

# **2019 CAPITAL FACILITIES PLAN**

## **Issaquah School District No. 411 Issaquah, Washington**

Adopted May 22, 2019  
Resolution No. 1131

***The Issaquah School District No. 411 hereby provides this Capital Facilities Plan documenting present and future school facility requirements of the District. The plan contains all elements required by the Growth Management Act and King County Council Ordinance 21-A.***

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## EXECUTIVE SUMMARY

This Six-Year Capital Facilities Plan (the "Plan") has been prepared by the Issaquah School District (the "District") as the District's primary facility planning document, in compliance with the requirements of Washington's Growth Management Act and King County Council Code Title 21A. This Plan was prepared using data available in April 2019.

This Plan is an update of prior long-term Capital Facilities Plans adopted by the Issaquah School District. However, this Plan is not intended to be the sole Plan for all of the District's needs. The District may prepare interim and periodic Long Range Capital Facilities Plans consistent with board policies, taking into account a longer or a shorter time period, other factors and trends in the use of facilities, and other needs of the District as may be required. Any such plan or plans will be consistent with this Six-Year Capital Facilities Plan.

In June 1992, the District first submitted a request to King County to impose and to collect school impact fees on new developments in unincorporated King County. On November 16, 1992, the King County Council first adopted the District's Plan and a fee implementing ordinance. This Plan is the annual update of the Six-Year Plan.

King County and the cities of Issaquah, Renton, Bellevue, Newcastle and Sammamish collect impact fees on behalf of the District. Most of these jurisdictions provide exemptions from impact fees for senior housing and certain low-income housing.

Pursuant to the requirements of the Growth Management Act, this Plan will be updated on an annual basis, and any charges in the fee schedule(s) adjusted accordingly.

## STANDARD OF SERVICE

School facility and student capacity needs are dictated by the types and amounts of space required to accommodate the District's adopted educational program. The educational program standards which typically drive facility space needs include grade configuration, optimal facility size, class size, educational program offerings, as well as classroom utilization and scheduling requirements and use of re-locatable classroom facilities (portables).

Different class sizes are used depending on the grade level or programs offered such as special education or the gifted program. With the passage of Initiative 728 in November 2000, the Issaquah School Board established new class size standards for elementary grades K-5. The Board and District Administration will continue to keep class sizes near the levels provided by I-728; this will be done via local levy funds. There is also legislation that requires the State to fund Full-Day Kindergarten by 2018. The District provided Full-Day Kindergarten beginning in the 2016-2017 school year. A class size average of 20 for grades K-5 is now being used to calculate building capacities. A class size of 26 is used for grades 6-8 and 28 for grades 9-12. Special Education class size is based on 12 students per class. For the purpose of this analysis, rooms designated for special use, consistent with the provisions of King County Council Code Title 21A, are not considered classrooms.

Invariably, some classrooms will have student loads greater in number than this average level of service and some will be smaller. Program demands, state and federal requirements, collective bargaining agreements, and available funding may also affect this level of service in the years to come. Due to these variables, a utilization factor of 95% is used to adjust design capacities to what a building may actually accommodate.

Portables used as classrooms are used to accommodate enrollment increases for interim purposes until permanent classrooms are available. When permanent facilities become available, the portable(s) is either moved to another school as an interim classroom or removed.

The King County decision to no longer allow schools to be built outside the Urban Growth Boundary Line (UGBL) means District owned property planned for a new elementary school and middle school cannot be used. The District recently sold this planned site to a third party. The District has acquired one elementary school site and one middle school site inside the UGBL. A high school site and another elementary school site are still needed. The State does not provide funding for property purchases.

Approved Bond funding provides for a new high school, new middle school, two new elementary schools, a rebuild/expansion of an existing middle school and additions to six existing elementary schools.

## TRIGGER OF CONSTRUCTION

The Issaquah School District Capital Facilities Plan proposes construction of a new high school, a new middle school, two new elementary schools, the re-build/expansion of an existing middle school and additions to five existing elementary schools to meet the needs of elementary, middle school and high school capacity needs. The need for new schools and school additions is triggered by comparing our enrollment forecasts with our permanent capacity figures. These forecasts are by grade level and, to the extent possible, by geography. The analysis provides a list of new construction needed by school year.

The decision on when to construct a new facility involves factors other than verified need. Funding is the most serious consideration. Factors including the potential tax rate for our citizens, the availability of state funds and impact fees, the ability to acquire land, and the ability to pass bond issues determine when any new facility can be constructed. The planned facilities will be funded by a bond passed on April 26, 2016, school impact fees and reserve funds held by the District. New school facilities are a response to new housing which the county or cities have approved for construction.

The District's Six-Year Finance Plan is shown in Appendix E.

## DEVELOPMENT TRACKING

In order to increase the accuracy and validity of enrollment projections, a major emphasis has been placed on the collection and tracking data of known new housing developments. This data provides two useful pieces of planning information. First, it is used to determine the actual number of students that are generated from a single family or multi-family residence. It also provides important information on the impact new housing developments will have on existing facilities and/or the need for additional facilities.

Developments that have been completed or are still selling houses are used to forecast the number of students who will attend our schools from future developments. Generation rates for elementary school, middle school and high school student per new single-family residence and new multi-family housing is shown on page 10 and page 11.

## NEED FOR IMPACT FEES AND GROWTH-RELATED CAPACITY NEEDS

The District relies on school impact fee revenue to help fund growth-related capacity needs. However, by law, impact fees can only be used to fund a portion of a capacity project. State funding and impact fees are also not reliable sources of revenue. As a result, the District must also rely on local funding to fund school construction. On April 26, 2016 voters approved bond funding for the construction of a new high school, a new middle school and two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools.

