	S	21	21	21	8	5	2	15	0.381	0.238	0.095	0.714
The Bridges	K	27	27	27	1	0	0	1	0.037	0.000	0.000	0.037
Versant	R	24	24	24	5	3	3	11	0.208	0.125	0.125	0.458
Vintners Place	K	35	35	35	3	3	1	7	0.086	0.086	0.029	0.200
Woodhaven II	KC	20	20	20	10	7	7	24	0.500	0.350	0.350	1.200
TOTALS		601	601	601	208	118	105	431	0.346	0.196	0.175	0.717

2024 MITIGATION DEVELOPMENT SUMMARY
STUDENT GENERATION FACTORS
Five Year History

MULTI-FAMILY DEVELOPMENTS	CITY/ COUNTY	# OF UNITS	% OCCUP/ # COMPL.	# OCCUP.	2025 STUDENTS ELEM	2025 STUDENTS MIDDLE	2025 STUDENTS SENIOR	2025 STUDENTS TOTAL	2025 STUDENTS ELEM	2025 STUDENTS MIDDLE	2025 STUDENTS SENIOR	2025 STUDENTS TOTAL
66 Degrees Townhomes	R	17	17	17	1	0	0	1	0.059	0.000	0.000	0.059
9040 Juanita Apartments	K	12	100%	12	1	1	0	2	0.083	0.083	0.000	0.167
Aspect Apartments	K	406	94%	382	1	0	1	2	0.003	0.000	0.003	0.005
Aurea Townhomes	S	41	41	41	10	7	5	22	0.244	0.171	0.122	0.537
Avalon Redmond Campus	R	214	98%	210	10	3	2	15	0.048	0.014	0.010	0.071
Bloom - Rose Hill Apartments	K	135	95%	128	1	3	1	5	0.008	0.023	0.008	0.039
Boardwalk Apartments	K	171	90%	154	0	0	0	0	0.000	0.000	0.000	0.000
Bower Apartments	K	339	95%	322	4	1	5	10	0.012	0.003	0.016	0.031
Centre Cottage Condominiums	R	33	33	29	1	0	0	1	0.034	0.000	0.000	0.034
Crosswater Condos	K	16	16	16	4	1	0	5	0.250	0.063	0.000	0.313
Eastline Grand Apartments	R	311	62%	193	6	0	2	8	0.031	0.000	0.010	0.041
Edge Apartments	R	104	98%	102	3	0	0	3	0.029	0.000	0.000	0.029
Grata Apartments	K	125	100%	125	9	6	10	25	0.072	0.048	0.080	0.200
Horizon / Polaris at Together Center	R	280	96%	270	68	34	25	127	0.252	0.126	0.093	0.470
HUE Apartments	R	93	68%	63	1	0	1	2	0.016	0.000	0.016	0.032
Jade Residences Condominiums	K	136	136	136	1	0	1	2	0.007	0.000	0.007	0.015
North Totem Lake Apartments	K	244	97%	237	3	1	1	5	0.013	0.004	0.004	0.021
Magnolia at Moss Bay Townhomes	K	13	13	13	3	0	0	3	0.231	0.000	0.000	0.231
Modera Redmond Apartments	R	300	94%	282	7	0	1	8	0.025	0.000	0.004	0.028
Parkside Condos	K	33	33	33	3	0	0	3	0.091	0.000	0.000	0.091
Parque Kirkland Apartments	K	70	96%	67	1	0	1	2	0.015	0.000	0.015	0.030
Plaza Apartments	K	113	90%	102	1	0	2	3	0.010	0.000	0.020	0.029
Porch and Park Apartments	R	106	84%	89	6	2	0	8	0.067	0.022	0.000	0.090
Radiate Apartments	R	360	94%	338	7	1	2	10	0.021	0.003	0.006	0.030
Spectra Apartments	R	450	87%	392	11	5	10	26	0.028	0.013	0.026	0.066
Steeple Rock Condos	K	15	11	4	1	2	0	3	0.250	0.500	0.000	0.750
Talisman Apartments	R	286	85%	243	6	6	1	13	0.025	0.025	0.004	0.053
The Pines Apartments	K	140	89%	125	3	1	2	6	0.024	0.008	0.016	0.048
The Piper	R	284	43%	122	4	2	0	6	0.033	0.016	0.000	0.049
Windsor Apartments	K	409	97%	397	11	2	4	17	0.028	0.005	0.010	0.043
Vella Apartments	K	141	94%	133	1	0	0	1	0.008	0.000	0.000	0.008
Verdant Townhomes	K	10	10	10	1	0	0	1	0.100	0.000	0.000	0.100
Verez Townhomes	K	82	82	82	6	2	0	8	0.073	0.024	0.000	0.098
Woodlands Reserve Townhomes	K	31	31	31	7	5	4	16	0.226	0.161	0.129	0.516
TOTALS		5,520		4,899	203	85	81	369	0.041	0.017	0.017	0.075