As demonstrated in Appendix A, (page 18) the District currently has a permanent capacity (at 100%) to serve 8488 students at the elementary level. Appendix B, (page 19) shows a permanent capacity (at 100%) for 4714 students at the middle school level. Appendix C (page 20) shows a permanent capacity (at 100%) of 5580 students at the high school level. Current enrollment is identified on page 9. The District elementary projected Oct 2019 FTE is 9251. Adjusting permanent capacity by 95% leaves the District's elementary enrollment over permanent capacity at the elementary level by 1187 students (Appendix A). At the middle school level, the projected Oct 2019 headcount is 5035. This is 557 students over permanent capacity (Appendix B). At the high school level the district is over permanent capacity by 518 students (Appendix C).

Based on the District's student generation rates, the District expects that **0.638** students will be generated from each new single family home and **0.38** students will be generated from each new multi-family dwelling unit.

Applying the enrollment projections contained on page 9 to the District's existing permanent capacity (Appendices A, B, and C) and if no capacity improvements are made by the year 2024-25, and permanent capacity is adjusted to 95%, the District elementary population will be over its permanent capacity by 1311 students, at the middle school level by 538 students, and will be over its permanent capacity by 1047 at the high school level. The District's enrollment projections are developed using two methods: first, the cohort survival – historical enrollment method is used to forecast enrollment growth based upon the progression of existing students in the District; then, the enrollment projections are modified to include students anticipated from new developments in the District.

To address existing and future capacity needs, the District's six-year construction plan includes the following capacity projects:

Facility Expansions	Projected / Final Completion Date	Location	Additional Capacity
New High School	2022	Issaquah	1600
New Elementary #17	2022	Issaquah	680
New Middle School	2021	Issaquah	850
Expand Maple Hills Elementary	2021	King County	120
New Elementary #16	2020	Sammamish	680
Expand Discovery Elementary	2019	Sammamish	120
Expand Endeavour Elementary	2019	King County	120
Rebuild/Expand Pine Lake Middle	2018	Sammamish	242
Expand Cougar Ridge Elementary	2018	Bellevue	120
Expand Sunset Elementary	2018	Bellevue	120
Creekside Elementary Portable	2018	Sammamish	40
Maple Hills Elementary Portable	2018	King County	40
Challenger Elementary Portable	2018	Sammamish	40
Pine Lake Middle School Portable	2018	Sammamish	56
Sunny Hills Elementary Portables	2018	Sammamish	80
Issaquah Middle School Portables	2018	Issaquah	208
Issaquah High School Portable	2018	Issaquah	56
Maywood Middle School Portable	2018	King County	56

Based upon the District's capacity data and enrollment projections, as well as the student generation data, the District has determined that a majority of its capacity improvements are necessary to serve students generated by new development.

The school impact fee formula ensures that new development only pays for the cost of the facilities necessitated by new development. The fee calculations examine the costs of housing the students generated by each new single family dwelling unit or each new multi-family dwelling unit and then reduces that amount by the anticipated state match and future tax payments. The resulting impact fee is then discounted further. Thus, by applying the student generation factor to the school project costs, the fee formula only calculates the costs of providing capacity to serve each new dwelling unit. The formula does not require new development to contribute the costs of providing capacity to address existing needs.

The King County Council and the City Councils of the Cities of Bellevue, Issaquah, Newcastle, Renton and Sammamish have created a framework for collecting school impact fees and the District can demonstrate that new developments will have an impact on the District. The impact fees will be used in a manner consistent with RCW 82.02.050 - .110 and the adopted local ordinances. Engrossed Senate Bill 5923, enacted in the 2015 Legislative Session, requires that developers be provided an option to defer payment of impact fees to final inspection, certificate of occupancy, or closing, with no fees deferred longer than 18 months from building permit issuance. The District adopts the positions that: (1) no school impact fee should be collected later than the earlier of final inspection or 18 months from the time of building permit issuance; and (2) no developer applicant should be permitted to defer payment of school impact fees for more than 20 dwelling units in a single year. The District's recent and ongoing student growth, coupled with the need for the timely funding and construction of new facilities to serve this growth, requires strict adherence to this position.

## ENROLLMENT METHODOLOGY

Two basic techniques are used, with the results compared, to establish the most likely range of anticipated student enrollment:

1. The student 3-2-1 cohort survival method. Examine Issaquah School District enrollments for the last 5 years and determine the average cohort survival for the consecutive five-year period. Because cohort survival does not consider students generated from new development it is a conservative projection of actual enrollment. For the same reason, these projections are also slow to react to actual growth.
  
2. Based on information from King County, realtors, developers, etc., seek to establish the number of new dwelling units that will be sold each year. The new dwelling units are converted to new students based on the following:
  - a) The number of actual new students as a percentage of actual new dwellings for the past several years.
  - b) Determine the actual distribution of new students by grade level for the past several years, i.e., 5% to kindergarten, 10% to first grade, 2% to 11th grade, etc.
  - c) Based on an examination of the history shown by (a) and (b) above, establish the most likely factor to apply to the projected new dwellings.

After determining the expected new students, the current actual student enrollments are moved forward from year to year with the arrived at additions.

One of the challenges associated with all projection techniques is that they tend to always show growth because the number of houses and the general population always increases. Enrollments, however, can and do decrease even as the population increases. The reason is as the population matures, the number of kindergartners will go down as the number of 10th graders is still increasing. To adjust for this factor, the number of school age children per dwelling is examined. When this number exceeds expectations, it is probably because the District is still assuming kindergarten growth, while the main growth is actually moving into middle school. When this happens, a reduction factor is added to kindergarten to force it to decrease even though the general population continues to grow. A precise statistical formula has not been developed to make this adjustment.

After all of the projections have been made and examined, the most likely range is selected. An examination of past projections compared with actual enrollment indicates the cohorts tend to be more accurate over a ten-year time span while dwelling units tend to be more accurate over a shorter period. The probable reason is that over a ten-year period, the projections tend to average out even though there are major shifts both up and down within the period.

Enrollment projections for the years 2019-2020 through 2033-2034 are shown in Table One. Student generation factors are shown in Table Two and Table Three.



**TABLE ONE:  
ACTUAL STUDENT COUNTS 2010-11 through 2018-19  
ENROLLMENT PROJECTIONS 2019-20 through 2033-34**

Year	FTE Enrollment													Total	K-5	6-8	9-12	Total
	K	1ST	2ND	3RD	4TH	5TH	6TH	7TH	8TH	9TH	10TH	11TH	12TH					
2010-11	613	1390	1355	1385	1319	1400	1268	1326	1298	1326	1333	1110	1015	16,138	7462	3892	4784	16,138
2011-12	609	1396	1423	1374	1417	1346	1407	1311	1346	1361	1319	1233	1021	16,563	7565	4064	4934	16,563
2012-13	651	1361	1467	1496	1440	1448	1362	1447	1339	1412	1353	1225	1146	17,147	7863	4148	5136	17,147
2013-14	654	1489	1414	1526	1498	1477	1462	1391	1463	1344	1404	1233	1110	17,465	8058	4316	5091	17,465
2014-15	694	1494	1552	1478	1545	1555	1512	1491	1432	1495	1352	1292	1115	18,006	8317	4435	5254	18,006
2015-16	661	1547	1558	1615	1548	1582	1600	1552	1520	1472	1489	1167	1136	18,445	8511	4671	5264	18,445
2016-17*	1408	1483	1623	1609	1650	1604	1626	1626	1585	1565	1475	1290	1063	19,606	9376	4837	5393	19,606
2017-18	1447	1561	1535	1691	1641	1680	1627	1655	1651	1629	1546	1243	1165	20,072	9556	4933	5584	20,072
2018-19	1337	1519	1591	1555	1720	1645	1723	1631	1638	1677	1565	1308	1061	19,971	9367	4992	5612	19,971
2019-20	1326	1420	1561	1628	1576	1740	1667	1731	1637	1659	1645	1357	1158	20,105	9251	5035	5819	20,105
2020-21	1328	1449	1470	1606	1662	1603	1771	1685	1743	1669	1632	1429	1211	20,259	9118	5199	5941	20,259
2021-22	1444	1445	1498	1513	1635	1688	1634	1787	1695	1775	1640	1412	1287	20,450	9222	5115	6113	20,450
2022-23	1389	1552	1488	1539	1540	1654	1716	1647	1792	1724	1739	1415	1261	20,457	9162	5155	6140	20,457
2023-24	1377	1488	1593	1524	1566	1558	1683	1727	1648	1819	1685	1516	1259	20,443	9106	5058	6279	20,443
2024-25	1582	1484	1533	1634	1551	1587	1586	1697	1733	1677	1786	1466	1367	20,684	9372	5016	6296	20,684
2025-26	1584	1693	1529	1574	1662	1574	1617	1600	1703	1763	1644	1565	1318	20,827	9617	4921	6290	20,827
2026-27	1600	1692	1738	1569	1602	1684	1603	1630	1606	1733	1729	1423	1416	21,026	9886	4839	6300	21,026
2027-28	1594	1707	1736	1778	1597	1622	1713	1616	1635	1635	1698	1508	1272	21,111	10035	4964	6112	21,111
2028-29	1599	1701	1751	1775	1805	1618	1652	1726	1621	1664	1600	1477	1357	21,346	10250	4998	6098	21,346
2029-30	1608	1707	1745	1791	1803	1827	1647	1665	1731	1650	1630	1380	1327	21,512	10482	5043	5987	21,512
2030-31	1613	1716	1752	1785	1819	1825	1856	1660	1671	1761	1616	1409	1230	21,712	10510	5187	6015	21,712
2031-32	1619	1721	1760	1791	1813	1840	1854	1869	1666	1700	1726	1395	1259	22,013	10545	5388	6080	22,013
2032-33	1623	1726	1765	1800	1819	1834	1869	1867	1874	1695	1665	1505	1244	22,288	10568	5611	6110	22,288
2033-34	1629	1730	1771	1805	1828	1840	1863	1882	1872	1903	1660	1444	1355	22,584	10603	5618	6363	22,584

\* 2016-17 Enrollment reflects the addition of State Funded Full Day Kindergarten

<b>TABLE TWO: STUDENT FACTORS - SINGLE FAMILY</b>
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2018-19 Single Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
<b>Single Family Development</b>										
Belvedere	94	92	42	20	17	79	0.457	0.217	0.185	0.859
Cavalia	49	49	18	13	8	39	0.367	0.265	0.163	0.796
Cedarcroft	27	12	1	0	1	2	0.083	0.000	0.083	0.167
Chestnut Estates	38	35	18	5	9	32	0.514	0.143	0.257	0.914
Claremont @ Renton	91	91	18	4	4	26	0.198	0.044	0.044	0.286
Dalton Park	39	12	1	1	0	2	0.083	0.083	0.000	0.167
Forest Heights	24	6	0	0	2	2	0.000	0.000	0.333	0.333
Glencoe, Preswick & Kinlock @ Trossachs	211	204	83	57	56	196	0.407	0.279	0.275	0.961
Heritage Estates	86	86	42	22	21	85	0.488	0.256	0.244	0.988
Highcroft @ Sammamish	121	121	63	30	19	112	0.521	0.248	0.157	0.926
Issaquah Highlands	311	294	47	17	44	108	0.160	0.058	0.150	0.367
Issaquah Highlands - Ichijo Sun Ridge	35	35	8	3	6	17	0.229	0.086	0.171	0.486
Issaquah Highlands - Westridge South	72	50	3	2	5	10	0.060	0.040	0.100	0.200
Lawson Park	31	31	16	5	2	23	0.516	0.161	0.065	0.742
Liberty Gardens	36	36	5	1	0	6	0.139	0.028	0.000	0.167
Meadowleaf	115	20	0	0	0	0	0.000	0.000	0.000	0.000
Overlook @ Brookshire	38	36	13	7	6	26	0.361	0.194	0.167	0.722
Summit Pickering/Inneswood Estates	30	23	7	6	10	23	0.304	0.261	0.435	1.000
Rivenwood	52	52	16	7	9	32	0.308	0.135	0.173	0.615
Shorelane Vistas	38	38	8	7	12	27	0.211	0.184	0.316	0.711
Symphony Ridge	57	52	14	9	7	30	0.269	0.173	0.135	0.577
<b>TOTALS</b>	<b>1595</b>	<b>1375</b>	<b>423</b>	<b>216</b>	<b>238</b>	<b>877</b>	<b>0.308</b>	<b>0.157</b>	<b>0.173</b>	<b>0.638</b>
<b>SINGLE FAMILY</b>										
Elementary School			0.308							
Middle School 6 - 8			0.157							
High School 9 - 12			0.173							
<b>TOTAL</b>			<b>0.638</b>							

These developments are currently under construction or have been completed within the past five years.