Peter Kirk Elementary School

690 student capacity	
Construction Cost (bid 2018, actual const. costs)	$38,231,000
Projected Construction Cost in 2026 @ 690 student capacity @ 5% per year	$56,484,600

Timberline Middle School

900 student capacity	
Construction Cost (bid 2017, actual const. costs)	$61,623,000
Projected Construction Cost in 2026 @ 900 student capacity @ 5% per year	$95,597,500

Juanita High School

1,800 student capacity	
Construction Cost (bid 2018 actual const. costs)	$133,169,000
Projected Construction Cost in 2026 @ 1,800 student capacity @ 5% per year	$196,751,270

Six-Year Enrollment Projections

	*2024	2025	2026	2027	2028	2029	2030
District Boundary Births**	2,321	2,318	2,188	2,189	2,117	2,120	2,146
change	(48)	(3)	(130)	1	(72)	3	26
Kindergarten * **	1,901	1,921	1,848	1,871	1,831	1,844	1,867
Grade 1 ** **	2,046	2,075	2,100	2,020	2,046	2,002	2,016
Grade 2	2,302	2,092	2,122	2,147	2,065	2,092	2,047
Grade 3	2,479	2,330	2,117	2,148	2,173	2,090	2,117
Grade 4	2,420	2,490	2,340	2,127	2,157	2,183	2,100
Grade 5	2,391	2,425	2,495	2,346	2,133	2,160	2,189
Grade 6	2,513	2,369	2,401	2,466	2,310	2,103	2,118
Grade 7	2,472	2,522	2,377	2,409	2,474	2,318	2,110
Grade 8	2,403	2,488	2,538	2,393	2,425	2,490	2,333
Grade 9	2,511	2,421	2,505	2,554	2,408	2,440	2,505
Grade 10	2,366	2,536	2,445	2,529	2,578	2,432	2,464
Grade 11	2,367	2,331	2,482	2,400	2,476	2,520	2,388
Grade 12	2,483	2,494	2,458	2,606	2,526	2,600	2,643
Total Enrollment	30,654	30,494	30,228	30,016	29,602	29,274	28,897
Yearly Change		(160)	(266)	(212)	(414)	(328)	(377)
Yearly Change		-0.52%	-0.87%	-0.70%	-1.38%	-1.11%	-1.29%
Cumulative Increase		**(160)**	**(426)**	**(638)**	**(1,052)**	**(1,380)**	**(1,757)**

* Number of Individual Students (10/1/24 Headcount).

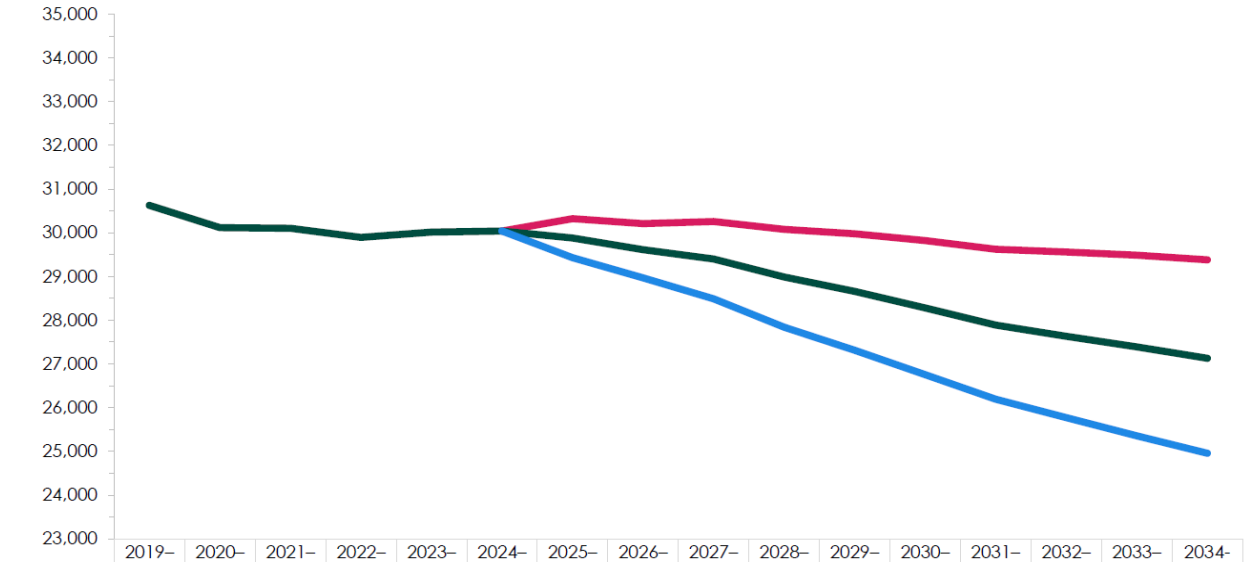
** District Live Births estimated. 2028 and prior year birth rates are actual births 5 years prior to enrollment year.