<b>TABLE THREE: STUDENT FACTORS - MULTI-FAMILY</b>
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2018-19 Multi Family	STUDENTS						AVERAGE PER UNIT			
	# Planned	# Sold	K-5	6-8	9-12	Total	K-5	6-8	9-12	Total
<b>Multi Family Development</b>										
Avalon Bay	875	100	40	14	10	64	0.400	0.140	0.100	0.640
Aldea at Newcastle Commons	25	11	0	0	0	0	0.000	0.000	0.000	0.000
Issaquah Highlands - View Ridge	38	38	11	9	16	36	0.289	0.237	0.421	0.947
Issaquah Highlands - The Brownstones	176	176	23	12	15	50	0.131	0.068	0.085	0.284
Lake Boren Townhomes	56	56	1	0	0	1	0.018	0.000	0.000	0.018
Lakehouse	41	38	10	2	2	14	0.263	0.053	0.053	0.368
Overlook @ Brookshire	42	42	13	7	6	26	0.310	0.167	0.143	0.619
Towns at Westridge (New)	112	22	1	0	0	1	0.045	0.000	0.000	0.045
Talus: Spring Peak	25	25	0	0	1	1	0.000	0.000	0.040	0.040
<b>TOTALS</b>	<b>1390</b>	<b>508</b>	<b>99</b>	<b>44</b>	<b>50</b>	<b>193</b>	<b>0.195</b>	<b>0.087</b>	<b>0.098</b>	<b>0.380</b>
<b>MULTI FAMILY</b>										
Elementary School			0.195							
Middle School 6 - 8			0.087							
High School 9 - 12			0.098							
<b>TOTAL</b>			<b>0.380</b>							

These developments are currently under construction or have been completed within the past five years.

## INVENTORY AND EVALUATION OF CURRENT FACILITIES

Currently, using the 95% utilization factor, the District has the capacity to house **17843** students in permanent facilities and **4393** students in portables. The projected student enrollment for the 2019-2020 school year is expected to be **20,105** including K-5 FTE which leaves a permanent capacity deficit of **2262**. Adding portable classrooms into the capacity calculations gives us a capacity of **22236** with a surplus capacity of **2131** for the K-12 student population.

Calculations of elementary, middle school and high school capacities are shown in Appendices A, B and C. Totals are shown in Appendix D.

Below is a list of current facilities. These facility locations and sites are shown on the District Site Location Map.

### EXISTING FACILITIES

### LOCATION

#### **GRADE SPAN K-5:**

Apollo Elementary	15025 S.E. 117 <sup>th</sup> Street, Renton
Briarwood Elementary	17020 S.E. 134 <sup>th</sup> Street, Renton
Cascade Ridge Elementary	2020 Trossachs Blvd. S.E., Sammamish
Challenger Elementary	25200 S.E. Klahanie Blvd., Issaquah
Clark Elementary	335 First Ave. S.E., Issaquah
Cougar Ridge Elementary	4630 167 <sup>th</sup> Ave. S.E., Bellevue
Creekside Elementary	20777 SE 16 <sup>th</sup> Street, Sammamish
Discovery Elementary	2300 228 <sup>th</sup> Ave. S.E., Sammamish
Endeavour Elementary	26205 S.E. Issaquah-Fall City Rd., Issaquah
Grand Ridge Elementary	1739 NE Park Drive, Issaquah
Issaquah Valley Elementary	555 N.W. Holly Street, Issaquah
Maple Hills Elementary	15644 204 <sup>th</sup> Ave. S.E., Issaquah
Newcastle Elementary	8440 136 <sup>th</sup> Ave S.E., Newcastle
Sunny Hills Elementary	3200 Issaquah-Pine Lake Rd. S.E., Sammamish
Sunset Elementary	4229 W. Lk. Sammamish Pkwy. S.E., Issaquah

#### **GRADE SPAN 6-8:**

Beaver Lake Middle School	25025 S.E. 32 <sup>nd</sup> Street, Issaquah
Issaquah Middle School	600 2 <sup>nd</sup> Ave. Ave. S.E., Issaquah
Maywood Middle School	14490 168 <sup>th</sup> Ave. S.E., Renton
Pacific Cascade Middle School	24635 SE Issaquah-Fall City Rd, Issaquah
Pine Lake Middle School	3095 Issaquah-Pine Lake Rd., Sammamish

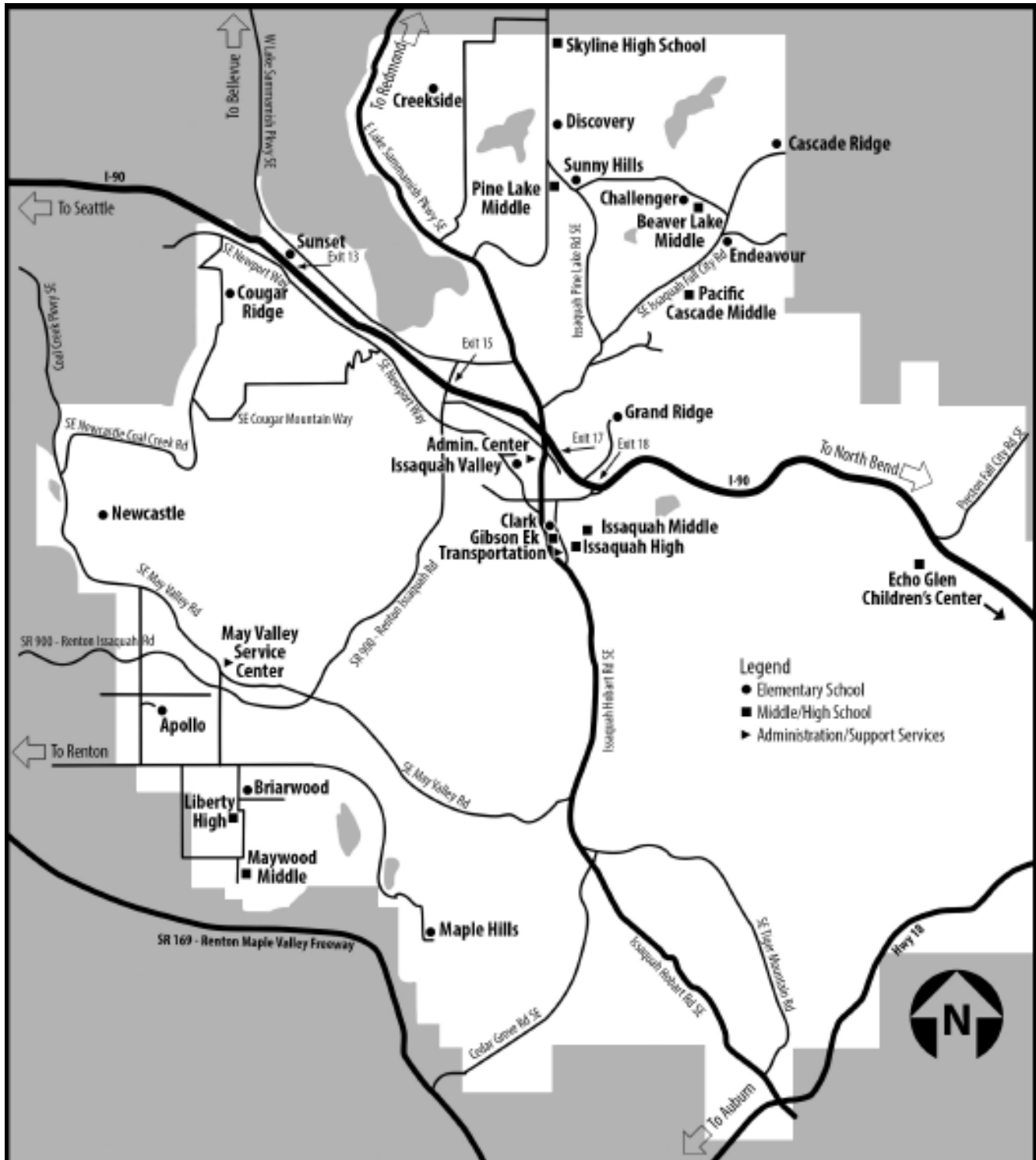
#### **GRADE SPAN 9-12:**

Issaquah High School	700 Second Ave. S.E., Issaquah
Liberty High School	16655 S.E. 136 <sup>th</sup> Street, Renton
Skyline High School	1122 228 <sup>th</sup> Ave. S.E., Sammamish
Gibson Ek High School	379 First Ave. S.E., Issaquah