*** Kindergarten enrollment is calculated at 83%-87% of District Live Births plus anticipated developments.

**** First Grade enrollment is based on District's past history of first grade enrollment to prior year kindergarten enrollment.

Source: Flo Analytics

Ten-Year Low, Medium, High Enrollment Forecast



	2019–20	2020–21	2021–22	2022–23	2023–24	2024–25	2025–26	2026–27	2027–28	2028–29	2029–30	2030–31	2031–32	2032–33	2033–34	2034-35
High						30,039	30,322	30,207	30,257	30,076	29,978	29,822	29,624	29,562	29,488	29,381
Middle	30,626	30,115	30,103	29,896	30,015	30,039	29,879	29,613	29,401	28,987	28,659	28,282	27,886	27,633	27,388	27,129
Low						30,039	29,428	28,971	28,489	27,840	27,312	26,755	26,191	25,769	25,356	24,957

Source: Flo Analytics

Enrollment History *

	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
District Boundary Births **	2,433	2,457	2,577	2,512	2,545	2,562	2,661	2,512	2,294	2,334
Kindergarten / Live Birth	90.34%	94.79%	86.77%	93.27%	92.69%	82.59%	80.72%	80.02%	82.82%	81.45%
									Period Average	**86.55%**
Kindergarten	2,198	2,329	2,236	2,343	2,359	2,116	2,148	2,010	1,900	1,901
Grade 1	2,292	2,537	2,503	2,474	2,646	2,429	2,358	2,346	2,240	2,046
Grade 2	2,405	2,414	2,585	2,598	2,595	2,578	2,395	2,362	2,437	2,302
Grade 3	2,363	2,492	2,465	2,587	2,667	2,511	2,503	2,363	2,408	2,479
Grade 4	2,315	2,427	2,536	2,479	2,638	2,564	2,419	2,509	2,383	2,420
Grade 5	2,258	2,349	2,470	2,478	2,473	2,574	2,463	2,412	2,523	2,391
Grade 6	2,213	2,270	2,329	2,468	2,543	2,398	2,472	2,377	2,444	2,513
Grade 7	2,114	2,258	2,301	2,298	2,460	2,472	2,364	2,429	2,382	2,472
Grade 8	2,002	2,121	2,229	2,303	2,342	2,399	2,437	2,335	2,449	2,403
Grade 9	1,999	2,002	2,083	2,174	2,287	2,279	2,352	2,404	2,324	2,511
Grade 10	1,961	2,022	2,023	2,088	2,210	2,280	2,273	2,375	2,415	2,366
Grade 11	1,780	1,896	1,869	1,850	1,995	2,117	2,206	2,222	2,349	2,367
Grade 12	1,930	1,889	1,941	1,842	1,885	1,972	2,158	2,278	2,357	2,483
Total Enrollment	27,830	29,006	29,570	29,982	31,100	30,689	30,548	30,422	30,611	30,654
Yearly Change		1,176	564	412	1,118	(411)	(141)	(126)	189	43

* October 1st Headcount
** Number indicates actual births 5 years prior to enrollment year.