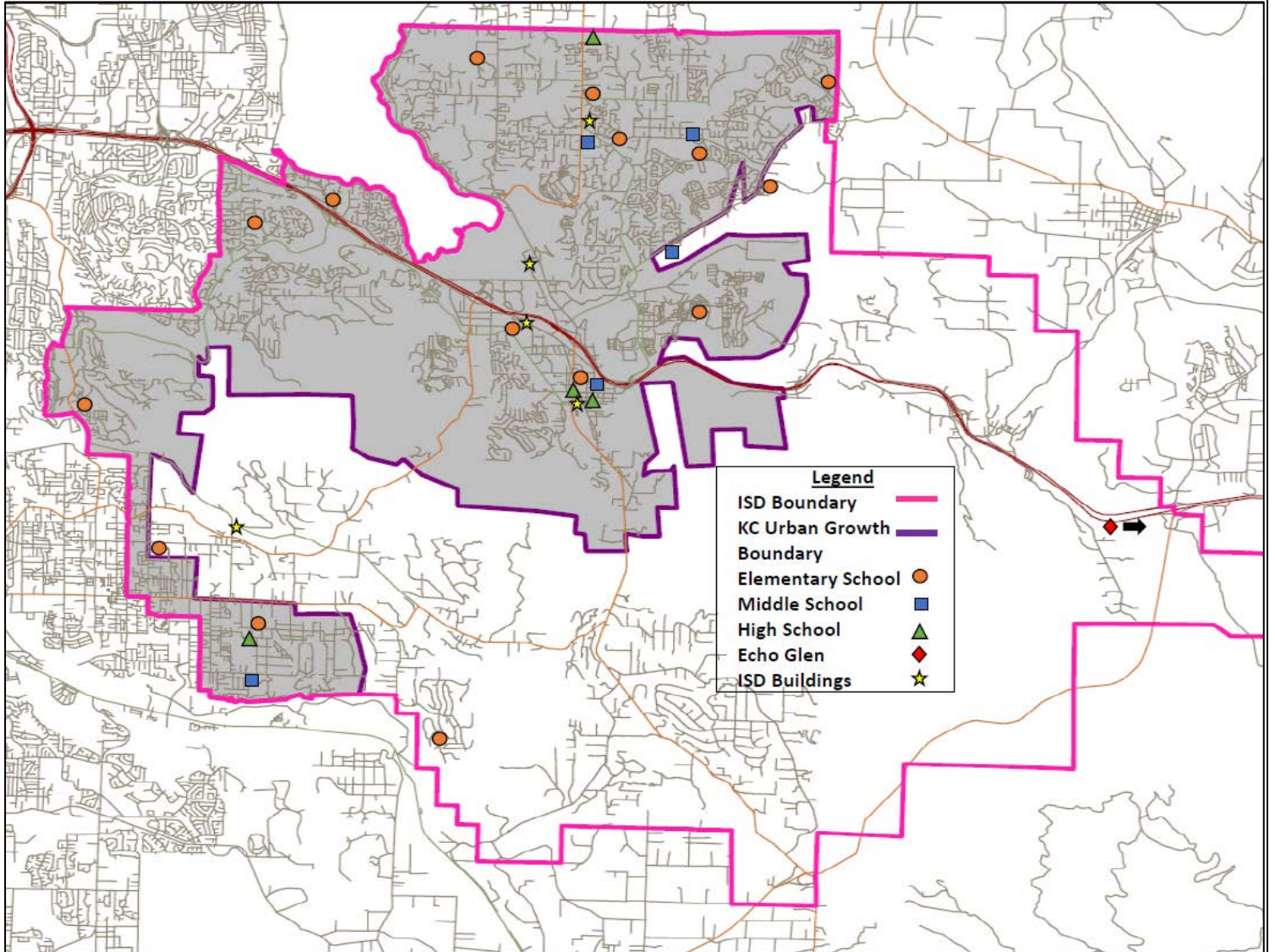
#### **SUPPORT SERVICES:**

Administration Building	565 N.W. Holly Street, Issaquah
New Administration Building (July 2019)	5150 220 <sup>th</sup> Ave S.E., Issaquah
May Valley Service Center	16404 S.E. May Valley Road, Renton
Transportation Center	805 Second Avenue S.E., Issaquah
Transportation Satellite	3402 228 <sup>th</sup> Ave. S.E., Sammamish

**SITE LOCATION MAP**



# URBAN GROWTH BOUNDARY MAP



## THE ISSAQUAH SCHOOL DISTRICT'S SIX-YEAR CONSTRUCTION PLAN

The District's Six-Year Finance Plan is shown in Appendix E. Shown in Table Four is the District's projected capacity to house students, which reflects the additional facilities as noted. Voters passed a \$533 million bond in April 2016 to fund the purchase of land for and construction of a new high school, a new middle school, two new elementary schools, the rebuild/expansion of an existing middle school and additions to six existing elementary schools. The District does anticipate receiving State matching funds that would reduce future bond sale amounts or be applied to new K-12 construction projects included in this Plan.

The District also anticipates that it will receive \$500,000 in impact fees and mitigation payments that will be applied to capital projects.

The District projects **20,105** FTE students for the 2019-2020 school year and **20,684** FTE students in the 2024-2025 school year. Growth will be accommodated by the planned facilities. Per the formula in the adopted school impact fee ordinance, half of the unfunded growth-related need is assigned to impact fees and half is the local share.

### TABLE FOUR: PROJECTED CAPACITY TO HOUSE STUDENTS

## Projected Capacity to House Students

Years	2019-20	2020-21	2021-22	2022-23	2023-24	2024-25
Permanent Capacity	18782	18782	19022	20552	22952	22952
High School				1600		
Middle School			850			
Elementary School		240	680	800		
<b>Gross Totals</b>	<b>18782</b>	<b>19022</b>	<b>20552</b>	<b>22952</b>	<b>22952</b>	<b>22952</b>
*Subtotal (Sum at 95% Utilization Rate)	17843	18071	19524	21804	21804	21804
Portables @ 95%	4393	4393	4393	4393	4393	4393
<b>Total Capacity</b>	<b>22236</b>	<b>22464</b>	<b>23917</b>	<b>26197</b>	<b>26197</b>	<b>26197</b>
Projected FTE Enrollment**	20105	20259	20450	20457	20443	20684
Permanent Capacity @ 95% (surplus/deficit)	-2262	-2188	-926	1347	1361	1120
Permanent Cap w/Portables (surplus/deficit)	2131	2205	3467	5740	5754	5513

\* Permanent Capacity and New Construction calculations are based on the 95% utilization factors (see Appendix D)

The number of planned portables may be reduced if permanent capacity is increased by a future bond issue.

# SCHOOL IMPACT FEE CALCULATIONS

## SCHOOL IMPACT FEE CALCULATIONS

DISTRICT Issaquah SD #411  
YEAR 2019

### School Site Acquisition Cost:

((Acres x Cost per Acre)/Facility Capacity) x Student Generation Factor

	Facility Acreage	Cost/ Acre	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.00	\$1,000,000	680	0.308	0.195	\$3,167	\$2,006
Middle/Jr High	10.00	\$1,000,000	850	0.157	0.087	\$1,848	\$1,019
High	30.00	\$1,000,000	1,600	0.173	0.098	\$3,245	\$1,845
<b>TOTAL</b>						<b>\$8,260</b>	<b>\$4,871</b>

### School Construction Cost:

((Facility Cost/Facility Capacity) x Student Generation Factor) x (Permanent/Total Sq Ft)

	%Perm/ Total Sq.Ft.	Facility Cost	Facility Capacity	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	92.37%	\$32,000,000	680	0.308	0.195	\$13,372	\$8,471
Middle/Jr High	92.37%	\$60,000,000	850	0.157	0.087	\$10,243	\$5,647
High	92.37%	\$100,000,000	1,600	0.173	0.098	\$9,993	\$5,682
<b>TOTAL</b>						<b>\$33,608</b>	<b>\$19,801</b>

### Temporary Facility Cost:

((Facility Cost/Facility Capacity) x Student Generation Factor) x (Temporary/Total Square Feet)

	%Temp/ Total Sq.Ft.	Facility Cost	Facility Size	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	7.63%	\$250,000	80	0.308	0.195	\$73	\$46
Middle/Jr High	7.63%	\$250,000	56	0.157	0.087	\$54	\$30
High	7.63%	\$250,000	224	0.173	0.098	\$15	\$8
<b>TOTAL</b>						<b>\$142</b>	<b>\$84</b>