Average increase in the number of students per year	**314**
Total increase for period	**2,824**
Percentage increase for period	**10%**
Average yearly increase	**1.13%**

2024-25 Inventory and Capacities of Existing Schools

*	Juanita Area	Address	Total Capacity**	Net Avail Capacity**
25	Frost Elementary	11801 NE 140th	644	529
03	Juanita Elementary	9635 NE 132nd	529	322
04	Keller Elementary	13820 108th NE	506	391
26	Muir Elementary	14012 132nd NE	575	460
13	Discovery Community	12801 84th NE	69	69
06	Sandburg Elementary	12801 84th NE	598	460
02	Thoreau Elementary	8224 NE 138th	575	483
60	Environmental & Adventure	8040 NE 132nd	125	125
63	Finn Hill Middle School	8040 NE 132nd	896	834
67	Kamiakin Middle School	14111 132nd NE	777	717
82	Juanita High School	10601 NE 132nd	1,965	1,830
	Kirkland Area			
07	Bell Elementary	11212 NE 112th	690	460
11	Community School	11133 NE 65th	69	69
16	Franklin Elementary	12434 NE 60th	782	667
09	Kirk Elementary	1312 6th Street	782	667
10	Lakeview Elementary	10400 NE 68th	644	529
15	Rose Hill Elementary	8044 128th NE	805	679
18	Rush Elementary	6101 152nd NE	736	621
14	Twain Elementary	9525 130th NE	851	725
79	International Community Schoo	11133 NE 65th	523	523
65	Kirkland Middle School	430 18th Avenue	946	909
76	Northstar Middle School	12033 NE 80th	84	84
69	Rose Hill Middle School	13505 NE 75th	1,170	1,082
61	Stella Schola Middle School	13505 NE 75th	75	75
80	Emerson High	10903 NE 53rd St	269	224
84	Lake Washington High	12033 NE 80th	2,098	2,004
	Redmond Area			
53	Alcott Elementary	4213 228th NE	874	759
19	Audubon Elementary	3045 180th NE	575	460
28	Clara Barton Elementary	12101 172nd Ave NE	782	667
46	Dickinson Elementary	7040 208th NE	621	483
24	Einstein Elementary	18025 NE 116th	575	483
31	Ella Baker Elementary	9595 Eastridge Dr. NE	782	667
45	Explorer Community School	7040 208th NE	92	92
22	Mann Elementary	17001 NE 104th	598	483
23	Redmond Elementary	16800 NE 80th	897	760
21	Rockwell Elementary	11125 162nd NE	690	575
41	Rosa Parks Elementary	22845 NE Cedar Park Crescent	851	690
32	Wilder Elementary	22130 NE 133rd	713	552
74	Evergreen Middle School	6900 208th NE	1,270	1,120
71	Redmond Middle School	10055 166th NE	1,295	1,257
85	Redmond High School	17272 NE 104th	2,151	2,110
87	Tesla STEM High School	400 228th Ave NE	637	637
	Sammamish Area			
54	Blackwell Elementary	3225 205th PL NE	621	529
52	Carson Elementary	1035 244th Ave NE	713	529
57	McAuliffe Elementary	23823 NE 22nd	690	598
58	Mead Elementary	1725 216th NE	782	667
56	Smith Elementary	23305 NE 14th	782	667
77	Inglewood Middle School	24120 NE 8th	1,395	1,307
78	Renaissance	400 228th NE	84	84
72	Timberline Middle School	9900 Redmond Ridge Drive	971	884
86	Eastlake High School	400 228TH NE	2,550	2,361

* Note: See Table 4a for District Map. Locations indicated by numbers stated in this column.

** Note: ' "Total Capacity" = Total permanent/portable capacity as constructed
(Total Capacity does not account for space used by special programs)

"Net Available Capacity" = Total Capacity minus uses for special programs
(Net Available Capacity accounts for space used by special programs)