### State Matching Credit:

Area Cost Allowance x SPI Square Footage x District Match % x Student Factor

	Current Area Cost Allowance	SPI Footage	District Match %	Student Factor SFR	Student Factor MFR	Cost/ SFR	Cost/ MFR
Elementary	\$225.97	90	0.00%	0.308	0.195	\$0	\$0
Middle/Jr High	\$225.97	108	0.00%	0.157	0.087	\$0	\$0
High School	\$225.97	130	0.00%	0.173	0.098	\$0	\$0
<b>TOTAL</b>						<b>\$0</b>	<b>\$0</b>

### Tax Payment Credit:

Average Assessed Value		SFR	MFR
		<b>\$880,244</b>	<b>\$378,314</b>
Capital Bond Interest Rate		<b>4.09%</b>	<b>4.09%</b>
Net Present Value of Average Dwelling		\$7,107,687	\$3,054,766
Years Amortized		10	10
Property Tax Levy Rate		<b>\$1.83</b>	<b>\$1.83</b>
Present Value of Revenue Stream		\$13,007	\$5,590

### Fee Summary:

	Single Family	Multi- Family
Site Acquisition Costs	\$8,260.43	\$4,870.60
Permanent Facility Cost	\$33,607.86	\$19,800.83
Temporary Facility Cost	\$141.60	\$84.35
State Match Credit	\$0.00	\$0.00
Tax Payment Credit	(\$13,007.07)	(\$5,590.22)
<b>FEE (AS CALCULATED)</b>	<b>\$29,002.82</b>	<b>\$19,165.56</b>
Local Share	\$14,501.41	\$9,582.78
<b>FINAL FEE</b>	<b>\$14,501</b>	<b>\$9,583</b>



## BASIS FOR DATA USED IN SCHOOL IMPACT FEE CALCULATIONS

### SCHOOL SITE ACQUISITION COST:

- Elementary                      Two new sites are planned for purchase
- Middle School                      One new site is planned for purchase
- High School                      One new site is planned for purchase

### SCHOOL CONSTRUCTION COST:

- Elementary                      \$32,000,000 is the proportional cost of the project providing additional elementary capacity
- Middle School                      \$60,000,000 is the proportional costs of the projects providing additional middle school capacity
- High School                      \$100,000,000 is the proportional cost of the project providing additional high school capacity

### PERCENTAGE OF PERMANENT AND TEMPORARY SQUARE FOOTAGE TO TOTAL SQUARE FOOTAGE:

Total Square Footage	2,705,800
Permanent Square Footage (OSPI)	2,518,228
Temporary Square Footage	187,572

### STATE MATCH CREDIT:

Current Area Cost Allowance	\$225.97
Percentage of State Match	39.54%

## APPENDIX A

## 2018-19 ELEMENTARY SCHOOL CAPACITIES

ELEMENTARY SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (20)**	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @100%	PERMANENT CAPACITY AT 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (20)**	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @95%	FUTURE PORTABLES	ADD'TL PORTABLE CAPACITY (20)	MAXIMUM SCHOOL CAPACITY (20)	MAXIMUM # OF PORTABLES	Projected Oct. 2019 Headcount	PERMANENT CAP OVERAGE OR SHORTAGE @95%***	EXISTING PORTABLES OVERAGE OR SHORTAGE @ 95%****
APOLLO	26	520	4	48	568	540	7	140	708	673	0	0	708	7	630	-90	43
BRIARWOOD	28	560	2	24	584	555	12	240	824	783	0	0	824	12	643	-88	140
CASCADE RIDGE	23	460	3	36	496	471	8	160	656	623	0	0	656	8	458	13	165
CHALLENGER	20	400	5	60	460	437	14	280	740	703	0	0	740	14	567	-130	136
CLARK	35	700	3	36	736	699	10	200	936	889	0	0	936	10	758	-59	131
COUGAR RIDGE	33	660	3	36	696	661	8	160	856	813	0	0	856	8	580	81	233
CREEKSIDE	27	540	3	36	576	546	10	200	776	737	0	0	776	10	709	-162	28
DISCOVERY	22	440	3	36	476	452	8	160	636	604	0	0	636	8	635	-183	-31
ENDEAVOUR	22	440	3	36	476	452	12	240	716	680	0	0	716	12	571	-119	109
GRAND RIDGE	27	540	3	36	576	547	12	240	816	775	0	0	816	12	707	-160	68
ISSAQUAH VALLEY	29	580	0	0	580	551	10	200	780	741	0	0	780	10	621	-70	120
MAPLE HILLS	19	380	3	36	416	395	4	80	496	471	2	40	536	6	403	-8	68
NEWCASTLE	24	480	3	36	516	490	8	160	676	642	0	0	676	8	636	-146	6
SUNNY HILLS	32	640	1	12	652	619	4	80	732	695	8	160	892	12	749	-130	-54
SUNSET	31	620	5	60	680	646	4	80	760	722	4	80	840	8	584	62	138
<b>TOTAL</b>	<b>398</b>	<b>7960</b>	<b>44</b>	<b>528</b>	<b>8488</b>	<b>8061</b>	<b>131</b>	<b>2620</b>	<b>11108</b>	<b>10553</b>	<b>14</b>	<b>280</b>	<b>11388</b>	<b>145</b>	<b>9251</b>	<b>-1187</b>	<b>1302</b>

\*Minus excluded spaces for special program needs

\*\*Average of staffing ratios 1:20 K-2, 1:23 3-5

\*\*\*Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

\*\*\*\*Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

## APPENDIX B

## 2018-2019 MIDDLE SCHOOL CAPACITIES

MIDDLE SCHOOLS	# OF STANDARD CLASSROOMS*	ROOM CAPACITY (26)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (26)	CURRENT SCHOOL CAPACITY (26)	CURRENT SCHOOL CAPACITY @ 100%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY (26)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2019 Headcount	PERMANENT CAP Over or short @95%**	WITH EXISTING PORTABLES OVER OR SHORT @ 95% ***
BEAVER LAKE	29	754	2	24	778	739	10	260	1038	986	0	0	1038	10	869	-130	117
ISSAQUAH MIDDLE	34	884	2	24	908	863	8	208	1116	1060	0	0	1116	8	1018	-155	42
MAYWOOD	39	1014	4	48	1062	1009	6	156	1218	1157	0	0	1218	6	1203	-194	-46
PACIFIC CASCADE	29	754	7	84	838	796	8	208	1046	994	0	0	1046	8	1006	-210	-12
PINE LAKE	42	1092	3	36	1128	1072	2	52	1180	1121	6	156	1336	8	939	133	182
<b>TOTAL</b>	173	4498	18	216	4714	4478	34	884	5598	5318	6	156	5754	40	5035	-557	283