Inventory of Undeveloped Land

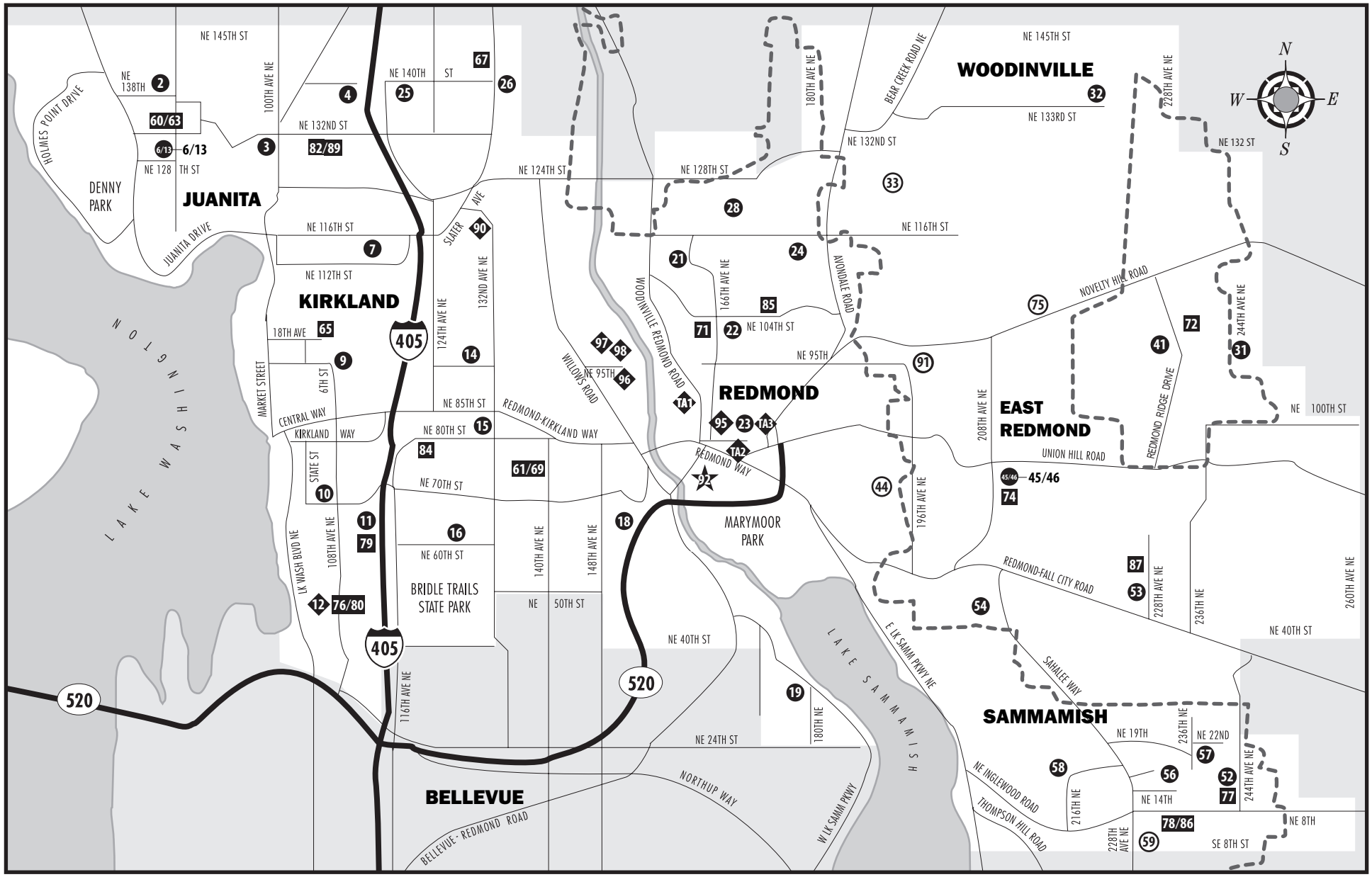
Area	Site #	Acreage	Address	Jurisdiction	Status
Juanita	None				
Kirkland	None				
Redmond	33	20.0	194th NE/NE 122nd	King County	No School Use[1]
	75	37.8	22000 Novelty Hill Road	King County	In Reserve[2]
	91	26.9	NE 95th and 196th Ave NE	King County	No School Use[1]
	44	25.4	188th Ave NE and NE 70th	Redmond	In Reserve
Sammamish	59	15.5	Main and 228th NE	Sammamish	In Reserve

King County School Siting Task Force Findings:

Site 33	20.0 acres located 1/4 mile east of Avondale Road; no school use allowed; potential conservation value.
Site 75	37.8 acres located on the north side of Novelty Hill Road & adjacent to south boundary of Redmond Ridge. The district must work with King County to find an alternative site within the UGA. If an alternative site cannot be feasibly located, the district can use the site for a "small (5 acre) environmental school" while placing the remainder of the use into permanent conservation.
Site 91	26.9 acres located 1/4 mile south of Novelty Hill Road and 1/2 mile east of Redmond City Limits; no school use allowed.