\*Minus excluded spaces for special program needs

\*\*Permanent Capacity x 95% (utilization factor) Minus Headcount Enrollment

\*\*\*Maximum Capacity x 95% (utilization factor) Minus Headcount Enrollment

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

## APPENDIX C

## 2018-2019 HIGH SCHOOL CAPACITIES

HIGH SCHOOLS	# OF CLASSROOMS*	ROOM CAPACITY (28)	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY (28)	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDTL PORTABLE CAPACITY (28)	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	Projected Oct. 2019 Headcount	PERM CAP OVER OR SHORT	WITH EXISTING PORTABLES OVER OR SHORT @ 95%**
ISSAQUAH HIGH	78	2184	2	24	2208	2098	10	280	2488	2364	2	56	2540	12	2211	-113	153
LIBERTY HIGH	39	1092	4	48	1140	1083	8	224	1364	1296	6	168	1532	14	1386	-303	-90
GIBSON EK HIGH	9	252	1	12	264	251	6	168	432	410	0	0	432	6	209	42	201
SKYLINE HIGH	69	1932	3	36	1968	1870	16	448	2416	2295	0	0	2416	16	2013	-143	282
<b>TOTAL</b>	195	5460	10	120	5580	5249	40	1120	6700	6365	8	224	6920	48	5819	-518	546

\*Minus excluded spaces for special program needs

\*\* Headcount Enrollment Compared to Permanent Capacity x 95% (utilization factor)

\*\*\* Headcount Enrollment Compared to Maximum Capacity x 95% (utilization factor)

Permanent capacity reflects the building's level of service design capacity.

The maximum capacity includes the permanent capacity plus the maximum number of classrooms served in portables.

**APPENDIX D**

**2018-2019 TOTAL CAPACITIES**

# OF CLASSROOMS*	ROOM CAPACITY	# OF HANDICAP ROOMS	H/C ROOM CAPACITY (12)	PERMANENT CAPACITY @ 100%*	PERMANENT CAPACITY @ 95%	# OF EXISTING PORTABLES	PORTABLE CAPACITY @ 100%	PORTABLE CAPACITY @ 95%	CURRENT SCHOOL CAPACITY @ 100%	CURRENT SCHOOL CAPACITY @ 95%	FUTURE PORTABLES	ADDT'L PORTABLE CAPACITY	MAXIMUM SCHOOL CAPACITY	MAXIMUM # OF PORTABLES	OCT. 2019 PROJ. HEADCOUNT	PERMANENT CAPACITY @ 95%	TOTAL CAPACITY WITH EXISTING PORTABLES @ 95%
766	17918	72	864	18782	17843	205	4624	4393	23406	22236	28	660	24062	233	20105	-2262	2131

\*Permanent Capacity is the total Permanent Capacity from Appendix A + Total Capacity from Appendix B + Total Capacity from Appendix C

## APPENDIX E

## Six-Year Finance Plan

BUILDING	N/M*	2019	2020	2021	2022	2023	2024	Cost to Complete	SECURED LOCAL/STATE**	UNSECURED LOCAL***
New High School	N	\$9,000,000	\$32,000,000	\$35,000,000	\$32,000,000	\$11,000,000		\$119,000,000	\$119,000,000	
New Middle School	N	\$8,000,000	\$29,000,000	\$29,000,000	\$7,000,000			\$73,000,000	\$73,000,000	
New Elementary #16	N	\$9,000,000	\$22,000,000	\$4,500,000				\$35,500,000	\$35,500,000	
New Elementary #17	N	\$3,000,000	\$10,000,000	\$10,000,000	\$10,000,000	\$4,000,000		\$37,000,000	\$37,000,000	
Rebuild/Expand Pine Lake Mid	M	\$6,000,000						\$6,000,000	\$6,000,000	
Expand Cougar Ridge El	M	\$3,000,000						\$3,000,000	\$3,000,000	
Expand Discovery El	M	\$5,000,000	\$3,000,000					\$8,000,000	\$8,000,000	
Expand Endeavour El	M	\$6,000,000	\$3,000,000					\$9,000,000	\$9,000,000	
Expand Maple Hills El	M	\$1,000,000	\$4,000,000	\$2,000,000				\$7,000,000	\$7,000,000	
Portables	N	\$1,000,000	\$1,000,000	\$1,000,000				\$3,000,000	\$3,000,000	\$500,000
Land	N	\$23,000,000	\$36,000,000	\$31,000,000				\$90,000,000	\$90,000,000	
<b>TOTALS</b>		<b>\$74,000,000</b>	<b>\$140,000,000</b>	<b>\$112,500,000</b>	<b>\$49,000,000</b>	<b>\$15,000,000</b>	<b>\$0</b>	<b>\$390,500,000</b>	<b>\$390,500,000</b>	<b>\$500,000</b>

\*N = New Construction M = Modernization/Rebuild

\*\*The Issaquah School District, with voter approval, has front funded these projects.

\*\*\*School impact fees may be utilized to offset front funded expenditures associated with the cost of new growth-related facilities.

Impact fees are currently collected from King County, City of Bellevue, City of New castle, City of Renton, City of Sammamish and the City of Issaquah for projects within the Issaquah School District.

\*\*\*\*Funds for portable purchases may come from impact fees, state matching funds, interest earnings or future bond sale elections.