[1] Property unable to be used for a school site due to the King County School Siting Task Force recommendations as adopted by the King County Council.
[2] Refers to district owned sites on which school construction is not anticipated within the six-year term of the current Capital Facilities Plan. The property is being held for the district's long term needs.

LAKE WASHINGTON SCHOOL DISTRICT



This map is intended to show general district boundaries. For more information call the ***LWSD Transportation Department at (425) 936-1120.***

SYMBOL CODES:

RESOURCE CENTER/ ADMINISTRATION	ELEMENTARY SCHOOLS	MIDDLE SCHOOLS	HIGH SCHOOLS	OTHER PROGRAMS	UNDEVELOPED PROPERTIES	URBAN GROWTH BOUNDARY LINE
★	●	■	■	◆	○	- - - - -

Updated 1/9/23

Board Adopted: June 23, 2025

Table 4A

Projected Permanent Capacity to House Students

	2024	2025	2026	2027	2028	2029	2030
Permanent Capacity	31,230						
Addition - Finn Hill Middle School							
Addition - Kirkland Middle School							
Addition - Redmond Middle School							
Rebuild/Enlarge - Rockwell Elementary			252				
Addition - Eastlake High School			300				
Addition - Redmond High School			300				
Rebuild/Enlarge - Emerson High School				166			
Rebuild/Enlarge - Alcott Elementary School				207			
Rebuild/Enlarge - Kamiakin Middle School						330	
Permanent Capacity Subtotal	31,230	31,230	32,082	32,455	32,455	32,785	32,785
Total Enrollment	30,654	30,494	30,228	30,016	29,602	29,274	28,897
Permanent Surplus/(Deficit) without Projects	**576**	**736**	**1,002**	**1,214**	**1,628**	**1,956**	**2,333**
Permanent Surplus / (Deficit) with Projects	**576**	**736**	**1,854**	**2,439**	**2,853**	**3,511**	**3,888**

** Projects that are not funded

Six-Year Finance Plan

Fiscal Year *		2025	2026	2027	2028	2029	2030	Total	State	Local ^
2022 Levy Projects (voter approved)										
Site 63	**Addition - Finn Hill Middle School**	17,500	0	0	0	0	0	17,500	0	17,500
Site 65	**Addition - Kirkland Middle School**	15,900	0	0	0	0	0	15,900	0	15,900
Site 71	**Addition - Redmond Middle School**	17,200	0	0	0	0	0	17,200	0	17,200
Site 21	**Rebuild/Enlarge - Rockwell Elementary**	57,410,000	5,330,000	80,000	0	0	0	62,820,000	0	62,820,000
Site 86	**Addition - Eastlake High School**	25,770,000	1,710,000	40,000	0	0	0	27,520,000	0	27,520,000
Site 85	**Addition - Redmond High School**	30,050,000	2,050,000	40,000	0	0	0	32,140,000	0	32,140,000
Site 80	**Rebuild/Enlarge - Emerson High School**	9,690,000	47,130,000	5,330,000	70,000	0	0	62,220,000	0	62,220,000
2024 Levy Projects (voter approved)										
Site 53	**Rebuild/Enlarge - Alcott Elementary**	16,670,000	61,590,000	5,810,000	350,000	0	0	84,420,000	0	84,420,000
Site 56	**Rebuild/Enlarge - Smith Elementary**	0	0	0	3,240,000	22,680,000	83,800,000	109,720,000	0	109,720,000
Site 74	**Rebuild/Enlarge - Evergreen Middle School**	0	0	0	17,890,000	68,830,000	97,890,000	184,610,000	0	184,610,000
Site 67	**Rebuild/Enlarge - Kamiakin Middle School**	0	15,350,000	59,030,000	83,950,000	12,700,000	2,970,000	174,000,000	0	174,000,000
Relocatable Classrooms (as needed)										
	Relocatables	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000	1,350,000	8,100,000	0	8,100,000
Property Acquisition										
	Land							TBD		TBD
TOTALS		**$140,990,600**	**$134,510,000**	**$71,680,000**	**$106,850,000**	**$105,560,000**	**$186,010,000**	**$745,600,600**	**$0**	**$745,600,600**

* Fiscal year is from September of the year stated through August of the following year (e.g. "2025" means "September 2025 through August 2026").

** Reflects unfunded projects but are shown because of need.

^ Includes secured and unsecured local bond funding and impact fees. Impact fees may be applied to growth related capacity projects.